

Mansfield District Council

Sustainability Appraisal (SA) Appendices

Mansfield District Local Plan
(Publication Draft)

August 2018

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Mansfield
District Council

Appendix A

Baseline Position

Mansfield District Council

August 2018

Appendix A: Baseline position

Mansfield Baseline

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

- 1.1 The Mansfield District Council area is experiencing an increase of net housing completions, from an average of 254 houses between 2011 and 2015 to 367 net completions in 2016/2017. This trend is evident in **Table 2.1** below.
- 1.2 Alongside the housing completions, in 2016/17, there were 3266 dwellings with either outline or detailed planning permission in the Mansfield District, yet to be built. In order for Mansfield to reach its dwelling requirement over the plan period, there needs to be an average of 388 completions annually for the remaining time period.¹

Table 1.1: Mansfield District housing completions 2011-2017²

Year	Net Completions
2011/2012	264
2012/2013	204
2013/2014	295
2014/2015	254
2015/2016	390
2016/2017	367

- 1.3 In terms of house prices, the majority of sales in Mansfield during 2017 were semi-detached properties, selling for an average price of £124,270. Detached properties sold for an average of £212,889, with terraced properties fetching £95,204. Mansfield, with an overall average price of £150,809, was similar in terms of sold prices to nearby Forest Town (£144,285). Overall sold prices in Mansfield over the last year were 4% up on the previous year and 10% up on the 2015 level of £136,933.³
- 1.4 As of January 2013, there were 177 properties in Mansfield that have been vacant for over 2 years and 38 properties vacant for over 8 years. The Council has begun its Empty Homes Strategy which aims to tackle the problem of long term vacant properties.⁴
- 1.5 **Figure 1** shows the tenure of households in Mansfield in comparison with tenures in the East Midlands and nationally. Mansfield has a slightly higher proportion of people that live in social rented accommodation (18.25%) than averages for East Midlands (15.85%) and England (17.70%). The proportion of people that own their homes (66.57% - either outright or with a mortgage) is slightly higher than the national average (63.30%), but lower than the average for the East Midlands region (67.24%). Also, fewer people privately rent in Mansfield (13.61%) than the average for the East Midlands (14.90%) and nationally (16.80%).⁵

¹ Mansfield District Council (2017) Housing Monitoring Report [online] available at: <http://www.mansfield.gov.uk/CHttpHandler.ashx?id=9774&p=0>

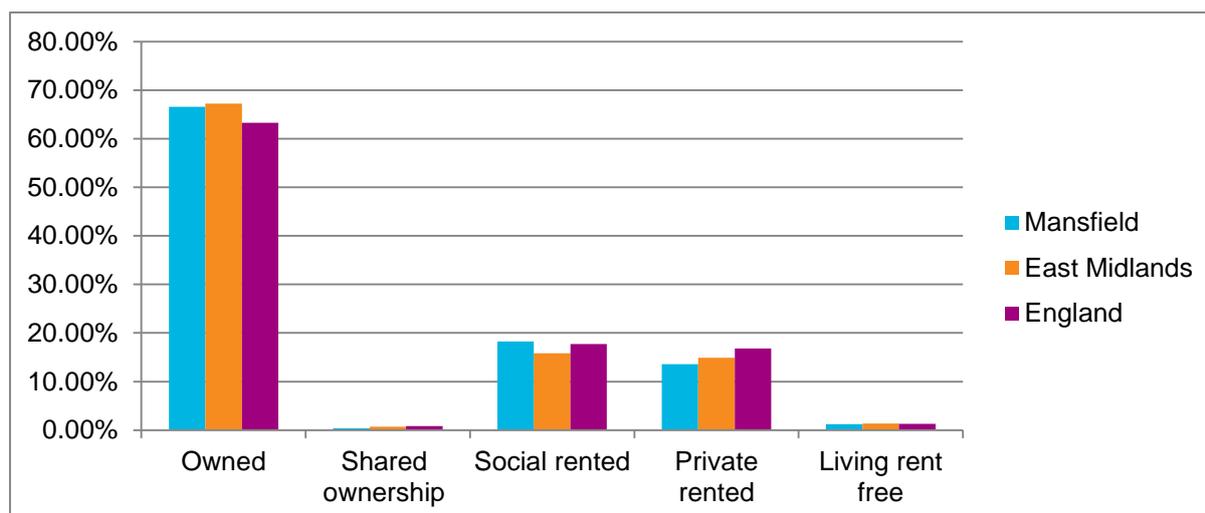
² Ibid.

³ Right Move (2017) House Prices in Mansfield [online] available at: <http://www.rightmove.co.uk/house-prices/Mansfield.html>

⁴ Mansfield District Council (2013) Empty Homes Strategy [online] available at: <http://www.mansfield.gov.uk/CHttpHandler.ashx?id=6205&p=0>

⁵ ONS (2018) Local Statistics [online] available at: <https://www.ons.gov.uk/help/localstatistics>

Figure 1: Housing Tenures in Mansfield District, East Midlands and England⁶



1.6 There are currently no Gypsy and Traveller pitch provisions in Mansfield and only 1 Travelling Showpeople yard. The MHCLG Traveller Caravan Count recorded 7 and 11 caravans located on unauthorised sites in Mansfield in January and July 2016. Data accumulated by Mansfield District Council further show that there were 9 unauthorised encampments recorded in the District between 2014 and 2016. The Gypsy and Traveller Accommodation Needs Assessment identifies that 3 Gypsy and Traveller pitches are required, as well as 1 transit/emergency stopping place over the period 2017 – 2033. There is no further requirement for Travelling Showpeople plots.⁷

2. SA2 - To improve health and reduce health inequalities

2.1 The population of Mansfield has been growing steadily since 2006. There has been a 6.5% increase in people over the last ten years, with the population in 2016 at 107,900.⁸ The Public Health England Profile (2017) states that the health of people in Mansfield is generally worse than the England average, deprivation is also higher than average and about 23% of children live in poverty.

2.2 Life expectancy for both men (77.8 years) and women (81.6 years) is lower than the England average (79.5 and 83.1 years respectively). The life expectancy is 9.4 years lower for men and 7.4 years lower for women in the most deprived areas of Mansfield than in the least deprived areas.⁹

2.3 In terms of children’s health in the District, 19.7% of children aged 10-11 are classified as obese compared to a national average of 20%. The levels of teenage pregnancy, GCSE attainment and smoking at time of delivery are worse than the England average.¹⁰

2.4 In 2016/17, 63.9% of adults were classified as either overweight or obese, worse than the average for England (61.3%). The rate of alcohol related harm hospital stays was 787, worse than the average for England (636). The rate of self-harm hospital stays was 222.9, worse than the average for England. Estimated levels of adult excess weight, smoking and physical activity are worse than the England average. The rate of TB and sexually transmitted infections is better than average however.¹¹

⁶ Ibid.

⁷ Mansfield District Council (2017) Gypsy and Traveller Accommodation Needs Assessment [online] available at: <http://www.mansfield.gov.uk/CHttpHandler.ashx?id=9663&p=0>

⁸ ONS (2018) Annual Population Survey [online] available at: <https://www.nomisweb.co.uk/reports/lmp/la/1946157166/report.aspx>

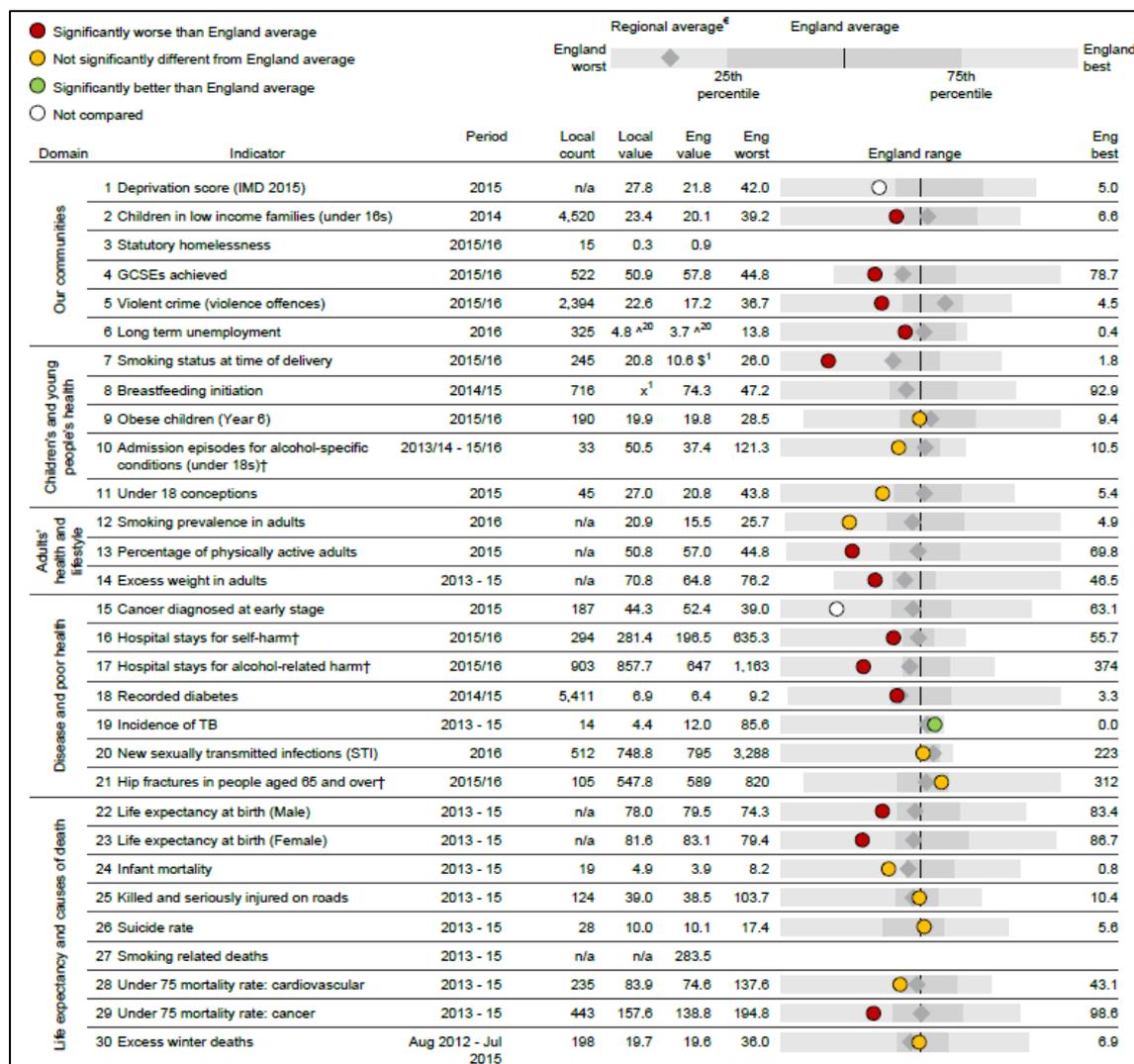
⁹ Public Health England (2017) Health Profile [online] available at: <http://fingertipsreports.phe.org.uk/health-profiles/2017/e07000174.pdf>

¹⁰ Ibid

¹¹ Ibid

2.5 **Figure 2** is from the health profiles developed by Public Health England and shows how the health of the residents of Mansfield compares with the rest of England.

Figure 2: Health Profile for Mansfield District



2.6 Local priorities in the Mansfield District include:¹²

- Reducing child poverty
- Keeping children and young people safe
- Making sure that children and young people are happy and healthy
- Creating healthy and sustainable places
- Integrating health into all policies
- Partnership working to improve health and care services

2.7 **Figure 3** shows the location of GP facilities in Mansfield and Warsop. As of 2015 there were 8 GPs without capacity and 5 GPs with capacity in Mansfield and Warsop.

2.8 The District benefits from a number of open space and recreational areas, which can help encourage healthier lifestyles, including over 150 parks and green spaces; and over 50 open spaces and play areas. Flagship parks include; Carr Bank Park; King George V Park; Peafield park; Quarry Lane Local Nature Reserve; The Carrs Local Nature Reserve; Titchfield Park; and Yeoman Hill Park.¹³ There are also four leisure centres within the plan area;¹⁴ Water Meadows

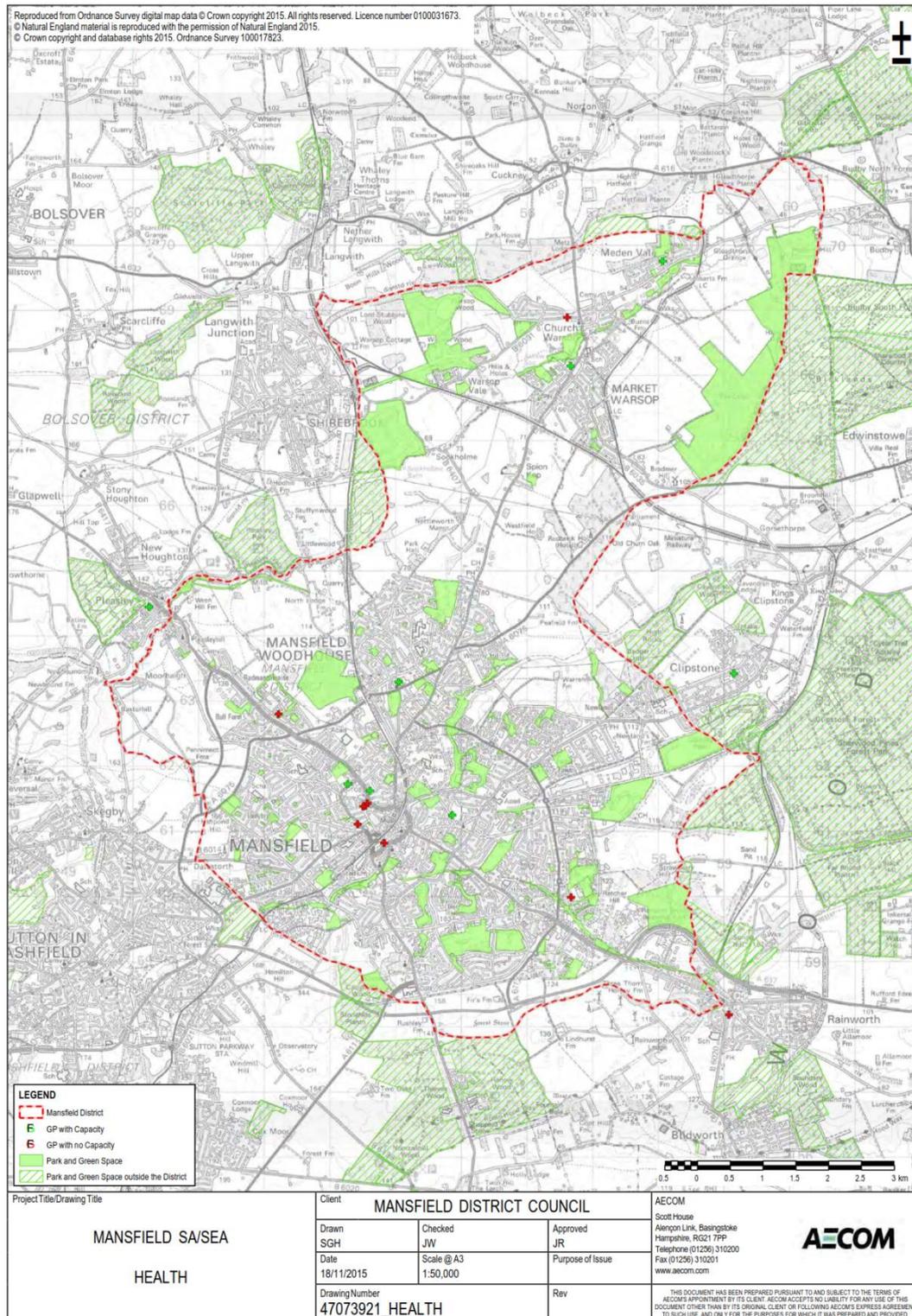
¹² Nottinghamshire Health & Wellbeing Board (2018) Joint Health and Wellbeing Strategy [online] available at: <http://www.nottinghamshire.gov.uk/media/129223/the-joint-health-and-wellbeing-strategy-2018-2022.pdf>

¹³ Mansfield District Council (2018) MyMansfield – Parks and Local Nature Reserves [online] available at: <http://www.mansfield.gov.uk/article/5761/Parks--Local-Nature-Reserves>

¹⁴ Mansfield District Leisure Trust (2018) [online] available at: https://www.mansfieldleisure.com/mansfield_home/HOME

Swimming and Fitness Complex; Oak Tree Leisure Centre; River Maun Recreation Centre; and the Rebecca Adlington Swimming Centre.

Figure 3: Location of GP facilities, parks and green space in Mansfield and Warsop



2.9 2011 census data identifies that 30.6% of all households (44,928 households) contained one person with a long-term health problem or disability. Of this 30.6%, 5.5% had dependent children. This is a slightly higher percentage of the resident population than found overall at the county level (27.4%, of which 4.6% have dependent children).¹⁵

3. SA3 - To provide better opportunities for people to value and enjoy the district's heritage and SA7 - To protect and enhance the rich diversity of the natural, cultural, built environmental and archaeological assets of the district

3.1 Mansfield has 252 listed buildings and 4 Scheduled Monuments. There is also a Registered Park and Garden in Mansfield, Mansfield Cemetery.¹⁶

3.2 There are eleven Conservation Areas within the District, and these are identified in **Table 8.1** below.

Table 8.12: Conservation Areas in Mansfield District¹⁷

Conservation area	Features
The Park	The Park is primarily a late Victorian and Edwardian residential suburb of Mansfield, approximately 0.5 miles north of the town centre.
Market Place Bridge Street	The Bridge Street and Market Place conservation areas are adjacent to each other. The combined larger area is split into 7 different character areas; Leeming Street area; Market Place; Brewery & warehouse District; St Peter's Church and its vicinity; the Viaduct; northern area; and southern gateway.
West Gate	The West Gate Conservation Area is dominated by a strongly defined network of Georgian houses, mostly converted to shops.
Pleasley Park and Vale	This Conservation Area contains an Article 4 Direction removing the right to carry out certain types of permitted development. It lies within two administrative Counties and Districts and is focused on a stretch of the River Meden as it flows west to east through a limestone gorge.
Crow Hill Drive	This area is dominated by a strongly defined network of Victorian, Arts and Crafts and Edwardian buildings; however, there is still a strong influence from the Georgian era. Whilst there are a number of Listed Buildings, its character is derived principally from the group value of its buildings.
Mansfield Woodhouse	Of particular interest in this area, there are a number of old large distinctive stone built properties set within extensive grounds. The area is also particularly characterised by its yards and courts with hidden back lands.
Church Warsop	Whilst there are a number of Listed Buildings in this area, it is the layout, plan form, location, setting, historic development and detailing of the area rather than the individual buildings that define its quality.
Nottingham Road	Historically Nottingham Road represented the medieval route into Mansfield from Nottingham. Whilst there are a number of Listed Buildings in this area, it is the layout, plan form, location, setting, historic development and detailing of the area rather than the individual buildings that define its quality.
Terrace Road	Terrace Road, Watson Avenue and Rufford Avenue form a small leafy residential suburb, characterised by a mix of large and medium sized Arts and Crafts style two storey buildings.
Market Warsop	The Conservation Area boundary defines the historic core of Market Warsop, and although development and loss has occurred, the area still retains its historic street pattern, the majority of its medieval plot layout and vernacular building style.

¹⁶ Mansfield District Council (2015) Listed Buildings [online] available at: <http://www.mansfield.gov.uk/listedbuildings>

¹⁷ Mansfield District Council (2018) Conservation areas [online] available at: <http://www.mansfield.gov.uk/article/5815/Conservation-areas>

- 3.3 Taken from the Mansfield Buildings and Risk Register 2014/15, 10% of the District's Statutory Listed structures have been found to be 'at risk' – i.e. between risk Grades 1 and 3A. 2% of the Districts Statutory Listed structures have been found to be in severe risk of rapid deterioration – i.e. Risk grade 1/1A. A further 33% are at risk category 4 and 4A, and are considered to be in danger of becoming at risk. From the previous study in 2011/12, the total number of structures found to be 'at risk' 1 to 3A has increased to 10% from its previous 5%; however, those at risk grade 1(A) has decreased from 3% to 2%.¹⁸ **Figures 11 and 12** show the heritage assets in Mansfield and Warsop.
- 3.4 The national Heritage at Risk Register¹⁹ identifies three assets at risk, these are summarised in **Table 8.2** below.

Table 8.2: Heritage at Risk

Asset at risk	Asset Type	Summary of issues
Bridge Street Conservation Area, Mansfield	Conservation Area	The conservation area, containing 27 Listed Buildings, is considered to be in very bad condition, with a low vulnerability and deteriorating trend.
Church of St John the Evangelist, St John Street, Mansfield	Place of worship, Listed Building grade II	Many of the slates across all the roofs are 'tingled' and many more have slipped or are missing. The roof is suffering from extensive nail fatigue. The asset is considered to be in a poor condition at immediate risk of further rapid deterioration or loss of fabric. A solution has been agreed but not yet implemented.
Roman villa ESE of Northfield House, Mansfield	Archaeology – Scheduled Monument	This archaeological asset is considered to have extensive significant problems and a declining trend. Its principal vulnerability is arable ploughing.

¹⁸ Mansfield District Council (2015) Listed Buildings at Risk Register [online] available at: <http://www.mansfield.gov.uk/CHttpHandler.ashx?id=7014&p=0>

¹⁹ Historic England (2018) Heritage at Risk Register [online] available at: <https://www.historicengland.org.uk/advice/heritage-at-risk/search-register/>

Figure 4: Heritage Assets and Local Landscape Designations in Mansfield²⁰

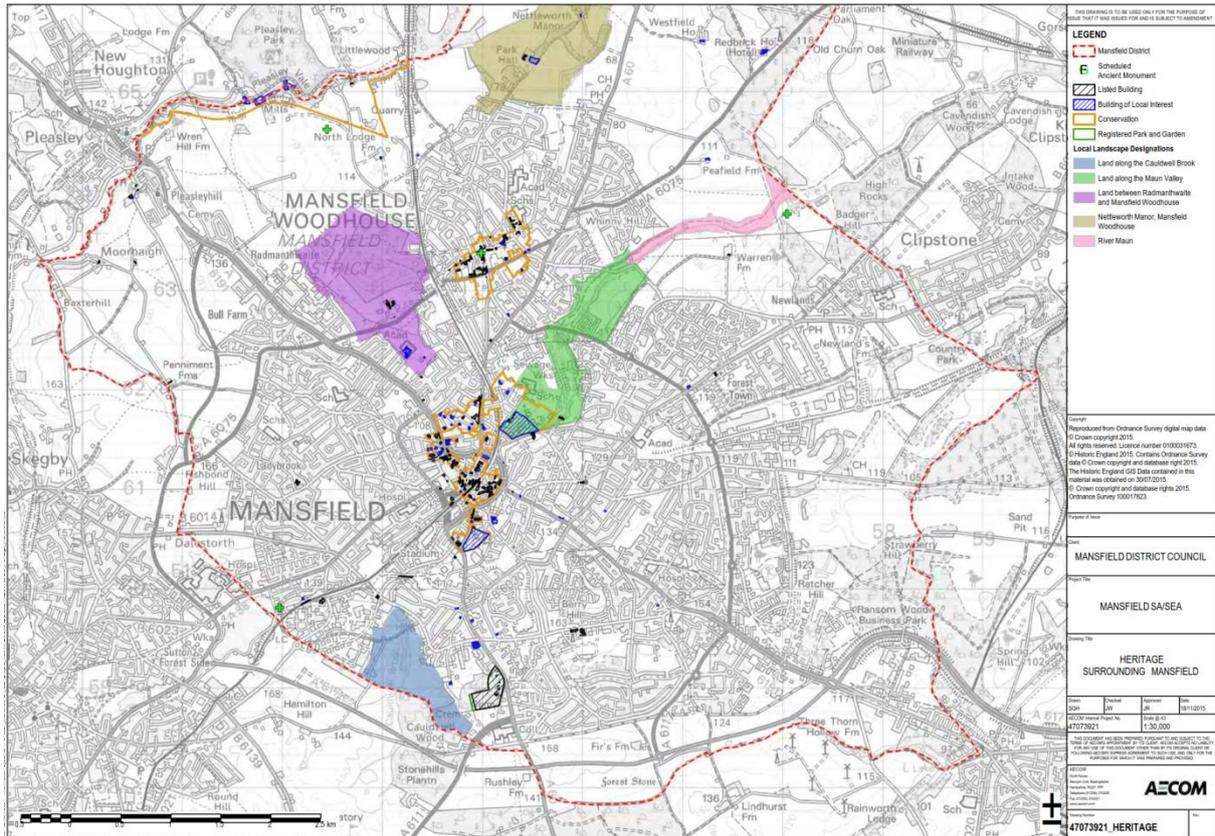
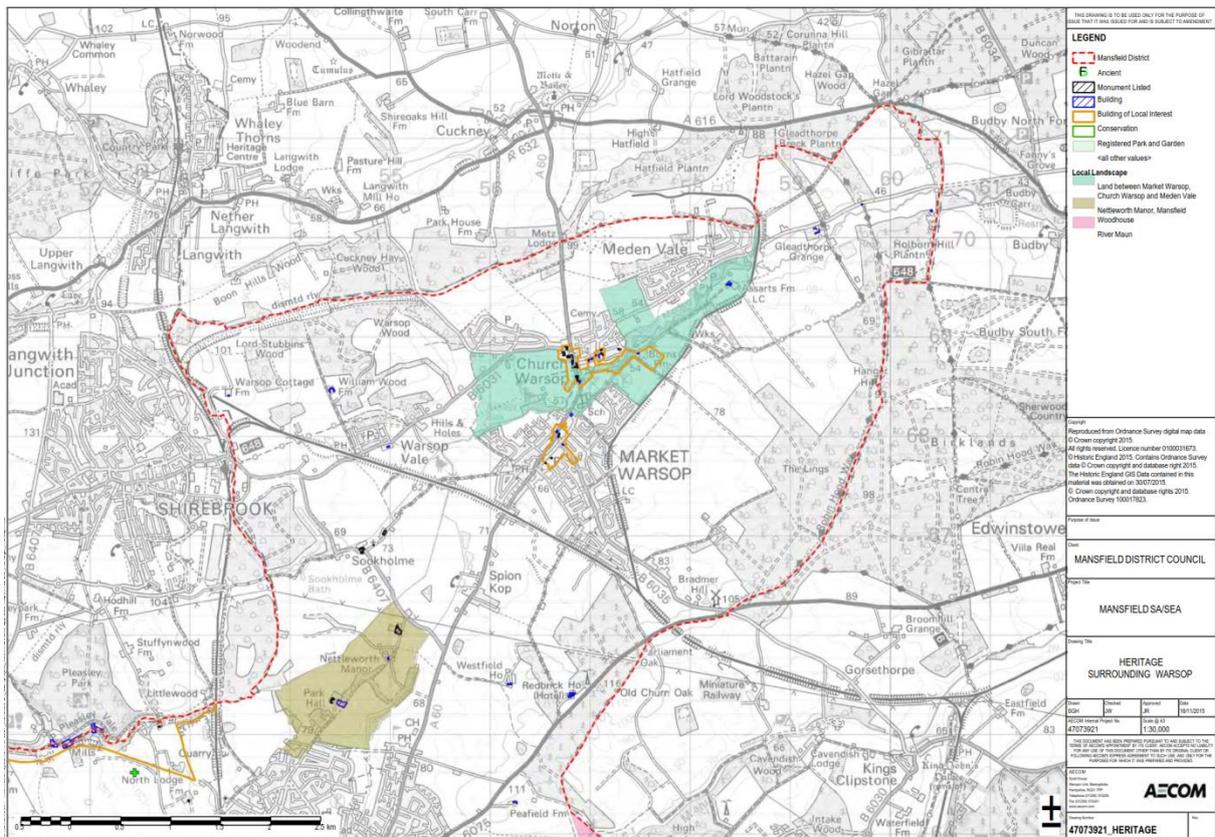


Figure 5: Heritage Assets and Local Landscape Designations in Warsop²¹



²⁰ Source data: Historic England 2015

²¹ Ibid.

Landscape baseline

- 3.5 There are no nationally designated landscapes (Areas of Outstanding Natural Beauty) within or in close proximity to the District. The District is situated within one Landscape Character Area defined at the national level: Sherwood.
- 3.6 The National Character Area (NCA) profile²² identifies that the Sherwood NCA extends north from Nottingham, principally coinciding with an outcrop of sandstone which forms a belt of gently rolling hills. Historically it was managed as woodland and remains a well wooded area. The oak and birch wood pasture in the heartland of Sherwood Forest and more recent pine plantations, contribute strongly to the sense of place. Large estate parklands, heathland, open arable land and a strong mining heritage also characterise the area. The NCA has three Statements of Environmental Opportunity (SEO):
- SEO1: Protect, enhance and promote Sherwood as a landscape of international environmental and cultural significance by securing and expanding the iconic mosaic of woods, heaths and parklands, and enhancing recreation and education opportunities.
 - SEO2: Promote sustainable agricultural practices to help protect the major underlying aquifer, manage issues with soil erosion in Sherwood and increase farmland birds.
 - SEO3: Integrate new green infrastructure and conservation of historic features into the redevelopment of derelict land to establish high quality characteristic local environments.
- 3.7 The following additional opportunities are also identified:
- Enhancing Sherwood's few, but significant, hydrological and riparian assets.
 - Considering the location and design of new development to retain local distinctiveness.
 - Conserving the characteristic geodiversity of the area, including surface expression (for example, caves and sandstone outcrops).
 - Promoting, where appropriate, opportunities for renewable energy and timber supply.
- 3.8 The Mansfield Landscape Character Assessment²³ characterises the areas as having a core central urban area (defined as Mansfield Town, Mansfield Woodhouse, and Forest Town) with smaller settlements (such as Market Warsop) in the northern areas of the District. These are surrounded by countryside including farmland, river corridors and woodland.
- 3.9 There are a series of gently undulating plateaus to the north influenced by past mining with a majority of colliery sites restored to woodland and other natural habitats. Woodland is interspersed throughout the District with larger concentrated tracts within the Pleasley and western areas of the District. Heathland is a prominent and important feature within the landscape to the south of the District. The river valleys of the Main and Meden are also features in the landscape.
- 3.10 The study has recognised landscape distinction through the identification of the 19 Landscape Policy Zones (LPZs) listed below:

Limestone Farmland:

- ML 23 Skegby Plateau
- ML 24 Market Warsop River Meadowlands and Pasture
- ML 25 Sookholme Limestone Farmlands
- ML 26 Warsop Vale and Wooded Farmland
- ML 27 Pleasleyhill Upland Plateau Farmland
- ML 28 Penniment Lane Urban Fringe Farmlands
- ML 29 River Meden Limestone Valley
- ML 30 Oxclose Wooded Hill

²² Natural England (2014) NCA Profile: 49 Sherwood (NE333) [online] available at: <http://publications.naturalengland.org.uk/publication/1401066?category=587130>

²³ Mansfield District Council (2010) Mansfield District Landscape Character Assessment (and Addendum update in 2015) [online] available at: <http://www.mansfield.gov.uk/article/6141/Landscape-Character-Assessment>

Sherwood Forest and Heaths:

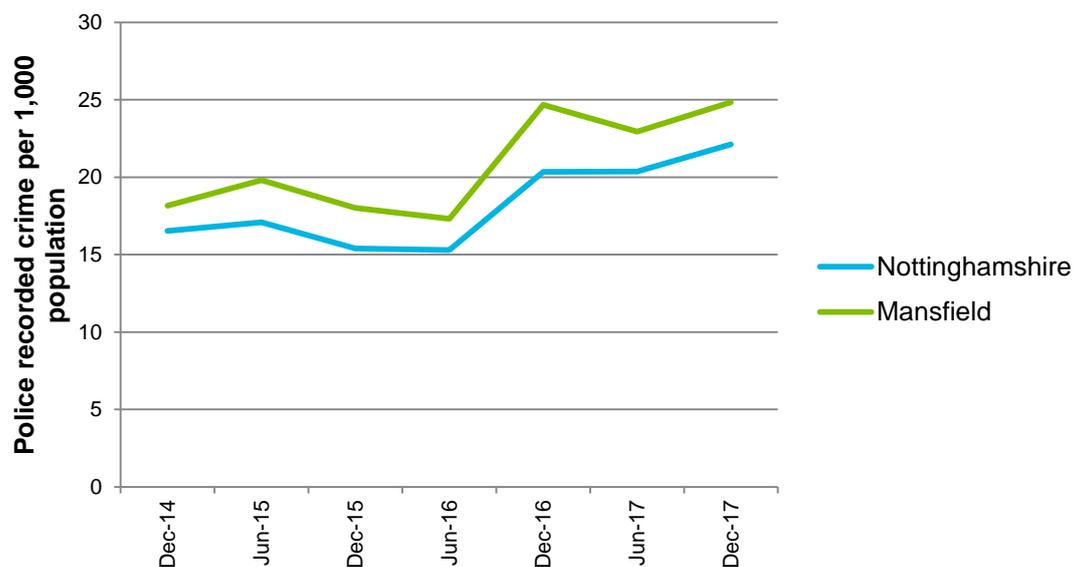
- SH 08 Vicar Water and Rainworth Heath
- SH 11 Lindhurst Wooded Farmland
- SH 12 Cavendish Wooded Estatelands
- SH 15 River Maun Meadowlands with Plantations
- SH 18 Blidworth and Rainworth Wooded Estatelands
- SH 25 Birklands Wooded Estatelands
- SH 28 Meden Vale and Church Warsop
- SH 29 Meden Vale and Church Warsop
- SH 47 Coxmoor Wooded Farmlands
- SH 50 Strawberry Hill Heath Wooded Estatelands
- SH 51 Sherwood Golf Course

3.11 Each LPZ is an individual landscape area which has a unique sense of place. For each LPZ, key features are identified which need to be conserved or enhanced to ensure that each area can adapt to change without severe detrimental effects on their character and integrity. Landscape Actions have been provided for each LPZ which provide a series of short statements of what is required to conserve, enhance or restore the local distinctiveness of each LPZ.

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

- 4.1 In the year ending June 2015, the crime rate in Mansfield was higher than average for the Nottinghamshire force area. In the quarter ending June 2015, crime rates were up in both Mansfield and Nottinghamshire, compared with the corresponding quarter in 2014. **Figure 4** below shows the average overall crime rates in Mansfield and Nottinghamshire over the last the three years.
- 4.2 In Mansfield, violent crime (including sexual offences) was above the Nottinghamshire average and is on an upward trend. It is the most common type of crime in Mansfield and has almost doubled in the last three years. **Figure 5** shows the violent crime rate over the last three years. Over the past three years vehicle crime rates in Mansfield have also been generally higher than the average rate across Nottinghamshire, and these crimes are also experiencing an upward trend, as depicted in **Figure 6**.²⁴

Figure 6: Mansfield and Nottinghamshire Average Overall Crime Rates 2014-2017

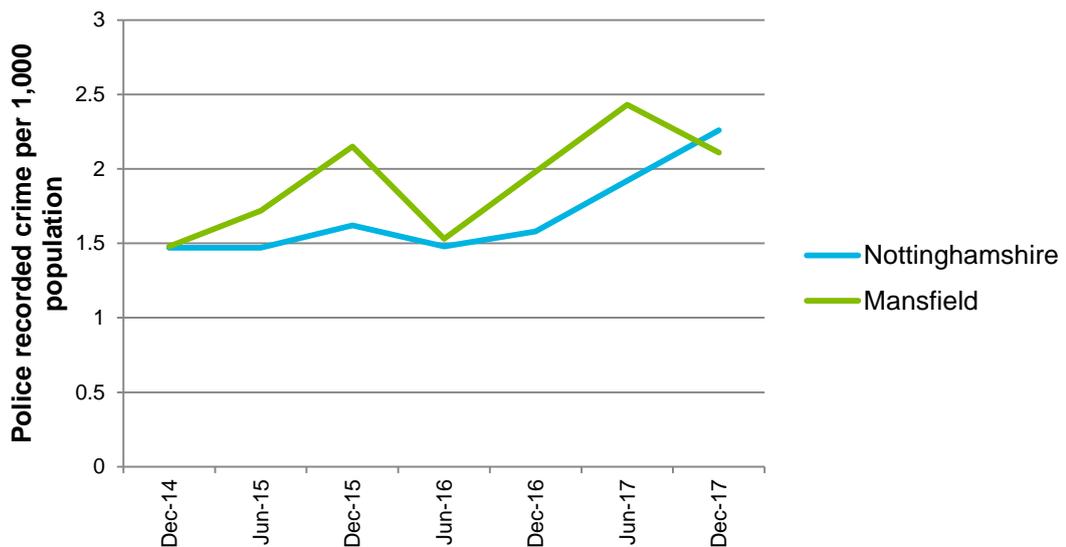


²⁴ Police UK Nottinghamshire (2015) Crime Statistics [online] available at: <https://www.police.uk/nottinghamshire/31-9/performance/compare-your-area/>

Figure 7: Mansfield and Nottinghamshire Average Violent Crime Rates 2014-2017



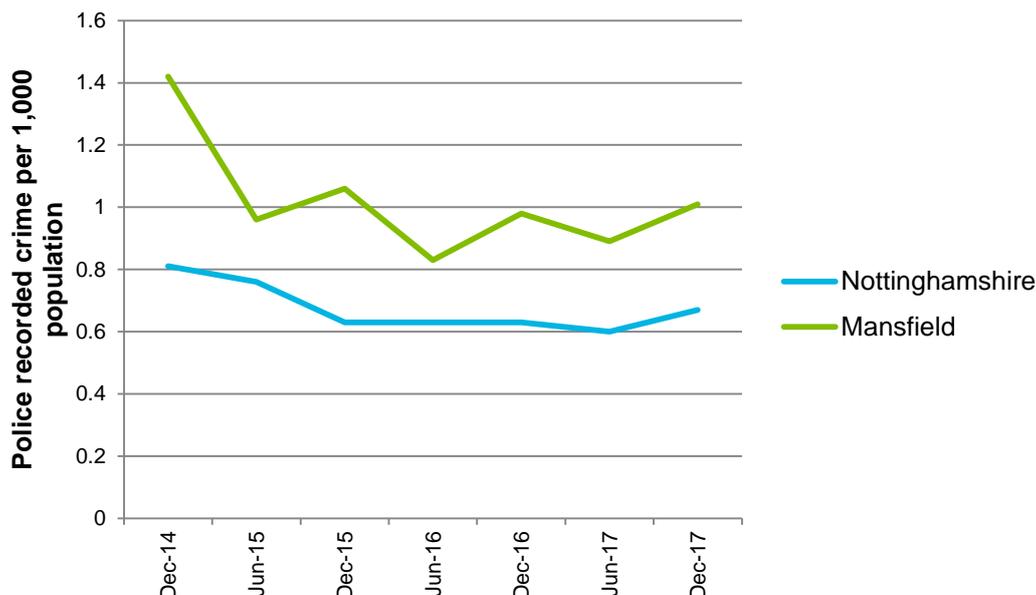
Figure 8: Mansfield and Nottinghamshire Average Vehicle Crime Rates 2014-2017



4.3 In the year ending December 2017, the drug offence rate in Mansfield was higher than average for the Nottinghamshire force area. **Figure 7** below depicts the drug offence rate over the past three years. Although the rate has decreased overall since December 2014, there has been an increase in offences since December 2016, and the graph depicts higher rates at the end of each year compared to mid-year.²⁵

²⁵ Police UK Nottinghamshire (2015) Crime Statistics [online] available at: <https://www.police.uk/nottinghamshire/31-9/performance/compare-your-area/>

Figure 9: Mansfield and Nottinghamshire Average Drug Crime Rates 2014-2017



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

- 5.1 In 2011, there were 104,466 usual residents across 46,895 households at a density of 13.6 people per hectare.²⁶ This is an increase in population since 2001 in which census data recorded 98,189 usual residents.²⁷ In 2011, 49.1% of usual residents were male, and 50.9% were female. The majority of residents were aged between 30 and 59 (40.6%), similar to the findings for Nottinghamshire (40.8%²⁸). 18.1% of residents were aged 15 or under (the same percentage as found at the County level), and 8.0% were aged 75 or over (similar to County level recordings at 8.3%), an increase compared to 2001 where around 7.6% of the resident population were aged 75 or over.
- 5.2 In 2011, of the 85,448 usual residents aged 16+, less than half (40,701 – 47.6%) were married and 0.2% were in a registered same-sex civil partnership.²⁹ This is a decrease in the number of people married at the time of the 2001 census, which recorded around 53.5%³⁰ (first marriage and remarriage). 31.2% were single (an increase since 2001 which identified 25.9% of people as single), and 13.3% were separated or divorced/legally dissolved (compared to 11.8% in 2001). 7.7% were widowed in 2011 compared to 8.9% in 2001.
- 5.3 In 2011, of the 104,466 usual residents, 97,408 (92.7%) identified themselves as white, with 2 of these residents identifying with the White Gypsy or Irish Traveller ethnicity.³¹ At the county level the White Gypsy or Irish Traveller count recorded 456 people in 2011.³² There are smaller communities of mixed/multiple ethnic groups, Asian/Asian British, Black/African/Caribbean/Black British and other ethnic groups.

²⁶ ONS (2011) Mansfield Local Authority Local Area Report [online] available at: <http://www.nomisweb.co.uk/reports/localarea?compare=1946157166>

²⁷ ONS (2001) Dataset Selection - Census 2001 – Census Area Statistics [online] available at: <https://www.nomisweb.co.uk/query/select/getdatasetbytheme.asp?opt=3&theme=&subgrp=>

²⁸ ONS (2011) Nottinghamshire Local Area Report [online] available at: <https://www.nomisweb.co.uk/reports/localarea?compare=1941962811>

²⁹ ONS (2011) Mansfield Local Authority Local Area Report [online] available at: <http://www.nomisweb.co.uk/reports/localarea?compare=1946157166>

³⁰ ONS (2001) Dataset Selection - Census 2001 – Census Area Statistics [online] available at: <https://www.nomisweb.co.uk/query/select/getdatasetbytheme.asp?opt=3&theme=&subgrp=>

³¹ ONS (2011) Mansfield Local Authority Local Area Report [online] available at: <http://www.nomisweb.co.uk/reports/localarea?compare=1946157166>

³² ONS (2011) Nottinghamshire Local Area Report [online] available at: <https://www.nomisweb.co.uk/reports/localarea?compare=1941962811>

- 5.4 The majority of the 104,466 usual residents identify themselves as Christian (61.6%). Smaller numbers of people identify themselves as Muslim (563 residents), Hindu (271 residents), Buddhist (193 residents), Sikh (165 residents) and Jewish (34 residents). 30.1% of residents (31,472 people) identified with no religion.³³
- 5.5 **Table 6.1** below presents the occupation of all usual residents aged 16 to 74 in employment the week before the census (48,361 people). This shows that the majority of these residents are employed in elementary occupations, followed by skilled trade occupations and then professional occupations.

Table 6.1: Occupation of all usual residents aged 16 to 74 in employment in Mansfield³⁴

Occupation	Count	%
Managers, directors and senior officials	4,384	9.1
Professional occupations	5,349	11.1
Associate professional and technical occupations	4,941	10.2
Administrative and secretarial occupations	5,086	10.5
Skilled trades occupations	6,443	13.3
Caring, leisure and other service occupations	5,287	10.9
Sales and customer service occupations	4,619	9.6
Process plant and machine operatives	4,882	10.1
Elementary occupations	7,370	15.2
Total – All usual residents aged 16 to 74 in employment the week before the census	48,361	100.0

- 5.6 The District contains many community centres both in Mansfield and Warsop. These are complemented by places of worship, which often hold community activities and provide social capital benefits. The distribution of these can be found in **Figures 8 and 9** below.

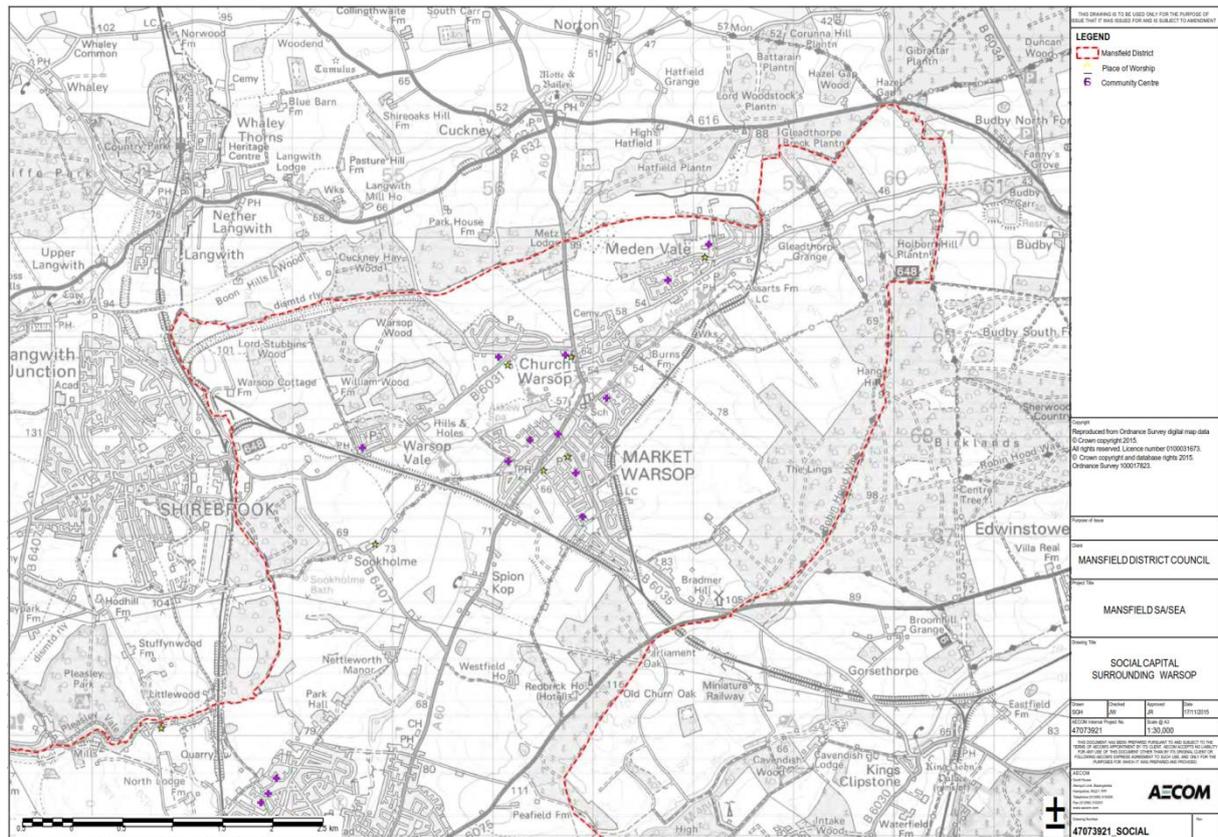
³³ ONS (2011) Mansfield Local Authority Local Area Report [online] available at: <http://www.nomisweb.co.uk/reports/localarea?compare=1946157166>

³⁴ Ibid.

Figure 10: Social Capital surrounding Mansfield



Figure 11: Social Capital surrounding Warsop



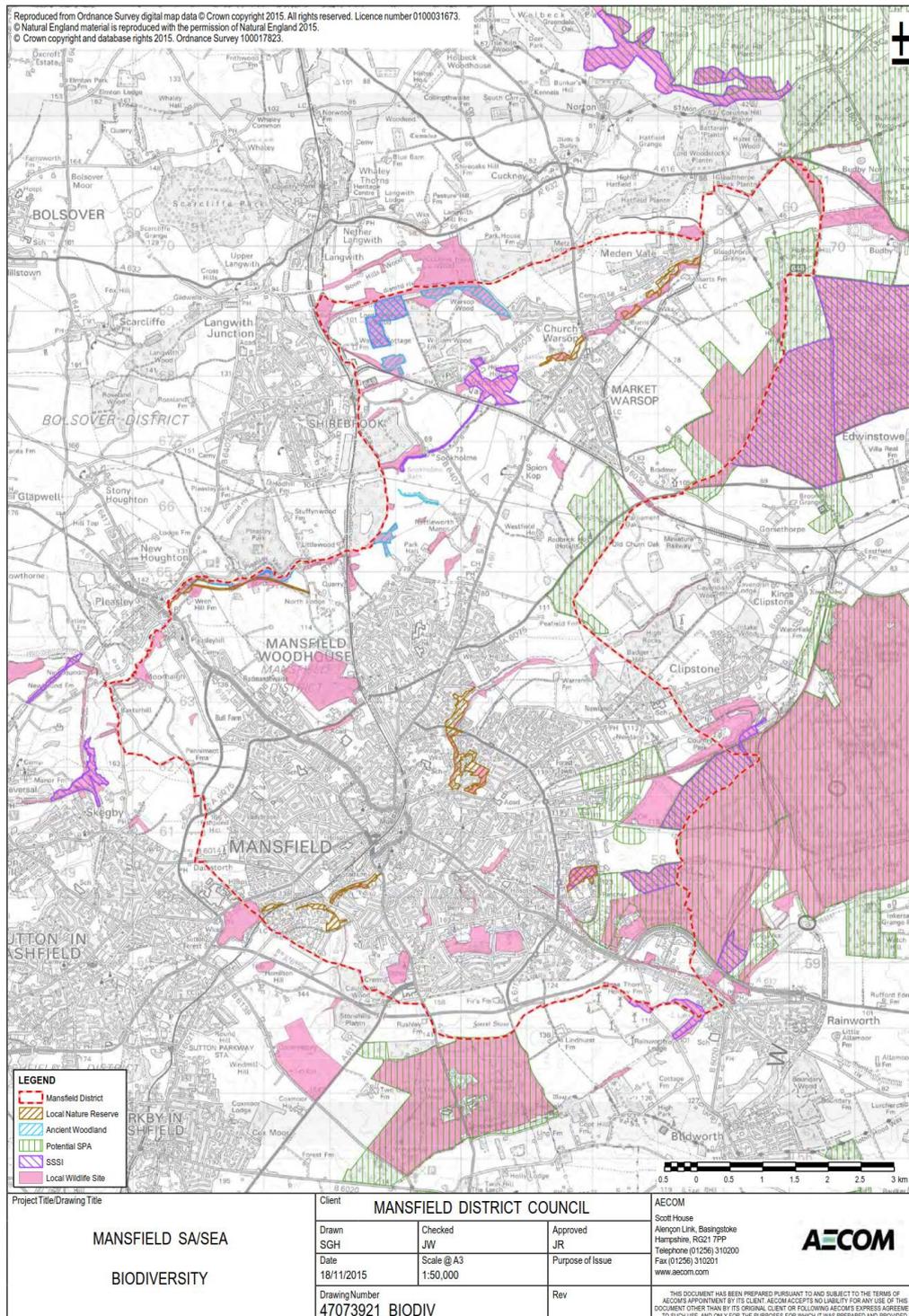
5.7 In Nottinghamshire (excluding Nottingham City) there are 25 Lower Super Output Areas (LSOAs) in the 10% most deprived LSOAs in England (a decrease from 31 in 2010). There are 6 LSOAs in the 10% most deprived in Mansfield District. The Mansfield LSOA E01028276 is

the most deprived area in the County, and along with LSOA E01028263, these two areas are in the 2% most deprived in England.³⁵

6. SA6 - To increase biodiversity levels across the district

6.1 Mansfield has a number of biodiversity assets including local wildlife sites and ancient woodland. There are also 9 local nature reserves and 5 SSSIs. These are shown in **Figure 10** below.

Figure 12: Biodiversity Assets in Mansfield and Warsop



³⁵ Nottinghamshire Insight (2015) Deprivation [online] available at: <http://www.nottinghamshireinsight.org.uk/research-areas/deprivation/>

European Designated Biodiversity

- 6.2 Whilst there are no European designated sites within the District boundary, the Birklands and Bilhaugh SAC lies just outside. The 270.5 ha site is selected for old acidophilous oak woods and it notable for its rich invertebrate fauna, particularly spiders, and for a diverse fungal assemblage. Both native oak species *Quercus petraea* and *Quercus robur* are present, with a mixture of age-classes, so there is good potential for maintaining the structure and function of the woodland system and continuity of dead-wood habitats. Threats to the site are identified as; outdoor sports and leisure, and recreational activities; human induced changes in hydraulic conditions; structures and buildings in the landscape; modification of cultivation practices; and air pollution and air-borne pollutants.³⁶

Nationally Designated Biodiversity

- 6.3 There are 5 Sites of Special Scientific Interest (SSSIs) within the District boundary.
- 6.4 Designated in 1982, the Hills and Holes and Sookholme Brook, Warsop SSSI is located in the north of the District, just west of Market Warsop. The site contains some of the finest remaining limestone and base-rich flush plant communities in Nottinghamshire and is of Regional importance. The majority of the 30ha site is considered to be in an '*unfavourable – recovering*' condition; however, 11.05% of the site is considered to be in an '*unfavourable – no change*' condition.³⁷
- 6.5 The Sherwood Forest Golf Course SSSI is located east of the Mansfield urban area and was designated in 1987. The site contains one of the largest blocks of lowland heathland in the County, representing a substantial example of a nationally rare habitat type which was formerly extensive in this part of Nottinghamshire and supports a number of uncommon plants and animals. The whole of the 62.56 ha site is considered to be in an '*unfavourable – recovering*' condition.
- 6.6 Strawberry Hill Heaths SSSI is also located east of the Mansfield urban area, just south of Sherwood Forest Golf Course, and was designated in 1989. The site comprises two areas of heath - an important remaining part of the formerly extensive dry acid heathland of Central Nottinghamshire, and the Lowland heathland is a nationally rare habitat. The whole of the 31.52 ha site is considered to be in an '*unfavourable – recovering*' condition.
- 6.7 Rainworth Lakes SSSI is located along the southern boundary of the District and was designated in 1982. The site contains some of the best examples of base-poor marsh and open water plant communities remaining in Nottinghamshire and is of Regional importance. The whole of the 14.16 ha site is considered to be in an '*unfavourable – no change*' condition.
- 6.8 Pleasley Vale Railway SSSI is located in the north-west of the District, just north of Mansfield Woodhouse, and was designated in 1983. The site contains some of the best remaining calcareous grassland developed on soils derived from the Magnesian Limestone in Nottinghamshire, and is representative of grassland developed on soft limestones in Central and Eastern England. Also represented are examples of calcareous woodland and scrub, and limestone crags and fissures. The majority of the 3.54 ha site is considered to be in an '*unfavourable – no change*' condition; however, 13.71% of the site (0.49ha) is considered to be in an '*unfavourable – recovering*' condition.
- 6.9 Just adjacent to the north eastern boundary of the District lies Sherwood Forest National Nature Reserve. The woodland area is dominated by native oaks and other native trees such as silver birch, rowan, holly and hawthorn. The reserve contains more than a thousand ancient oaks, most of which are known to be more than 500 years old. The most famous of these, the Major Oak, may be nearly twice that age. The 424.75 ha reserve comprises the ancient forests of Birklands and Budby South. The name Birklands comes from the Viking phrase 'birch land' and the forest is thought to be over 1000 years old. Budby South Forest is an open uncultivated heathland reminiscent of the landscapes which were formerly much more extensive across

³⁶ JNCC (2015) Natura 2000 Standard Data Form for Birklands and Bilhaugh SAC [online] available at: <http://jncc.defra.gov.uk/protectedsites/sacselection/n2kforms/UK0012740.pdf>

³⁷ Natural England (2018) Designated Sites View [online] available at: <https://designatedsites.naturalengland.org.uk/SiteSearch.aspx>

Sherwood. The reserve has the highest concentration of ancient trees in Europe and provides habitat for very rare invertebrates, particularly beetles, flies and spiders, many of which rely on the decaying and ageing timber of the veteran trees.³⁸

Locally Designated Biodiversity

6.10 There are nine Local Nature Reserves (LNRs) located within Mansfield District:

- The Hermitage
- Oakham
- Quarry Lane
- Maun Valley Park
- Ravensdale
- Oak Tree Heath
- Vicar Water
- The Carrs
- The Bottoms

6.11 These are areas of protected green space that are important for wildlife and nature conservation. They include important habitats such as woodland, heathland, wetland and grassland, and they are home to a variety of wildlife including bats, birds and insects. LNRs are considered to help to; encourage biodiversity; preserve and protect nature and wildlife; provide essential green corridors; create pleasant areas to visit; and create opportunities to learn about nature and natural history.

6.12 The District also contains a number of Priority Habitats, including:

- Good Quality Semi-Improved Grassland
- Lowland Calcareous Grassland
- Lowland Meadows
- Lowland Heathland
- Lowland Fens
- Ancient Woodland (Ancient and Semi-Natural Woodland and Ancient Replanted Woodland)
- Deciduous Woodland
- Woodpasture and Parkland

6.13 The Nottinghamshire Local Biodiversity Action Plan³⁹ has created action plans for the following habitats and species found at the County level:

- | | |
|--|---|
| ▪ Canals | ▪ Atlantic salmon |
| ▪ Ditches | ▪ Barn owl |
| ▪ Eutrophic and Mesotrophic Standing Water | ▪ Bats |
| ▪ Farmland; arable farmland, arable field margins and improved grassland | ▪ Black Poplar |
| ▪ Fens, marshes and swamps | ▪ Deptford Pink |
| ▪ Hedgerows; ancient and/or species-rich hedgerows | ▪ Dingy Skipper |
| ▪ Lowland calcareous grassland | ▪ Grizzled Skipper |
| ▪ Lowland dry acid grassland | ▪ Harvest mouse |
| ▪ Lowland heathland | ▪ Nightjar |
| ▪ Lowland neutral grassland | ▪ Nottingham autumn crocus and Nottingham spring crocus |

³⁸ Natural England (2018) Nottinghamshire's National Nature Reserve [online] available at: <https://www.gov.uk/government/publications/nottinghamshires-national-nature-reserves/nottinghamshires-national-nature-reserve>

³⁹ Nottinghamshire Biodiversity Action Group (1998) Nottinghamshire Local Biodiversity Action Plan [online] available at: <http://www.nottsbag.org.uk/projects.htm#publications>

- Lowland wet grassland
- Mixed ash-dominated woodland
- Oak-birch woodland
- Parkland and wood pasture
- Planted coniferous woodland
- Reedbed
- Rivers and streams
- Urban and post-industrial habitats
- Wet broadleaved woodland
- Otter
- Water vole
- White-clawed crayfish

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

Air quality

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

Water quality

- 7.3 The river quality in Mansfield is monitored by the Environment Agency. Water samples are taken at regular intervals along rivers and canals, then analysed for their chemistry, biology, nitrate and phosphate content. Samples are taken periodically, and graded as:
- Chemistry and biology - A to F (very good to bad); and
 - Nitrates and phosphates - 1 to 6 (very low levels to very high levels).
- 7.4 The latest data available on river quality is from 2009⁹. There are two main rivers which run through Mansfield, the River Meden and the River Maun. The River Meden has;
- Chemistry: A Biology: A Nitrates: 6 Phosphates: 3 (2009)
- And the River Maun has:
- Chemistry: C Biology: C-E Nitrates: 3-6 Phosphates: 3-5 (2009).

Flooding

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

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

- 8.1 The Waste Core Strategy⁴⁰ estimates that Nottinghamshire and Nottingham produce just over 2.5 million tonnes of waste a year, which is a significant decrease on previous years. The most significant waste streams are identified as construction and demolition waste from businesses and manufacturing, and municipal waste which comes mainly from households but can include a small amount of trade waste. Nottinghamshire and Nottingham produced 560,000 tonnes of

⁴⁰ Nottinghamshire County Council and Nottingham City Council (2013) Waste Core Strategy [online] available at: <http://www.nottinghamshire.gov.uk/media/109118/waste-core-strategy-1.pdf>

municipal waste during 2009, down from a peak of 650,000 tonnes in 2006. Recycling rates also significantly increased over this period with 42% of municipal waste recycled or composted in 2009.

- 8.2 More recent figures from Defra⁴¹ over the period 2014 - 2017 identify a further increase in recycling/composting rates, at around 43% over this period. The average annual waste produced over this period has also decreased at around 406,715 tonnes a year.
- 8.3 There are two household recycling centres in the District, at Mansfield and at Market Warsop. The Mansfield site is small and is already operating over capacity. Any additional growth is likely to put pressure on this existing facility. Although there are currently no firm plans for additional provision, the County Council may look at the options to rationalise the sites at Mansfield, Worksop and Kirkby into one supersite in the future.⁴²
- 8.4 In 2016/17 the total amount of household waste produced in Mansfield was 43,582 tonnes. At the regional level, the total household waste produced in East Midlands each year does not significantly change, with 2,131 thousand tonnes produced in 2016/17, compared to 2,120 thousand tonnes produced in 2000/01. Household recycling on the other hand, has seen significant improvements since 2000/01, increasing from 277 thousand tonnes to 977 thousand tonnes in 2016/17.⁴³

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

- 9.1 Mansfield's total energy usage reduced by 14.4% between 2008 and 2013. This represents a bigger reduction than both the regional East Midlands average (6.9%) and the UK average (7.8%).⁴⁴
- 9.2 In 2015, the estimate of carbon dioxide emissions for Mansfield was 4.5 tonnes per head. Since 2009 there has been a reduction in carbon dioxide emissions of 2.1 tonnes per head for Mansfield. This is less of a reduction per capita than achieved at the County (reduction of 2.3 tonnes per capita) and regional (reduction of 2.9 tonnes per capita) level. **Table 11.1** shows the statistics below.⁴⁵

Table 11.1: Per Capita CO₂ Emissions Estimates (t)

Year	Mansfield	Nottinghamshire	East Midlands
2005	6.6	8.6	9.6
2006	6.4	8.4	9.4
2007	6.1	8.2	9.0
2008	6.2	8.0	8.7
2009	5.4	7.3	7.9
2010	5.6	7.7	8.2
2011	4.9	6.9	7.5
2012	5.2	7.1	7.7

⁴¹ DEFRA (2014-2017) Local Authority Collected Waste Management Statistics – Management of local authority collected waste 2014 to 2017 [online] available at: <https://data.gov.uk/dataset/5aea1caf-3e38-4d57-b321-ba34eb762b6e/local-authority-collected-waste-management-statistics>

⁴² Ibid.

⁴³ DEFRA (2017) ENV18 – Local authority collected waste: annual results tables – Local authority collected waste generation from April 2000 to March 2017 (England and regional) and local authority data April 2016 to March 2017 [online] available at: <https://www.gov.uk/government/statistical-data-sets/env18-local-authority-collected-waste-annual-results-tables>

⁴⁴ ONS (2015) Total sub-national final energy consumption [online] available at: <https://www.gov.uk/government/statistical-data-sets/total-final-energy-consumption-at-regional-and-local-authority-level-2005-to-2010>

⁴⁵ Department for Business, Energy & Industrial Strategy (2017) UK local authority and regional carbon dioxide emissions national statistics 2005 – 2015 [online] available at: <https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2015>

Year	Mansfield	Nottinghamshire	East Midlands
2013	5.2	7.0	7.6
2014	4.8	6.5	7.0
2015	4.5	6.3	6.7

- 9.3 The emissions estimates are also broken down by sector. Within Mansfield the biggest contributor to CO₂ emissions is the domestic sector. This differs from the County and regional level, in which the Industry and Commercial sector is the biggest contributor. All sectors however, have managed to achieve an overall reduction in CO₂ emissions since 2005, as shown in **Table 11.2** below.

Table 11.2: Local Authority CO₂ emissions estimates (kt CO₂)⁴⁶

	Mansfield				Nottinghamshire				East Midlands			
	Industry and Commercial	Domestic	Transport	Total	Industry and Commercial	Domestic	Transport	Total	Industry and Commercial	Domestic	Transport	Total
2005	218.2	314.9	132.6	667.7	2577.6	2133.6	1862.2	6603.2	18472.7	11358.7	11294.6	41424.5
2006	207.7	304.4	130.6	644.6	2433.6	2099.9	1869.9	6427.7	18327.5	11269.8	11251.9	41120.2
2007	193.9	294.5	133.2	623.2	2340.1	2044.5	1895.9	6297.7	17347.8	10942.6	11342.4	39854.7
2008	210.0	298.5	128.3	638.3	2330.3	2054.9	1787.9	6186.6	16878.6	10976.1	10791.6	38849.7
2009	174.2	265.0	122.4	563.1	2107.9	1840.6	1723.6	5689.0	14732.5	9879.4	10422.1	35258.7
2010	171.5	283.8	121.8	578.5	2301.1	1989.2	1730.0	6032.8	15719.6	10680.0	10420.4	37017.2
2011	140.7	255.0	117.7	514.6	1948.1	1743.5	1705.0	5405.5	14391.4	9331.3	10217.7	34117.3
2012	159.2	268.2	115.1	543.5	2044.9	1866.1	1703.2	5622.4	14990.5	10003.0	10178.1	35333.8
2013	158.3	273.6	114.0	546.8	2016.3	1844.6	1689.4	5554.1	14944.3	9794.4	10127.5	35001.5
2014	154.2	235.1	115.8	505.8	1934.6	1556.7	1719.3	5206.6	13907.2	8212.8	10260.9	32470.5
2015	129.1	232.1	117.0	478.9	1788.6	1520.2	1768.6	5072.2	12875.1	7967.7	10445.9	31370.1

⁴⁶ Department for Business, Energy & Industrial Strategy (2017) UK local authority and regional carbon dioxide emissions national statistics 2005 – 2015 [online] available at: <https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2015>

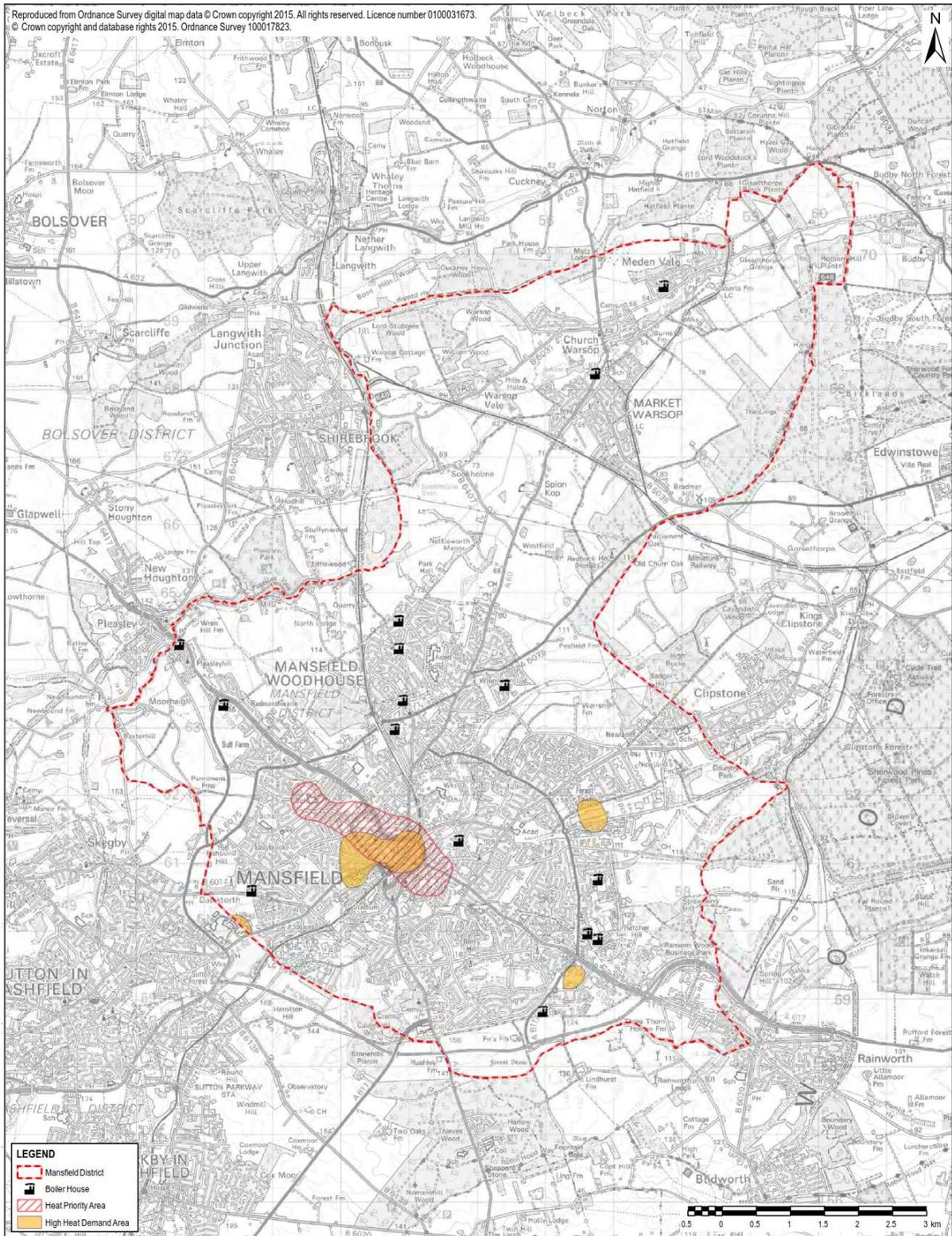
- 9.4 In 2011, there were fifteen small scale coal and gas-fired District heating systems situated in parts of Mansfield, Mansfield Woodhouse and Warsop. In total they serve over 2,000 council and private properties.⁴⁷ The District heating in Mansfield is shown in **Figure 16**.
- 9.5 There are no existing renewable energy schemes within the Mansfield District. At the county level, operational renewable energy schemes account for around 25.64MW capacity contributing to an overall total capacity of 180.45MW at the regional level. Capacity for a further 2MW is under construction in Gedling, and further capacity in the pipeline is either awaiting construction or planning approvals.⁴⁸
- 9.6 The Low Carbon Energy Opportunities and Heat Mapping Report⁴⁹ identifies the technical potential (this is the theoretical potential and differs to the deployable potential) for each form of renewable energy. The results identify the potential capacity for a total of 163.29GWh of electricity generation, and 500.84GWh of heat generation from renewable sources up to 2030 within Mansfield District. This is relatively low compared to other Districts in the County. Significant capacity for electricity generation from wind power is identified for Bassetlaw, Newark and Sherwood and Rushcliffe. These three Districts also have notable potential for the generation of energy from biomass, in particular from energy crops, managed woodland and agricultural arisings. Within Mansfield, the potential for Heat Pumps and Solar Thermal heat generation has been identified, as well as the potential for Wind, Solar PV and Plant Biomass electricity generation.

⁴⁷ Ibid.

⁴⁸ East Midlands Councils (2011) Low Carbon Energy Opportunities and Heat Mapping for Local Planning Areas Across the East Midlands [online] available at: <http://www.mansfield.gov.uk/CHttpHandler.ashx?id=7515&p=0>

⁴⁹ Ibid.

Figure 13: Location of District Heating Systems in Mansfield and Warsop and Heating Opportunities



Project Title/Drawing Title		Client		AECOM	
MANSFIELD SA/SEA HEAT OPPORTUNITIES		MANSFIELD DISTRICT COUNCIL		Scott House Alençon Link, Basingstoke Hampshire, RG21 7PP Telephone (01256) 310200 Fax (01256) 310201 www.aecom.com	
		Drawn SGH	Checked JW	Approved JR	
		Date 17/11/2015	Scale @ A3 1:50,000	Purpose of Issue DRAFT	
		Drawing Number 47073921_HEAT		Rev	
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10. SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken by the most sustainable mode available

Road network and congestion

10.1 The road network in Mansfield provides connections to the wider region, with the main routes of the M1 in the west (outside of the District), and the A614 in the east, and both these routes create north-south connections. The A60 runs north-south through the main urban area of Mansfield, and the A617 wraps around the main urban area from the west to the south of the District, continuing on east.

10.2 The Mansfield Transport Study⁵⁰ identifies that the following junctions are operating at, or close to capacity:

- Chesterfield Road / Debdale Lane;
- A60 Nottingham Road / Berry Hill Lane;
- Carter Lane / Southwell Road / Windsor Road;
- A617 MARR / A6191 Southwell Road;
- A60 Leeming Lane / Peafield Lane;
- A60 Leeming Lane / A6075 Warsop Road;
- Kings Mill Road / Beck Lane / B6014 Skegby Lane / Mansfield Road;
- A6191 Ratcliffe Gate / A60 St. Peters Way;
- A6117 Old Mill Lane / B6030 Clipstone Road West;
- A38 Sutton Road / B6014 Skegby Lane / Sheepbridge Lane;
- A60 / Old Mill Lane / Butt Lane;
- A6191 Adams Way / Oak Tree Lane;
- A60 / New Mill Lane;
- A60 Church Street / Wood Street (Market Warsop);
- A6117 Oak Tree Lane / Eakring Road;
- Southwell Road / Berry Hill Lane;
- Southwell Road / Bellamy Road;
- A38 / Rosemary Street; and
- Coxmoor Road / Hamilton Road.

10.3 In addition to the above, there is a local perception that the following junctions are also operating close to capacity:

- A6075 Debdale Lane / Priory Road;
- A60 Nottingham Road / A611 Derby Road;
- A6191 Chesterfield Road / A617 MARR; and
- A60 / Baums Lane / Sainsburys.

10.4 The suggested mitigation packages for these junctions include:

- Junction widening where appropriate to improve capacity;
- Linking traffic signals to the urban traffic control centre using CCTV;
- Optimising the layout and operation of traffic signal junctions so as to maximise capacity;
- The installation of bus priority measures to promote modal shift;
- Maximise sustainable travel take-up; and

⁵⁰ AECOM (2018) Mansfield Transport Study Stage 2: Local Plan Growth [online] available at: <http://www.mansfield.gov.uk/CHttpHandler.ashx?id=9963&p=0>

- Technology upgrades.

Rail network

- 10.5 There are two rail stations within Mansfield District – Mansfield Station in the central area of Mansfield, and Mansfield Woodhouse. The Shirebrook Station is also on the north-western boundary of the District, and is likely to be the most accessible station for residents in the north of the District at Market Warsop. The rail lines provide connections north and south of the District.
- 10.6 Mansfield Station was built in 1872 by the Midland Railway Company. The station was closed after The Beeching Report in 1963 and Mansfield became the largest town in England without a railway service until its reopening in 1995. The Station is currently managed by East Midlands Trains.⁵¹

Bus Services

- 10.7 Mansfield Bus Station is located in the centre of Mansfield urban area and provides a number of connections to many areas within the District, as well as wider connections through National Express services.⁵²

Pedestrian / Cycle Routes

- 10.8 There are no national cycle routes within the Mansfield urban area; however, there are connections in the east (outside of the District boundary) and in the north (around Shirebrook and Market Warsop) to the National Route 6 (via National Route 648 in the north). At 390 miles long, National Route 6 passes through Watford, Luton, Milton Keynes, Northampton, Market Harborough, Leicester, Derby, Nottingham, Worksop, Sheffield, Manchester, Blackburn, Preston, Lancaster, Kendal and Windermere, and will connect London and Threlkeld (near Keswick) in Cumbria when complete. National Route 648 connects Route 680 near Bakewell in the Peak District with Route 6 at Sherwood Forest via Baslow, Chesterfield, Bolsover, Shirebrook and Warsop.⁵³

Travel and Accessibility

- 10.9 The Census Data shows that Mansfield has seen a 34% increase in people using their cars to get to work. The number of people in Mansfield using their car is more than the East Midlands and England averages. Despite appearing like there has been a reduction in people travelling to work by car between 2001 and 2011, the relative change to the overall working population has increased, as depicted in **Table 12.1**.

Table 12.1: Percentages of people who travel to work by car 2001 – 2011⁵⁴

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

- 10.10 In terms of travelling to work, and accessibility to jobs, there was an increase in the average distance travelled to work by Mansfield residents between 2001 and 2011 (11.9km to 14.5km). This 2011 figure was however lower than both the East Midlands (15.4km) and national

⁵¹ Trainline (2018) Trains to Mansfield [online] available at: <https://www.thetrainline.com/stations/mansfield>

⁵² Nottinghamshire County Council (2018) Mansfield Bus Station [online] available at: <http://www.nottinghamshire.gov.uk/transport/public-transport/bus-stations/mansfield-bus-station>

⁵³ Sustrans (2018) National Cycle Network [online] available at: <https://www.sustrans.org.uk/ncn/map/route/route-6>

⁵⁴ ONS (2015) Census Data 2010 and 2001 [online] available at: <http://www.ons.gov.uk/ons/rel/census/2011-census-analysis/method-of-travel-to-work-in-england-and-wales/art-method-of-travel-to-work.html>

(14.9km) averages.⁵⁵ In order for average travel times and car journeys to decrease, local employment opportunities and greater usage and access to public transport will be necessary.

11. SA12 - To create high quality employment opportunities & SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies

- 11.1 In 2017, the majority of enterprises in Mansfield District were micro-businesses employing less than 10 people (86.7% of all enterprises). There were 10 large enterprises employing more than 250 people, which as a percentage of all enterprises matches that found at the regional level (0.4%).⁵⁶
- 11.2 In 2017, 80% of people in Mansfield were economically active. Of these, 5.4% (2,900 people) were unemployed. The unemployment rate in Mansfield is higher than found at the regional (4.4%) and national (4.4%) level; however, it has reduced significantly since 2012.⁵⁷
- 11.3 In terms of high quality employment jobs, only 19.2% of people in Mansfield were in professional or managerial roles (SOC 2010 Major Group 1-3) in 2017. This is much lower than the average for the East Midlands (41.4%) and Great Britain (45.7%). Of the lower entry jobs such as machine operatives or elementary occupations (SOC 2010 major Group 8-9), Mansfield had many more people in these roles (33.3%) compared with the average for the East Midlands (20.7%) and Great Britain (16.9%). **Table 13.1** shows more volatility of the high skilled jobs market in Mansfield, compared with the much consistent trend for the UK and East Midlands.⁵⁸

Table 13.1: Mansfield, East Midlands and GB Managerial, Professional and Technical jobs 2012-2017 (% of all persons in employment)

Period	Mansfield	East Midlands	Great Britain
2012	26.0	39.7	43.9
2013	33.0	40.4	44.1
2014	25.6	40.0	44.3
2015	26.3	41.4	44.5
2016	27.5	41.0	45.5
2017	19.2	41.4	45.7

- 11.4 As a result of the lower skilled jobs, Mansfield has a poorer gross weekly pay (£447.50) than both the East Midlands (£515.50) and Great British average (£552.70).⁵⁹
- 11.5 In 2017, Mansfield had a lower level (17.5% of resident population aged 16-64) of the highest qualified people (NVQ4 and above) than both the East Midlands average (32.1%) and average for Great Britain (38.6%). This is also a decrease from 19.4% in 2012, a reverse trend in comparison to regional and national findings, as depicted in **Table 13.2** below.⁶⁰

⁵⁵ ONS (2014) Census Data 2010 and 2001 [online] available at: <http://www.ons.gov.uk/ons/rel/census/2011-census-analysis/distance-travelled-to-work/2011-census-analysis---distance-travelled-to-work.html>

⁵⁶ ONS (2017) Labour Market Profile – Mansfield [online] available at: <https://www.nomisweb.co.uk/reports/lmp/la/1946157166/report.aspx?town=mansfield#tabempunemp>

⁵⁷ Ibid.

⁵⁸ Ibid.

⁵⁹ Ibid.

⁶⁰ Ibid.

Table 13.2: NVQ4 Qualifications and above 2012 – 2017 (% of resident population aged 16 – 64)

Period	Mansfield	East Midlands	Great Britain
2012	19.4	28.8	34.2
2013	19.2	29.9	35.1
2014	30.1	30.9	36.0
2015	26.4	31.8	37.1
2016	20.0	31.3	38.2
2017	17.5	32.1	38.6

11.6 Industries employing residents of Mansfield are largely similar to average rates regionally and nationally; however, there are less people employed in ‘professional, scientific, and technical activities’ and ‘transportation and storage’ industries than found at the regional and national levels, and more people employed in ‘administrative and support service activities’ and ‘wholesale and retail trade’ industries. **Table 13.3** identifies employee jobs by industry; however, this excludes farm-based agriculture, self-employed, government-supported trainees and HM Forces.

Table 13.3: Employee Jobs by Industry (% total employee jobs)⁶¹

Industry	Mansfield	East Midlands	Great Britain
Mining and Quarrying	0.0	0.2	0.2
Manufacturing	10.0	13.1	8.1
Electricity, Gas, Steam and Air Conditioning Supply	0.0	0.7	0.4
Water Supply; Sewerage, Waste Management and Remediation Activities	0.6	0.6	0.7
Construction	6.2	5.0	4.6
Wholesale and Retail Trade; Repair of Motor Vehicles and Motorcycles	20.0	17.1	15.3
Transportation and Storage	2.0	5.3	4.9
Accommodation and Food Service Activities	6.2	7.5	7.5
Information and Communication	1.5	2.2	4.2
Financial and Insurance Activities	1.5	1.5	3.6
Real Estate Activities	0.9	0.9	1.6
Professional, Scientific and Technical Activities	3.8	6.5	8.6
Administrative and Support Service Activities	12.5	9.5	9.0
Public Administration and Defence; Compulsory Social Security	4.4	3.9	4.3
Education	8.8	8.7	8.9

⁶¹ Ibid.

Human Health and Social Work Activities	15.0	13.1	13.3
Arts, Entertainment and Recreation	2.2	2.2	2.5
Other Service Activities	1.8	1.8	2.1

- 11.7 In terms of enterprise and innovation, Mansfield has less people in the information and communication sector (1.5%) than both the East Midlands (2.2%) and Great Britain (4.2%) and less in financial and other business services than found at the national level. An increase in these sectors may present opportunities for entrepreneurship in Mansfield.

Mansfield Local Plan SA Report: Appendix B – Context Review

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

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

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

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

National

National Planning Policy Framework	Ministry of Housing, Communities and Local Government (2012)	http://webarchive.nationalarchives.gov.uk/20180608095821/https://www.gov.uk/government/publications/national-planning-policy-framework--2	<p>The National Planning Policy Framework is a key part of the government's reforms to make the Planning system less complex and more accessible. It aims to simplify the Planning process reducing previously cumbersome documents.</p> <p>The framework acts as guidance for local Planning authorities and decision-takers, both in drawing up Plans and making decisions about Planning applications.</p>	The Plan will be guided by the NPPF and must be in accordance with its core principles.	The SA must be in accordance with the NPPF, particularly as the NPPF states that sustainable development is the golden thread which runs through it.
Planning Practice Guidance	Department for Communities and Local Government 2014	http://Planningguidance.Planningportal.gov.uk/	<p>Planning Practice Guidance to support the National Planning Policy Framework is published online and regularly updated.</p> <p>This guidance is intended to assist practitioners. Ultimately the interpretation of legislation is for the Courts but this guidance is an indication of the Secretary of State's views. The department seeks to ensure that the guidance is in plain English and easily understandable. Consequently it may sometimes be oversimplified and, as the law changes quickly.</p>	Planning Practice Guidance will help guide the Plan making process, helping shape the Plan.	Planning Practice Guidance will be referred to in the SA where appropriate. The SA will be written in line with best practise principles and those set out in guidance.

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

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

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A green future: 25 Year Environment Plan	HM Government (2018)	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/673203/25-year-environment-plan.pdf	<p>This plan sets out government actions to protect threatened species and provide richer wildlife habitats. Policies are set out to support thriving plants and wildlife at sea, on land, and in freshwaters. These include:</p> <ul style="list-style-type: none"> ▪ The restoration of marine biodiversity; ▪ More protected seas; ▪ Sustainable populations of key marine species; ▪ Productive seafloor habitats; ▪ Restoration of terrestrial and freshwater protected sites; ▪ Creation of wildlife-rich habitat outside of protected areas; ▪ More woodland; and ▪ Action to protect threatened, iconic, or economically important species <p>The implementation of this plan aims to achieve clean air, clean and plentiful water, reduced risk from environmental hazards, and managed exposure to chemicals. Specific policies and actions relating to environmental quality include:</p> <ul style="list-style-type: none"> ▪ Improving soil health and restoring and protecting our peatlands; ▪ Respecting nature in how we use water; ▪ Reducing pollution; and ▪ Maximising resource efficiency and minimising environmental impacts at end of life. 	Policies will need to ensure that development does not have a detrimental impact on biodiversity & the environmental hazards.	The SA Framework will include objectives relating to biodiversity and other environmental hazards and will consider impacts on biodiversity in accordance with existing guidance.
Air Quality Plan for Nitrogen Dioxide in the UK	Department for Environment, Food & Rural Affairs (2017)	https://www.gov.uk/government/publications/air-quality-plan-for-nitrogen-dioxide-no2-in-uk-2017	This sets out a plan for reducing the concentrations of roadside nitrogen dioxide, in order to meet legal requirements set out in the Air Quality Standard Regulations 2010.	Will need to consider the guidance provided in this document.	Include the relevant objectives within the SA Framework objectives and appraisal criteria.

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Conserving Biodiversity: The UK Approach	DEFRA Non-Statutory 2011	http://www.defra.gov.uk/wildlife-countryside/pdf/biodiversity/conbiouk-102007.pdf	<p>This statement has been prepared by the UK Biodiversity Standing Committee on behalf of the UK Biodiversity Partnership. Its purpose is to set out the vision and approach to conserving biodiversity within the UK's devolved framework for anyone with a policy interest in biodiversity conservation.</p> <p>In different parts of the UK, our ability to set our own priorities and find our own answers is important, and a key part of achieving sustainability, but the challenges are shared and we have common goals. This document sets out what these are, and is a demonstration that we are all committed to meet them. It has been agreed by the administrations in Scotland, Wales and Northern Ireland and by the UK government.</p> <p>The framework complements One future - different paths, the UK's framework for sustainable development, which recognises the importance of living within environmental limits in order to conserve biodiversity. It sets out an approach to biodiversity conservation that is designed not only to meet the commitment to halt the loss of biodiversity by 2010, but to guide action well into the second decade of the 21st century at a time when the challenges faced by the natural environment are great.</p> <p>It comprises</p> <ul style="list-style-type: none"> ▪ A shared purpose in tackling the loss and restoration of biodiversity ▪ The guiding principles that we will follow to achieve it ▪ Our priorities for action in the UK and internationally ▪ Indicators to monitor the key issues on a UK basis 	Policies will need to ensure that development does not have a detrimental impact on biodiversity.	The SA Framework will include objectives relating to biodiversity and will consider impacts on biodiversity in accordance with existing guidance.
The Conservation of Habitats and Species Regulations	HM Government 2010	http://www.legislation.gov.uk/ukksi/2010/490/pdfs/ukksi_20100490_en.pdf	The Regulations provide for the designation and protection of 'European Sites', the protection of 'European protected species' and the adaption of Planning and other controls for the protection of European Sites. The Regulations enable the country agencies to enter into management agreements on land within or adjacent to a European site, in order to secure its conservation. The Regulations make it an offence (subject to exceptions) to deliberately capture, kill, disturb, or trade in the animals listed in Schedule 2, or pick, collect, cut, uproot, destroy, or trade in the Plants listed in Schedule 4.	The Plan will need to consider the guidance provided in this document, particularly when writing its biodiversity policy.	The SA will include relevant objectives within the SA Framework objectives and appraisal criteria.

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Diversity and Equality in Planning - A good practice guide	Office of the Deputy Prime Minister Non-Statutory 2005	http://webarchive.nationalarchives.gov.uk/+/http://www.communities.gov.uk/documents/Planningandbuilding/pdf/324051	This good practice guide shows how Planners can take account of the Planning needs of a diverse population in their policies and practices, and in particular to help Planning officers understand how to relate spatial Planning to diversity issues. Objectives: To tackle disadvantage by reviving the most deprived neighbourhoods, reducing social exclusion, and supporting society's most vulnerable groups. To create sustainable communities by delivery of equality of opportunity, and of inclusive high quality services. To recognise that different people and groups of people have different needs, and to effectively engage with all customers of the Planning service. To encourage Local Authorities to understand the make up of the communities they serve, and to monitor the effectiveness of their policies.	Will need to consider the guidance provided in this document.	Include the relevant objectives within the SA Framework objectives and appraisal criteria. Ensure that equality of effects are considered in the SA.
Planning our electric future: a white paper for secure, affordable and low-carbon energy	Department of Energy and Climate Change 2011	https://www.gov.uk/government/publications/Planning-our-electric-future-a-white-paper-for-secure-affordable-and-low-carbon-energy	This white paper sets out the government's commitment to transform the UK's electricity system to ensure that our future electricity supply is secure, low-carbon and affordable	Will need to consider the guidance provided in the white paper.	Include the relevant objectives within the SA Framework objectives and appraisal criteria.
Equalities Act	Her Majesty's Stationary Office Statutory 2010	http://www.legislation.gov.uk/ukpga/2010/15/pdfs/ukpga_20100015_en.pdf	The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society. It replaced previous anti-discrimination laws with a single Act, making the law easier to understand and strengthening protection in some situations. It sets out the different ways in which it's unlawful to treat someone.	Will need to consider the guidance provided in this document and ensure that policies within the PLAN promote inclusive communities.	Include the relevant objectives within the SA Framework objectives and appraisal criteria.
The Equality Strategy - Building a Fairer Britain	HM Government (2010)	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/85299/equality-strategy.pdf	The governments approach to tackling inequality by focusing on creating equal opportunities for all, devolving power to people, transparency, supporting social action and embedding equality.	Will need to consider the guidance provided in this strategy.	Include the relevant objectives within the SA Framework objectives and appraisal criteria.
Future water: The government's water strategy for England)	Defra 2011	https://www.gov.uk/government/publications/future-water-the-government-s-water-strategy-for-england	The government has launched its new water strategy for England, Future Water. This includes: sustainable delivery of secure water supplies, an improved and protected water environment, fair, affordable and cost-reflective water charges, reduced water sector greenhouse gas emissions and more sustainable and effective management of surface water.	Will need to consider the environmental guidance provided in this document and include policies within the PLAN which will address the objectives.	Include the relevant objectives within the SA Framework objectives and appraisal criteria.

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Understanding Place: Conservation Area Designation, Appraisal and Management	Historic England Non-Statutory 2011	https://historicengland.org.uk/images-books/publications/understanding-place-conservation-area/	<p>This revised guidance, issued initially as a consultation, sets out ways to manage change in a way that conserves and enhances historic areas through conservation area designation, appraisal and management.</p> <p>This document is based on 'Guidance on conservation area appraisals' (English Heritage 2005) and 'Guidance on the management of conservation areas' (English Heritage 2005) which were published as separate consultation documents. Comments in response to these consultations focused on the adoption of conservation appraisals and management Plans within the Planning system (which is a matter for local authorities and their communities). The principles of the approach were widely accepted and these documents have been used and referenced frequently in Planning policy, development management and appeal decisions since their publication.</p> <p>There have been significant legislative and policy developments since the consultation documents were published and more changes will follow. For this reason this web-based document is in the process of being revised:</p> <ul style="list-style-type: none"> ▪ To reflect changes resulting from the NPPF, Localism and other Government initiatives ▪ Once the impact of proposed reforms on the Local Authority Planning system has been understood 	Need to follow good practice and national guidance when formulating the DPD.	Include the relevant objectives and proposals in the SA Framework objectives and appraisal criteria.
The National Adaptation Programme - Making the Country Resilient to a Changing Climate	HM Government 2013	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/209866/pb13942-nap-20130701.pdf	This outlines the work being undertaken to help the UK adapt successfully to future weather conditions. It contains a range of policies and proposals to address the climate impacts predicted by the UK Climate Change Risk Assessment and sets out the most urgent areas for action. It also highlights the opportunities related with future climate change.	Policies will need to ensure they have taken account of the key principles.	Include the relevant objectives within the SA Framework objectives and appraisal criteria

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National Policy Statement: Hazardous Waste	Defra 2013	https://www.gov.uk/government/publications/hazardous-waste-national-policy-statement	This sets out government policy on hazardous waste which involves: <ul style="list-style-type: none"> ▪ The protection of human health and the environment; ▪ Implementation of the waste hierarchy; ▪ Self-sufficiency and proximity of disposal facilities; and ▪ Climate change mitigation and adaption. 	The plan will need to follow policies within the statement, particularly when writing its waste policy.	Include the relevant objectives within the SA Framework objectives and appraisal criteria
Landscape and seascape character assessments	Natural England & Defra 2014	https://www.gov.uk/guidance/landscape-and-seascape-character-assessments	Landscape character assessment (LCA) is the process of identifying and describing variation in character of the landscape. LCA documents identify and explain the unique combination of elements and features that make landscapes distinctive by mapping and describing character types and areas. They also show how the landscape is perceived, experienced and valued by people.	Policies will need to ensure they have taken account of the key principles.	The SA Framework will encompass the principles set out.
Natural England Corporate Plan 2014 - 2019	Natural England 2014	https://www.gov.uk/government/publications/natural-england-corporate-plan-2014-to-2019	This document explains our ongoing commitment to play our part in delivering the government's priorities for the natural environment whilst meeting our statutory duties and core environmental outcomes. This will be achieved through working constructively with local partners and communities and our partners across the Defra network.	Strategic aims will need to take account of the objectives of Natural England.	Include relevant objectives in the SA Framework and appraisals criteria.
Natural Environment White Paper	Defra 2012	http://www.official-documents.gov.uk/document/cm80/8082/8082.pdf	This white paper sets out the importance of a healthy, functioning natural environment to sustained economic growth, prospering communities and personal well-being.	Policies will need to ensure they have taken account of the key principles.	The SA Framework will encompass the principles set out.
2010 to 2015 government policy: water quality	Defra; Environment Agency and Natural England	https://www.gov.uk/government/publications/2010-to-2015-government-policy-water-quality/2010-to-2015-government-policy-water-quality	Sets out the government's need to address the fact that only 27% of controlled waters are classified as 'Good Status' under the EU Water Framework Directive.	The Plan will need to consider the guidance when devising water policy.	Include the relevant objectives within the SA Framework objectives and appraisal criteria.

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Planning Policy for Traveller Sites	Department for Communities and Local Government 2012 (updated 2015)	https://www.gov.uk/government/publications/Planning-policy-for-traveller-sites	<p>This document sets out the Government's Planning policy for traveller sites.</p> <p>The Government's overarching aim is to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled community.</p>	Will need to ensure that policies in relation to Gypsies and Travellers relate to the key principles of this guidance.	Include the relevant objectives within the SA Framework objectives and appraisal criteria.
Planning Together: Updated Practical Guide For Local Strategic Partnerships And Planners	Department for Communities and Local Government	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/83334/1193492.pdf	This short, practical guide is focused on the strategic leadership role of local authorities working through Local Strategic Partnerships (LSPs) and the Planning system to shape good places and deliver quality services.	<p>Work on the PLAN should involve the LSP (MASP) in order to:</p> <ul style="list-style-type: none"> • benefit from the LSPs role in promoting and co-ordinating local stakeholder, community and business involvement in local decision-making; • contribute to the preparation of the SCS, and ensure that key spatial Planning objectives for the area are fully aligned with the priorities identified in the SCS; • understand the local Plans and strategies of other service-delivery agencies and investors in the locality and ensure they are reflected in local Planning policy • ensure other service and delivery agencies, community organisations and businesses are aware of spatial policies identified in the PLAN and RSS and take account of these in their own business Planning. 	We should consult the LSP (MASP) on the SA Framework.

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Towards a Sustainable Transport System	DFT Non-Statutory 2007	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/228953/7226.pdf	<p>This document looks at 5 goals with an aim to</p> <ul style="list-style-type: none"> to maximise the competitiveness and productivity of the economy to address climate change, by cutting emissions of carbon dioxide (CO2) and other greenhouse gases to protect people's safety, security and health to improve quality of life, including through a healthy natural environment to promote greater equality of opportunity 	Policies should support the objectives of this document in order to make the transport systems in Mansfield as sustainable as possible.	The SA Framework will need to formulate objectives that will address the economy, air quality, safety and accessibility of transport.
Transport Investment Strategy - Moving Britain Ahead	Department for Transport 2017	https://www.gov.uk/government/publications/transport-investment-strategy	This strategy sets out the Department for Transport's approach for future investment decisions and priorities. At the local level, the strategy relies on devolved decision-making where local communities have the power and will be backed by funding. Investment aims to achieve a transport network that is reliable, well-managed, safe, and works for everyone. The transport system should also provide smooth, fast and comfortable journeys, and have the right connections in the right places.	Policies will need to ensure they have taken account of the key principles.	Include the relevant objectives and criteria in the SA Framework.
Safer Places: The planning System and Crime Prevention	ODPM 2004	https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7784/147627.pdf	This document aims to encourage greater attention to the principles of crime prevention and to the attributes of safer places. Seeks well-designed places where people feel safe and secure; where crime and disorder, or the fear of crime, doesn't undermine quality of life or community cohesion.	Policies will need to ensure they have taken account of the key principles.	Include the relevant objectives and criteria in the SA Framework.
Securing the future: delivering UK sustainable development strategy	Defra 2011	https://www.gov.uk/government/publications/securing-the-future-delivering-uk-sustainable-development-strategy	<p>The Strategy takes account of developments since the 1999 Strategy, both domestically and internationally; the changed structure of government in the UK with devolution to Scotland, Wales and Northern Ireland; greater emphasis on delivery at regional level and the new relationship between government and local authorities.</p> <p>It takes account of new policies since 1999, and it highlights the renewed international push for sustainable development from the World Summit on Sustainable Development in Johannesburg in 2002. The lead Department, Defra, chairs a Programme Board to oversee delivery of the Strategy, but all UK Departments share responsibility for making sustainable development a reality.</p>	Need to reflect the objectives of this strategy within the policies of the Plan.	Include the relevant objectives and criteria in the SA Framework.

Relevant Plan or Programme	Author / Status / Date	Link to document	Key Objectives or Requirements of Plan	Implications for Plan	Implications for SA
National Infrastructure Plan	HM Treasury 2014	https://www.gov.uk/government/uploads/attachment_data/file/381884/2902895_NationalInfrastructurePlan2014_acc.pdf	The National Infrastructure Plan outlines the vision for the future of UK economic infrastructure. The Plan sets out the challenges facing UK infrastructure and the government's strategy for meeting the infrastructure needs of the UK economy. The Plan contains major commitments for investment in important infrastructure projects and explains how the UK will attract new private sector business.	Need to reflect the objectives of this strategy within the policies of the Plan.	Include the relevant objectives and criteria in the SA Framework.
Waste Management Plan for England	Defra 2013	http://www.defra.gov.uk/environment/waste/strategy/strategy07/pdf/waste07-strategy.pdf	The Waste Management Plan for England is a high level document which outlines the steps required to move towards a zero waste economy as part of the transition to a sustainable economy. This Plan fulfils the Waste Framework Directive (WFD) Article 28 mandatory requirements, and other required content as set out in Schedule 1 to the Waste (England and Wales) (Amendment) Regulations 2014. The Plan provides an analysis of current waste management practices in England, and evaluates implementation of the objectives and provisions of the revised WFD.	Need to reflect the objectives of this strategy within the policies of the Plan in order to reduce the amount of waste sent to landfill sites and promote recycling.	Include the relevant objectives and criteria in the SA Framework.
National Planning Policy for Waste	Defra 2014	https://www.gov.uk/government/publications/national-Planning-policy-for-waste	The National Planning Policy for Waste provides the Planning framework to enable Local Authorities to put forward, through local waste management Plans, strategies that identify sites and areas suitable for new or enhanced facilities to meet the waste management needs of their areas. Information is also included concerning non-waste developments, including any development whose end function is not directly related to waste, waste developments include: landfills; waste disposal; waste treatment; waste recycling Plants; and Household Waste Recycling Centres (HWRCs).	Plan policies and land allocations will need to address implications of future development on the water environment.	Include the relevant objectives and criteria in the SA Framework.
Wildlife and Countryside Act	DEFRA Statutory 1981	http://www.incc.gov.uk/page-3614#download	Addresses species protection and habitat loss by setting out the protection that is afforded to wild animals and Plants in Britain.	Policies will consider the potential impact of new development on wildlife species and habitats.	The SA Framework will include objectives to protect habitats and wildlife.

Regional

D2N2 LEP Strategic Economic Plan	D2N2 Local Enterprise Partnership (2014)	http://www.d2n2lep.org/write/Documents/D2N2_SEP_Mar_ch_31st.pdf	<p>The D2N2 LEP Strategic Economic Plan (D2N2 LEP SEP) outlines the vision for the Derbyshire and Nottinghamshire future economy.</p> <p>The main goals of this plan are to have an innovation-led economy which will secure a wide range of jobs to the area that will fulfill different variety of skills sets. The D2N2 LEP SEP also states that the projected growth in jobs will come with increased housing supply for the area. One of the ways the D2N2 LEP SEP aims to gain an innovation-led economy is by identifying key sectors the region is good at and expanding them through foreign direct investment and trade. This will enable the area to put in place the infrastructure to support the economic growth in a sustained way.</p>	<p>Will need to consider the Strategic Economic Plan in the production of the PLAN as policies will need to reflect and support the strategic aims and priorities for the Local Enterprise Partnership area.</p>	<p>The SA Framework's objectives should be consistent and support the objectives laid out in the Strategic Economic Plan.</p>
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Local (County Level)

A Breath of Fresh Air for Nottinghamshire - Nottinghamshire Air Quality Strategy (2008)	The Nottinghamshire Environmental Protection Working Group	https://uk-air.defra.gov.uk/assets/documents/no2/en/Local_zone8_Nottingham_AQActionplan_1.pdf	This document aims to help local authorities and partner organisations manage and improve ambient air quality and to protect the health and wellbeing of the public. Objectives: Minimise air pollution and the impact of global warming and climate change. Encourage sustainable development in Nottinghamshire to protect the health and wellbeing of the population. To work with businesses, stakeholders and the residents of Nottinghamshire to encourage sustainable improvements in air quality.	Need to include policies that minimise air pollution and the impact of global warming and climate change.	The SA Framework should reflect the aims and objectives within the Strategy.
A Cultural Strategy for Nottinghamshire County Council 2011-2021	Nottinghamshire County Council 2011	http://www.nottinghamshire.gov.uk/EasySiteWeb/GatewayLink.aspx?allid=167635	The strategy's vision is for Nottinghamshire to be a county where people enjoy life, are healthy, safe and prosperous; and where business is able to thrive. The county aims to promote, deliver and support cultural services that are high quality and accessible to all.	Need to include policies that support cultural development and maximise the potential of the historical, cultural, environmental and archaeological heritage in order to develop tourism infrastructure.	Include local housing target and sustainable communities' criteria in the SA Framework.
A Local Offsetting Strategy for Nottinghamshire	Nottinghamshire County Council 2012	http://www.nottinghamshire.gov.uk/media/2368/biodiversity_offsetting_strategy.pdf	Nottinghamshire has been selected as one of six pilot areas nationally to trial biodiversity offsetting. The pilot will run for two years from 1st April 2012, and is being led by Nottinghamshire County Council. The Local Offsetting Strategy sets out how the offsetting process will be managed in Nottinghamshire, and has been developed by participating local authorities with input from interested stakeholders.	Policies should assist in the conservation and enhancement of biodiversity.	The SA Framework should include the protection and enhancement of biodiversity and natural heritage.
Landscape Character Assessment – Bassetlaw, Nottinghamshire	Bassetlaw District Council	http://cms.nottinghamshire.gov.uk/lcabbassetlawreport.pdf	The Nottinghamshire Landscape Guidelines published in 1997 have been updated. The County wide character assessment is now contained in three separate reports. The Bassetlaw report is applicable to Mansfield. The document provides an objective methodology for assessing the varied landscape within Bassetlaw and contains information about the character, condition and sensitivity of the landscape to provide a greater understanding of what makes the landscape within Bassetlaw locally distinctive.	See Natural England, Landscape Character Assessments (above) for further information.	See Natural England, Landscape Character Assessments (above) for further information.
Nottinghamshire Joint Health and Wellbeing Strategy	Nottinghamshire County Council 2018	http://www.nottinghamshire.gov.uk/media/129223/the-joint-health-and-wellbeing-strategy-2018-2022.pdf	The Joint Health and wellbeing strategy aims to improve the health and wellbeing of the people of Nottinghamshire and reduce health inequalities with four identified ambitions; to give everyone a good start in life; to have healthy and sustainable places; to enable healthier decision making; and to work together to improve health and care services.	Policies should assist in the improvement to health and wellbeing.	The SA Framework should include improvements to health and wellbeing and aim to reduce health inequalities.

Nottinghamshire Joint Strategic Needs Assessment	Nottinghamshire County Council 2017	http://nottinghamshireinsight.org.uk/research-areas/jsna/summaries-and-overviews/the-people-of-nottinghamshire-2017/	The Strategic Needs assessment aims to paint a picture of what it is like to live, work, learn and travel in Nottinghamshire and how important these social factors are to health and wellbeing.	Policies should reflect the aims of these social factors to improve health and wellbeing.	The SA Framework should include improvements to health and wellbeing and aim to reduce health inequalities.
Nottinghamshire Sustainability and Transformation Plan	Nottinghamshire County Council, Nottingham City Council & NHS 2016	http://www.mansfield.gov.uk/CHttpHandler.ashx?id=8891&p=0	<p>The plan seeks to drive change in five high impact areas; promoting wellbeing, prevention, independence and self-care; strengthening primary, community, social care and carer services; simplifying and improving urgent and emergency care; delivering technology enabled care; and ensuring consistent, evidence based pathways in planned care. Improving housing and the environment is identified within the plan as an area for continuous improvement, with the aim to maximise the potential improvements in health and wellbeing by addressing the wider determinants of health such as housing standards and environmental factors, including;</p> <ul style="list-style-type: none"> • Improved standards and quality in private sector housing to meet the needs of citizens both now and in the future • People supported to live independently in adapted and appropriate housing to reduce demand for health and care services • A planning system that takes full account of future health needs through the provision of green and open spaces to encourage participation in physical activity, quality adaptable housing and employment opportunities • Improved air quality in key hotspot areas in a way that has an impact on citizen health with an impact on reductions in mortality attributable to particulate air pollution from 6 (city) and 5.8 (county) to 4.7 • Reduce fuel poverty to 12.2 (city) and 8 (county) 	Policies should reflect the aims of these wider determinants to improve health and wellbeing.	The SA Framework should include improvements to health and wellbeing and aim to reduce health inequalities.

Nottinghamshire Local Transport Plan3 2011-2026	Nottinghamshire County Council 2011	http://site.nottinghamshire.gov.uk/travel/Plansstrategiesandtenders/local-transport-Plan/ltp3/	<p>The Council sets out Nottinghamshire's transport strategy and outlines a programme of measures to be delivered over the short, medium and long term. The strategy covers all types of transport including public transport, walking, cycling, cars and freight. The Plan covers the whole county and spans from 2011-2026. The Local Transport Plan is made up of two separate documents:</p> <ul style="list-style-type: none"> • the Local Transport Plan Strategy which details the County Council's vision and the strategy to deliver the vision; and • the Implementation Plan which details the transport improvements that will help deliver the strategy. <p>The Plan is underpinned by 12 local transport objectives which identify how transport in the county will help support economic growth; protect the environment; improve health and safety; improve accessibility; and maintain and improve existing infrastructure.</p>	Policies should reflect the aims and objectives of the LTP. Policies should, in particular, seek to assist in maintaining and improving access to facilities through the promotion of sustainable development.	The SA Framework should reflect the importance of facilitating an integrated approach to transport and promoting alternative modes of transport, other than the car.
Nottinghamshire Cycling Strategy 2016	Nottinghamshire County Council 2016	http://www.nottinghamshire.gov.uk/planning-and-environment/walking-cycling-and-rights-of-way/cycling/cycling-strategy#CSDP	<p>The draft strategy sets out how the council will work with partners, stakeholders and the public to increase cycling levels and improve cycling safety in Nottinghamshire. It sets out the council's cycling vision for Nottinghamshire and how the council aim to deliver this, including:</p> <ul style="list-style-type: none"> • improving cycling safety; • developing prioritised high quality, joined up, safe, well connected cycle network in Nottinghamshire; • providing for the integration of cycling with other longer distance passenger transport modes; • encouraging more people to cycle more often; and • securing and allocating funding for cycling improvements within Nottinghamshire. 	The PLAN will need to include measure to help encourage people to cycle, and to ensure that cycle routes are safe, well lit etc.	The SA Framework should include objectives that encourage the use of alternative transport modes to the private car.
New Minerals Local Plan	Nottinghamshire County Council 2018	http://www.nottinghamshire.gov.uk/Planning-and-environment/minerals-local-Plan/new-minerals-local-Plan	<p>The new Minerals Local Plan will set out the Council's overall approach to future mineral provision in Nottinghamshire up to 2030. Key issues will include:</p> <ul style="list-style-type: none"> • the amount of minerals that will need to be produced to meet demand; • the location of future sites; and • the social and environmental impacts of mineral working. 	Need to include policies related to safeguarding mineral resources and the protection of the environment.	The SA Framework should reflect the objectives within the Minerals Local Plan

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

<p>Nottinghamshire's Sustainable Community Strategy 2010-2020</p>	<p>Nottinghamshire County Council 2010</p>	<p>http://www.nottinghamshire.gov.uk/media/108603/nottinghamshire-sustainable-community-strategy-2010-2020.pdf</p>	<p>The Sustainable Community strategy has a vision for the whole of Nottinghamshire to excel on the following bullet points:</p> <ul style="list-style-type: none"> - A greener Nottinghamshire: some objectives to fulfill this are the following reduction of co2 emissions, increase household waste that is recycled, increase the number of open spaces for people to use. - Increasing the welfare of children particularly through education and training. Some objectives to fulfill this is trying to keep young people in education/training until the age of 18 - Increasing the safety of the area - Increasing the health and wellbeing of individuals through education groups for the particular health-related issue such as a tackling obesity group on obesity issues. - Increased economic growth through public infrastructure and an increased skills set of people in the economy - Keeping communities strong through local assets and community engagement through decision-making processes <p>In regards to Mansfield in particular the main focus is to increase economic growth, community engagement, increased safety and health and wellbeing.</p>	<p>The Plan will need to consider all the relevant objectives of the Community Strategy.</p>	<p>The SA Framework needs to reflect the relevant aims of the community strategy by including objectives and criteria based around the seven themes identified.</p>
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Local (Plans of Adjoining Authorities)

<p>Ashfield Local Plan Review</p>	<p>Ashfield District Council Statutory November 2002</p>	<p>http://www.ashfield-dc.gov.uk/ccm/navigation/environment/Planning-policies-and-projects/ashfield-local-Plan-review.jsessionid=1D22D42A506948E55D8BB24FFB2BA016</p>	<p>The Ashfield Local Plan Review reflects the aims of the Structure Plan Review in setting a framework for development, namely:</p> <ul style="list-style-type: none"> • To protect and enhance the environment • Meet employment needs to 2011 • Meet overall housing needs to 2011 in appropriate locations • Balance the need for development with the need to maintain the quality of the environment • Make optimum use of the scarce resources of land, finance and labour • Enhance town centres. <p>To achieve these aims the Local Plan Review has the following strategic objectives:</p> <ul style="list-style-type: none"> • Concentration of development in Main Urban Areas • Protection of the countryside • Protection of the built heritage • Control of pollution • Consider land use and transport objectives together to minimise the need to travel • Protect and enhance leisure resources. <p>Ashfield have submitted an up to date Local Plan for examination by an inspector appointed by the Secretary of State. Examination hearings are due to be held in October 2018.</p>	<p>Recognise cumulative needs and impacts of businesses and residents in Mansfield and Ashfield.</p>	<p>Need to assess cumulative impacts of future development.</p>
<p>Bassetlaw LDF – Core Strategy</p>	<p>Bassetlaw District Council Statutory 2011</p>	<p>https://www.bassetlaw.gov.uk/media/105902/CS1AdoptedCoreStrategy.pdf</p>	<p>The Core Strategy sets out a vision for change in Bassetlaw to 2028, along with the place-specific policy approaches to be taken in order to achieve this vision.</p> <p>The Plan seeks to ensure that Bassetlaw will progress through a period of economic transition, as it successfully positions itself as a well-connected, attractive and good value area in which to live, work and learn.</p>	<p>Recognise cumulative needs and impacts of businesses and residents in Mansfield and Bassetlaw.</p>	<p>Need to assess cumulative impacts of future development.</p>

Bolsover District Council Local Plan	Bolsover District Council Statutory 2000	http://www.bolsover.gov.uk/localPlan/index.html	<p>The main themes of the Plan are:</p> <ul style="list-style-type: none"> • Sustainability • Regeneration • Making the district a better place to live, work and visit • Looking after our heritage. <p>Main requirements of the Plan are land allocations for housing, employment and retail.</p> <p>Bolsover have submitted an up to date Local Plan for examination by an inspector appointed by the Secretary of State.</p>	Recognise cumulative needs and impacts of businesses and residents in Mansfield and Bolsover.	Need to assess impacts of future development.
Newark and Sherwood District Council Core Strategy	Newark and Sherwood District Council Statutory 2011	http://www.newark-sherwooddc.gov.uk/corestrategy/	<p>The Core Strategy for Newark and Sherwood was adopted by the District Council on the 29th March 2011. It forms part of the Development Plan for the District and will be used in decision making on new development and the use of land. Further to this, the Allocations & Development Management Development Plan Document was adopted on the 16th July 2013.</p> <p>The vision for Newark and Sherwood includes:</p> <ul style="list-style-type: none"> • A diverse economy; • Attractive and vibrant towns; • Housing and employment growth; • Historic built environment protection and enhancement; and • Environmental enhancement. <p>A review of the Core Strategy has since been submitted for examination by an inspector appointed by the Secretary of State. Modifications suggested by the inspector are currently being consulted upon. The consultation is due to last until late September 2018.</p>	Recognise cumulative needs and impacts of businesses and residents in Mansfield and Newark and Sherwood.	Need to assess impacts of future development.

Local (District Level)

Mansfield Air Quality Annual Status Report	Mansfield District Council 2017	http://www.mansfield.gov.uk/CHttpHandler.ashx?id=9468&p=0	The report provides an overview of air quality in the Mansfield District during 2016. The report is an annual requirement showing the strategies employed by Mansfield District Council to improve air quality and any progress that has been made. The report identifies that Mansfield District Council currently does not have any Air Quality Management Areas (areas in which exceedances occur).	Include policies that ensure improvements to air quality within the district.	Include the relevant objectives and proposals in the SA Framework objectives and appraisal criteria
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Mansfield District Corporate Plan 2016 - 2019	Mansfield District Council Non-Statutory 2005	http://www.mansfield.gov.uk/CHttpHandler.ashx?id=8048&p=0	<p>The District Council has the vision of creating a more positive image of Mansfield District to develop people, businesses and investment in the area. Also, to improve confidence, pride and dignity, so that everyone can enjoy a good quality of life in their neighbourhoods.</p> <p>To achieve the vision over the next 10 years it is vital to:</p> <ul style="list-style-type: none"> • Reduce crime and disorder; • Ensure decent homes for all; • Revitalise our district, town centres and neighbourhoods; • Develop a high quality, clean and pleasant environment; • Ensure effective leadership and management 	<p>The Plan must be in accordance with the Corporate Plan by including policies that reflect the relevant objectives. These are:</p> <ul style="list-style-type: none"> • Reduce crime and disorder; • Ensure decent homes for all; • Revitalise our district, town centre and neighbourhoods; and, • Develop a high quality, clean and pleasant environment. 	<p>The SA Framework needs to reflect the aims of the corporate Plan by including objectives and criteria on reducing crime, providing decent homes, revitalising the district, and developing a high quality environment.</p>
Mansfield District Local Plan Preferred Options	Mansfield District Council 2017	http://www.mansfield.gov.uk/CHttpHandler.ashx?id=9521&p=0	<p>The document contains a revised vision that sets out how the council would like the District to look in 2033. Revised objectives are included to help deliver the vision and guide the selection of the preferred residential and employment sites to meet the District's housing and employment requirements for the plan period. The next stage of preparation of this plan will identify the District's growth target, for how much housing and employment land is required and which sites will be allocated for development.</p>	<p>Policies should recognise the needs and impacts of residents and businesses whilst balancing the need to protect and enhance the environment.</p>	<p>The SA Framework will need to appraise the PLAN which will, in due course, replace the Local Plan.</p>
Mansfield District Local Plan (Adopted)	Mansfield District Council Statutory 1998	http://www.mansfield.gov.uk/index.aspx?articleid=546	<p>The Local Plan was written to guide development in Mansfield up to the year 2006. However, the Plan has been 'saved' in line with the transitional arrangements of the new Planning system.</p> <p>The overriding strategic objectives of the Local Plan fall into three categories which are:</p> <ul style="list-style-type: none"> • Economic Growth and Development – objectives are aimed at accommodating residential, industrial and commercial development and at encouraging enterprise, investment and the creation of jobs. • Quality of Life – objectives are aimed at ensuring provision for retailing, leisure and countryside recreation, to maintain and enhance accessibility, to protect residential amenity and to meet social and community needs. • Conservation of Environmental Resources – objectives are aimed at protecting and enhancing the environment including listed buildings, archaeological sites, ancient monuments, designated sites of nature conservation value, the countryside, best agricultural land, natural habitats, the best features of the built environment. 	<p>Policies should recognise the needs and impacts of residents and businesses whilst balancing the need to protect and enhance the environment.</p>	<p>The SA Framework will need to appraise the PLAN which will, in due course, replace the Local Plan.</p>

Mansfield Strategic Flood Risk Assessment (SFRA)	Mansfield DC Non-Statutory 2008	http://www.mansfield.gov.uk/index.aspx?articleid=2105	Provides an assessment of the flooding risk in Mansfield, and the Plans for reduction and management.	Development priority to be given to land with little or no risk of flooding and which will not exacerbate flooding elsewhere.	The SA Framework should include criteria on the reduction and management of flood risk.
Mansfield Strategic Flood Risk Assessment (SFRA)	Mansfield DC Non-Statutory 2018	http://www.mansfield.gov.uk/CHttpHandler.ashx?id=9825&p=0	The assessment provides a high level overview of flood risk issues within Mansfield District to help inform planning decisions. An Addendum was published in 2018 to ensure that the evidence base for the Mansfield District Local Plan is up to date, and consistent with changes in the NPPF.	Development priority to be given to land with little or no risk of flooding and which will not exacerbate flooding elsewhere.	The SA Framework should include criteria on the reduction and management of flood risk.
Mansfield Playing Pitch Strategy Action Plan	Neil Allen Associates 2016	http://www.mansfield.gov.uk/CHttpHandler.ashx?id=9630&p=0	Sets out the priorities for the delivery of outdoor sports facilities and playing pitches in the District up to 2025. The plan seeks to support: <ul style="list-style-type: none"> • Accessible, affordable and high quality opportunities are provided for all ages and abilities to experience and adopt a sporting habit for life • Outdoor sport is recognised and makes its contribution to addressing health inequalities and supporting people to live longer through healthier lifestyles, encouraging active lifestyles through participation in sport and tackling obesity • Outdoor sport contributes positively to the image and economy of the area, raising the profile as a sports friendly District; and • Sports facilities are well maintained and managed and are viable and sustainable 	Strategic aims will need to take account of the findings of this strategy.	Include relevant objectives in the SA Framework and appraisals criteria.
Mansfield Central Area Flood Risk Review	Wallingford Hydro Solutions Ltd 2018	http://www.mansfield.gov.uk/CHttpHandler.ashx?id=9790&p=0	The review builds on the existing strategic flood risk assessment, providing a focus on three key regeneration sites in and around the town centre. The study reviews additional sources of flooding and potential flood risk mitigation and other environmental enhancement opportunities.	The Plan will need to take account of this document.	Include relevant objectives in the SA Framework and appraisals criteria.
Mansfield Infrastructure Study and Delivery Plan	Mansfield District Council 2018	http://www.mansfield.gov.uk/article/7930/Transport--Infrastructure#InfrastructureStudyandDeliveryPlan	The plan assesses the quality and capacity of infrastructure for transport, water supply, wastewater and its treatment, energy (including heat), telecommunications, utilities, waste, health, social care, education, flood risk and coastal management, and its ability to meet forecast demands.	The Plan will need to take account of this document.	Include relevant objectives in the SA Framework and appraisals criteria.

Mansfield Urban Design Compendium	Baker Associates Not yet available	http://www.mansfield.gov.uk/index.aspx?articleid=1852	The Mansfield Town Centre Urban Design Compendium emphasises the high standards that should guide development in and around the town centre, and to ensure that all those involved in the development process are clear about what is considered to be high quality urban design. Future development should live up to the best of previous generations, reflecting the principles of sustainable urban design to provide an environment of the highest quality for the future.	The Plan will need to take account of this document.	Include relevant objectives in the SA Framework and appraisals criteria.
Mansfield District Retail & Commercial Leisure Study	Mansfield District Council Non-Statutory Update 2017	http://www.mansfield.gov.uk/CHttpHandler.ashx?id=9744&p=0	The report provides an update to quantitative retail and leisure capacity forecasts for the District.	The Plan will need to take account of this document.	Include relevant objectives in the SA Framework and appraisals criteria.

Mansfield Local Plan SA Report: Appendix C: Responses to the Scoping Report

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

Table AH.1 Consultation Responses to Question 1

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

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

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

Full Name	Comment ID	In your opinion, have all relevant plans, policies and programmes that will affect or influence the Core Strategy been included in Section 4 and Appendix 1. If not, what others should be included?	Please list any additional plans, policies or programmes which you believe are relevant, including source information.	Council Response
				providers and developers to ensure national and regional aims and objectives can be aligned and met, and in order to enable the road network to support the economic viability and sustainable growth of areas. We will also add the following key message to Table 4.1, under 'Accessibility and Transport' on page 24: "Ensure early participation with relevant bodies to ensure existing infrastructure can be maximised and that new infrastructure is delivered as required".
Alison Stuart	CSSASR47	No. The East Midlands Regional Landscape Character Assessment and the Greater Nottingham Landscape Character Assessment should both be included within this section. The former document was carried out by LDA Design Consulting LLP and issued in May 2009 for Natural England and the Greater Nottingham Landscape Character Assessment was produced by TEP in July 2009 for Nottinghamshire County Council with an addendum to include Mansfield District Council Area imminent.		The East Midlands Regional Landscape Character Assessment covers the whole region and gives a broad description of the Landscape Character found. It highlights that the eastern side of the Mansfield district falls within National Character Area 49 (Sherwood) and Regional Landscape Character Type 10b (Sandstone Forests and Heaths) and that the western side falls within National Character Area 30 (Southern Magnesium Limestone) and Regional Landscape Character Type 6d (Limestone Farmlands). The Mansfield Landscape Character Assessment document, which is to supersede the Nottinghamshire Landscape Guidelines, will be reviewed once it is completed. In our understanding this will integrate with the Sherwood Zone Landscape Assessment which covers approximately half of the district, and not form an addendum to the Greater Nottingham Character Assessment.

Table AH.2 Consultation Responses to Question 2

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

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

Table AH.3 Consultation Responses to Question 3

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

Table AH.4 Consultation Responses to Question 4

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

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

Table AH.5 Consultation Responses to Question 5

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

Table AH.6 Consultation Responses to Question 6

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

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

Table AH.7 Consultation Responses to Question 7

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

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

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

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

Table AH.8 Consultation Responses to Question 8

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

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

Table AH.9 Consultation Responses to Question 9

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

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

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

Mansfield Local Plan SA Report: Appendix D: Issues and Options Stage Appraisals

Stronger Communities

Appraisal of SC1 - Distribution of the affordable housing requirement

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

* = see next sheet

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

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

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

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

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

D- Business as usual*.

SA Objective	SC1 A	Summary & Mitigation	SC1 B	Summary & Mitigation	SC1 C	Summary & Mitigation	SC1 Alt 1	Summary & Mitigation
SA1: HOUSING	ST:	Applying a single percentage requirement for all housing sites throughout the district will help to meet the affordable housing needs of the district in the ST, however fewer affordable homes would be provided over the plan period as viability in areas where land value is lower would determine the percentage requirement (i.e. 10% from all areas is consistent, however more affluent areas may have been able to provide 40%). Over the LT there is likely to still be a need for more affordable homes.	ST:	Increasing percentages of affordable housing to areas that are in greatest need may help to ensure that the housing stock meets the housing needs of the district, however if land value is less in the areas of most need affordable homes may not be deliverable, as they will be less viable.	ST:	Maximising percentages of affordable housing where financial viability suggests higher levels can be achieved, would provide a higher level of affordable homes, however it may not meet the housing stock needs in some parts of the district. Areas where land is most viable may not necessarily be where affordable housing is most needed.	ST:	Allowing exception sites on the edge of smaller settlements and villages should support the housing needs of the district, as land value is likely to be lower making the developments more viable, however the effect is uncertain as the sites may not be in areas of most need.
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	LT:		LT:		LT:		LT:	
SA2: HEALTH	ST:	There is no significant link between this objective and distribution of affordable housing.	ST:	There is no significant link between this objective and distribution of affordable housing.	ST:	There is no significant link between this objective and distribution of affordable housing.	ST:	There is no significant link between this objective and distribution of affordable housing.
	MT:		MT:		MT:		MT:	
	LT:		LT:		LT:		LT:	
SA3: GREEN SPACES & CULTURE	ST:	Applying a single percentage requirement for the provision of affordable housing to all new housing developments may affect the viability of developer contributions for the provision of new, and upgrading of existing, open spaces, which would be needed to help meet this objective. Therefore the effect is uncertain.	ST:	Increasing percentages of affordable housing to areas that are in greatest need may affect the viability of developer contributions for the provision of new, and upgrading of existing, open spaces in these areas, which would be needed to help meet this objective. Therefore the effect is uncertain.	ST:	Maximising percentages of affordable housing required where financial viability suggests higher levels can be achieved may affect the viability of developer contributions for the provision of new, and upgrading of existing, open spaces in these areas, which would be needed to help meet this objective. Therefore the effect is uncertain.	ST:	Allowing exception sites on the edge of smaller settlements and villages may affect the viability of developer contributions for the provision of new, and upgrading of existing, open spaces in these areas, which would be needed to help meet this objective. Therefore the effect is uncertain.
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SA4: COMMUNITY SAFETY	ST:	No information given as to whether the provision would be on or off-site, or both. Using commuted sums for off-site provision may result in empty and underused properties being refurbished and put on the market as affordable dwellings. This would help meet this objective (improve community safety, reduce crime and the fear of crime) as it would help reduce the clusters of empty properties which create a poor image and are often subject to vandalism, break-ins, and can be associated with drug abuse. Empty properties reduce surveillance and increase opportunities for crime and anti-social behaviour generally.	ST:	No information given as to whether the provision would be on or off-site, or both. Using commuted sums for off-site provision may result in empty and underused properties being refurbished and put on the market as affordable dwellings. This would help meet this objective (improve community safety, reduce crime and the fear of crime) as it would help reduce the clusters of empty properties which create a poor image and are often subject to vandalism, break-ins, and can be associated with drug abuse. Empty properties reduce surveillance and increase opportunities for crime and anti-social behaviour generally.	ST:	No information given as to whether the provision would be on or off-site, or both. Using commuted sums for off-site provision may result in empty and underused properties being refurbished and put on the market as affordable dwellings. This would help meet this objective (improve community safety, reduce crime and the fear of crime) as it would help reduce the clusters of empty properties which create a poor image and are often subject to vandalism, break-ins, and can be associated with drug abuse. Empty properties reduce surveillance and increase opportunities for crime and anti-social behaviour generally.	ST:	+ This option would result in on-site provision, therefore would reduce the number of underused properties being refurbished and put on the market as affordable dwellings (via commuted sums). This would not help to meet this objective (improve community safety, reduce crime and the fear of crime) as it wouldn't reduce the clusters of empty properties which create a poor image and are often subject to vandalism, break-ins, and can be associated with drug abuse. Empty properties reduce surveillance and increase opportunities for crime and anti-social behaviour generally. This is considered to have a significant negative effect on the objective.
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SA5: SOCIETY	ST:	There is no significant link between this objective and distribution of affordable housing.	ST:	There is no significant link between this objective and distribution of affordable housing.	ST:	There is no significant link between this objective and distribution of affordable housing.	ST:	There is no significant link between this objective and distribution of affordable housing.
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SA6: BIODIVERSITY	ST:	No information given as to whether the provision would be on or off-site, or both. The refurbishment and re-use of existing underused properties (funded via commuted sums) can in some cases help prevent unnecessary release of greenfield land and therefore could have some benefits depending on the individual site to be developed. In the short term development is likely to come from permissions already granted.	ST:	No information given as to whether the provision would be on or off-site, or both. The refurbishment and re-use of existing underused properties (funded via commuted sums) can in some cases help prevent unnecessary release of greenfield land and therefore could have some benefits depending on the individual site to be developed. In the short term development is likely to come from permissions already granted.	ST:	No information given as to whether the provision would be on or off-site, or both. The refurbishment and re-use of existing underused properties (funded via commuted sums) can in some cases help prevent unnecessary release of greenfield land and therefore could have some benefits depending on the individual site to be developed. In the short term development is likely to come from permissions already granted.	ST:	This option would result in on-site provision on sites at the edge of smaller settlements and villages, therefore would put pressure on greenfield sites (potential biodiversity sites).
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SA7: BUILT & NATURAL ASSETS	ST:	There is no significant link between this objective and distribution of affordable housing.	ST:	There is no significant link between this objective and distribution of affordable housing.	ST:	There is no significant link between this objective and distribution of affordable housing.	ST:	There is no significant link between this objective and distribution of affordable housing.
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SA8: NATURAL RESOURCES	ST:	No information given as to whether the provision would be on or off-site, or both. The refurbishment and re-use of existing underused properties (funded via commuted sums) can in some cases help prevent unnecessary release of greenfield land and therefore could have some benefits depending on the individual site to be developed. In the short term development is likely to come from permissions already granted.	ST:	No information given as to whether the provision would be on or off-site, or both. The refurbishment and re-use of existing underused properties (funded via commuted sums) can in some cases help prevent unnecessary release of greenfield land and therefore could have some benefits depending on the individual site to be developed. In the short term development is likely to come from permissions already granted.	ST:	No information given as to whether the provision would be on or off-site, or both. The refurbishment and re-use of existing underused properties (funded via commuted sums) can in some cases help prevent unnecessary release of greenfield land and therefore could have some benefits depending on the individual site to be developed. In the short term development is likely to come from permissions already granted.	ST:	This option would result in on-site provision on sites at the edge of smaller settlements and villages, therefore would put pressure on greenfield sites and natural resources.
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SA9: WASTE	ST:	There is no significant link between this objective and distribution of affordable housing. It is the amount of housing provided overall that would increase waste production, not the type provided.	ST:	There is no significant link between this objective and distribution of affordable housing. It is the amount of housing provided overall that would increase waste production, not the type provided.	ST:	There is no significant link between this objective and distribution of affordable housing. It is the amount of housing provided overall that would increase waste production, not the type provided.	ST:	There is no significant link between this objective and distribution of affordable housing. It is the amount of housing provided overall that would increase waste production, not the type provided.
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SA10: ENERGY	ST:	There is no significant link between this objective and distribution of affordable housing. It is the amount of housing provided overall that would have an effect on energy usage, not the type provided.	ST:	There is no significant link between this objective and distribution of affordable housing. It is the amount of housing provided overall that would have an effect on energy usage, not the type provided.	ST:	There is no significant link between this objective and distribution of affordable housing. It is the amount of housing provided overall that would have an effect on energy usage, not the type provided.	ST:	There is no significant link between this objective and distribution of affordable housing. It is the amount of housing provided overall that would have an effect on energy usage, not the type provided.
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SA11: TRANSPORT	ST:	There is no significant link between this objective and distribution of affordable housing. It is the amount of housing provided overall, and its location, that would have an effect on the existing transport infrastructure etc, not the type provided.	ST:	There is no significant link between this objective and distribution of affordable housing. It is the amount of housing provided overall, and its location, that would have an effect on the existing transport infrastructure etc, not the type provided.	ST:	There is no significant link between this objective and distribution of affordable housing. It is the amount of housing provided overall, and its location, that would have an effect on the existing transport infrastructure etc, not the type provided.	ST:	There is no significant link between this objective and distribution of affordable housing. It is the amount of housing provided overall, and its location, that would have an effect on the existing transport infrastructure etc, not the type provided.
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SA12: EMPLOYMENT	ST:	There is no significant link between this option and the distribution of affordable housing requirement.	ST:	There is no significant link between this option and the distribution of affordable housing requirement.	ST:	There is no significant link between this option and the distribution of affordable housing requirement.	ST:	There is no significant link between this option and the distribution of affordable housing requirement.
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SA13: INNOVATION	ST:	There is no significant link between this option and the distribution of affordable housing requirement.	ST:	There is no significant link between this option and the distribution of affordable housing requirement.	ST:	There is no significant link between this option and the distribution of affordable housing requirement.	ST:	There is no significant link between this option and the distribution of affordable housing requirement.
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SA14: BUSINESS LAND & INFRA- STRUCTURE	ST:	There is no significant link between this option and the distribution of affordable housing requirement.	ST:	There is no significant link between this option and the distribution of affordable housing requirement.	ST:	There is no significant link between this option and the distribution of affordable housing requirement.	ST:	There is no significant link between this option and the distribution of affordable housing requirement.
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Stronger Communities

Appraisal of SC1 - Distribution of the affordable housing requirement

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

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

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

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

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

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

D - Business as usual.

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

SA13: INNOVATION	LT: MT: ST:	There is no significant link between this option and the distribution of affordable housing requirement.	LT: MT: ST:	There is no significant link between this option and the distribution of affordable housing requirement.	LT: MT: ST:	There is no significant link between the 'business as usual' approach and the distribution of affordable housing requirement.
SA14: BUSINESS LAND & INFRA- STRUCTURE	LT: MT: ST:	There is no significant link between this option and the distribution of affordable housing requirement.	LT: MT: ST:	There is no significant link between this option and the distribution of affordable housing requirement.	LT: MT: ST:	There is no significant link between the 'business as usual' approach and the distribution of affordable housing requirement.

Summary

The appraisal of this issue has highlighted that the use of commuted sums towards the improvement of existing housing stock (for use for affordable housing) would have a significant positive effect upon community safety as it would encourage the refurbishment of empty / poor quality housing which often increase opportunities for crime and anti-social behaviour. It is acknowledged that although on site affordable housing provides more certainty as to how many affordable units will be provided, it does little to improve of existing areas of poorer housing, which contributions may help improve through the use of monies that otherwise would not be available. On a negative side however it could result in less affordable homes being provided for in the short to medium term due to the pooling of contributions needed to provide sufficient funding to undertake improvements.

Stronger Communities

Appraisal of SC4 - Open Space, Sport and Recreation.

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

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

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

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

C - Business as usual

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

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

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

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

Summary

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

Stronger Communities

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

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

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

C - Business as usual

No alternative options were put forward.

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

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

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

Summary

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

Stronger Communities

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

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

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

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

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

D - Business as usual

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

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

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

Summary

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

Environmental Sustainability

Appraisal of ES1 - Approach towards the environmental and green infrastructure

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

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

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

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

Summary of appraisal

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

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

Environmental Sustainability

*= see next sheet

Appraisal of ES2 - Protection and enhancement of landscape character.

ES2 A - Assess the protection and enhancement of all areas within the district through the district's Landscape Character Assessment approach and relevant development management policies.

ES2 B - Assign additional protection and / or enhancement to specific landscape areas of the district with respect to coalescence between settlements.

ES2 C - Assign additional protection and / or enhancement requirements specific to landscape areas and / or features associated with the Sherwood Forest Regional landscape character area eg. heathland, forest pasture and / or other landscapes and landscape features of historical importance.

ES2 D - Assign additional protection and / or enhancement requirements specific to development within the urban fringe and identified green corridors.

ES2 E - A combination of all options.*

ES2 Alt 1 - A combination of ES2 A and ES2 B.*

ES2 Alt 2 - A combination of ES2 A, ES2 B and ES2 C.*

F - Business as usual*

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

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

SA14: BUSINESS LAND & INFRA- STRUCTURE	ST:	+	Assessing the protection and enhancement of all areas within the district through a Landscape Character Assessment approach and relevant development management policies would have a significant negative effect upon this objective as it is likely to restrict the amount of land available to provide the type of buildings required by businesses, or require enhancement work that affects the viability of development schemes.	ST:	+	Assigning additional protection and / or enhancement to specific landscape areas of the district with respect to coalescence between settlements, would have a significant negative effect upon this objective as this option adds further restrictions to where employment development could be built / enhancements to be made.	ST:	+	Assigning additional protection and / or enhancement requirements which are specific to landscape areas and / or features associated with the Sherwood Forest Regional landscape character area, and / or other landscapes / features of historical importance would have a significant negative effect upon this objective as this option adds further restrictions to where employment development could be built / enhancements to be made.	ST:	+	This option assigns additional protection and / or enhancement requirements specific to development within the urban fringe and identified green corridors. This would have a significant negative effect upon this objective as this option adds further restrictions to where employment development could be built / enhancements to be made.
	MT:	+		MT:	+		MT:	+		MT:	+	
	LT:	+		LT:	+		LT:	+		LT:	+	

Environmental Sustainability

Appraisal of ES2 - Protection and enhancement of landscape character.

ES2 A - Assess the protection and enhancement of all areas within the district through the district's Landscape Character Assessment approach and relevant development management policies.

ES2 B - Assign additional protection and / or enhancement to specific landscape areas of the district with respect to coalescence between settlements.

ES2 C - Assign additional protection and / or enhancement requirements specific to landscape areas and / or features associated with the Sherwood Forest Regional landscape character area eg. heathland, forest pasture and / or other landscapes and landscape features of historical importance.

ES2 D - Assign additional protection and / or enhancement requirements specific to development within the urban fringe and identified green corridors.

ES2 E - A combination of all options.

ES2 Alt 1 - A combination of ES2 A and ES2 B.

ES2 Alt 2 - A combination of ES2 A, ES2 B and ES2 C.

F - Business as usual

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

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

Summary

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

Environmental Sustainability

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

ES3 A - Protect and enhance currently established long-distance routes and green corridors.

ES3 B - In addition to option ES3 A, protect and enhance additional trail systems and green corridors through the creation of new routes and / or extensions of existing ones.

C - Business as usual.

No alternative options were suggested during public consultation

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

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

Summary

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

Environmental Sustainability

Appraisal of ES4 - Approach towards biodiversity.

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

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

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

ES4 D - A combination of all options.

E - Business as usual

No alternative options were suggested.

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

SA5: SOCIETY	ST:		ST:	This option aims to protect and enhance biodiversity levels in urban and urban fringe areas - in addition to sites in ES4 A.	ST:	This option aims to ensure a demonstrable gain in biodiversity levels within new developments - in addition to the protection and enhancement of sites in ES4 A.	ST:	This option aims to protect and enhance biodiversity levels and ensure new developments demonstrate a net gain, by combining all options. Enhancements / net gains to the GI network can help ensure there are opportunities for people to engage in community activities such as walking or cycling clubs, and biodiversity areas within new developments may also encourage community activities, such as wildlife spotting etc. Both would help to meet this objective but may rely on developer contributions. Also, the recreational uses would need to be monitored carefully to ensure there are no negative impacts upon species and their habitats, especially within the urban fringe areas to the east and south of the district.	ST:	
	MT:	This option seeks to protect and enhance biodiversity levels through a wider green infrastructure policy. Enhancements to the GI network can help ensure there are opportunities for people to engage in community activities such as walking or cycling clubs. This would help to meet this objective, but would need to be monitored carefully as overly intense recreational use in sensitive areas may impact negatively on some species and their habitats.	MT:	Enhancements to the GI network can help ensure there are opportunities for people to engage in community activities such as walking or cycling clubs. This would help to meet this objective, but would need to be monitored carefully as overly intense recreational use in sensitive areas may impact negatively on some species and their habitats. Urban fringe areas to the east and south of the district are particularly sensitive due to the presence of protected species.	MT:	Enhancements / gains to the GI network can help ensure there are opportunities for people to engage in community activities such as walking or cycling clubs, although are likely to rely on developer contributions. This would help to meet this objective, but would need to be monitored carefully as overly intense recreational use in sensitive areas may impact negatively on some species and their habitats. Biodiversity areas within new developments may also encourage community activities, such as wildlife spotting etc.	MT:		MT:	The 'business as usual' approach involves a suite of environmental protection policies which collectively protect areas of important habitat and help to ensure there are opportunities for people to use the environment to engage in community activities. This helps to meet this objective.
	LT:		LT:		LT:		LT:		LT:	
SA6: BIODIVERSITY	ST:	+	ST:	+	ST:	+	ST:	+	ST:	+
	MT:	The aim of this option is to protect and enhance biodiversity levels, therefore it would have a significant positive effect upon SA Objective 6.	MT:	The aim of this option is to protect and enhance biodiversity levels, therefore it would have a significant positive effect upon SA Objective 6.	MT:	The aim of this option is to protect and enhance biodiversity levels, therefore it would have a significant positive effect upon SA Objective 6.	MT:	The aim of this option is to protect and enhance biodiversity levels, therefore it would have a significant positive effect upon SA Objective 6.	MT:	The 'business as usual' approach involves a suite of environmental protection policies which collectively protect areas of important habitat. This therefore has a significant positive effect upon SA Objective 6.
	LT:		LT:		LT:		LT:		LT:	
SA7: BUILT & NATURAL ASSETS	ST:	+	ST:	+	ST:	+	ST:	+	ST:	+
	MT:	This option seeks to protect and enhance biodiversity levels through a wider green infrastructure policy. One of the many benefits of green infrastructure is how it can connect existing natural, cultural, built and archaeological assets and make them more accessible by foot and bicycle. The protection of this network can also help increase usage and enjoyment of these assets as well as contributing to sense of place. This has a significant positive effect upon this objective.	MT:	This option aims to protect and enhance biodiversity levels in urban and urban fringe areas - in addition to sites in ES4 A. The benefits of GI meet this objective, and any biodiversity enhancements in urban and urban fringe areas would add to the significant positive effect.	MT:	This option aims to ensure a demonstrable gain in biodiversity levels within new developments - in addition to the protection and enhancement of sites in ES4 A. The benefits of GI meet this objective, and any enhancements in biodiversity through new development would add to the significant positive effect although may rely on developer contributions.	MT:	This option aims to protect and enhance biodiversity levels and ensure new developments demonstrate a net gain, by combining all options. The GI benefits meet this objective, and any enhancements / net gain in biodiversity through new development would add to the significant positive effect, although may rely on developer contributions.	MT:	The 'business as usual' approach involves a suite of environmental protection policies which collectively protect areas of important habitat, which includes the district's green infrastructure network. This helps to meet this objective as the GI network helps connect natural, cultural, built and archaeological assets and make them more accessible. However it should be recognised that enhancements normally rely on s106 funding from nearby developments.
	LT:		LT:		LT:		LT:		LT:	
SA8: NATURAL RESOURCES	ST:	+	ST:	+	ST:	+	ST:	+	ST:	+
	MT:	This option seeks to protect and enhance biodiversity levels through a wider green infrastructure policy. This would have a significant positive effect upon the objective (to manage prudently the natural resources of the district including water (and associated flooding and quality issues), air quality, soils and minerals), as some of the benefits of GI include the improvement of air quality and soaking up of flood water.	MT:	This option aims to protect and enhance biodiversity levels in urban and urban fringe areas - in addition to sites in ES4 A. The benefits of GI have a significant positive effect upon this objective, and any biodiversity enhancements in urban and urban fringe areas would add to this.	MT:	This option aims to ensure a demonstrable gain in biodiversity levels within new developments - in addition to the protection and enhancement of sites in ES4 A. It is considered that this would have a significant positive effect upon this objective, and that any enhancements / net gains in biodiversity through new development would add to this effect, although they may rely on developer contributions.	MT:	This option aims to protect and enhance biodiversity levels and ensure new developments demonstrate a net gain, by combining all options. This would have a significant positive effect upon the objective, although any enhancements / net gains may rely on developer contributions.	MT:	The 'business as usual' approach involves a suite of environmental protection policies which collectively protect areas of important habitat. This approach meets the objective as natural resources are protected.
	LT:		LT:		LT:		LT:		LT:	
SA9: WASTE	ST:		ST:		ST:		ST:		ST:	
	MT:	This option seeks to protect and enhance biodiversity levels through a wider green infrastructure policy. This will have no significant effect upon the minimisation, re-use, recycling and composting of waste, as the required level of development will need to occur elsewhere within the district.	MT:	This option aims to protect and enhance biodiversity levels in urban and urban fringe areas - in addition to sites in ES4 A. This will have no significant effect upon the minimisation, re-use, recycling and composting of waste, as the required level of development will need to occur elsewhere within the district.	MT:	This option aims to ensure a demonstrable gain in biodiversity levels within new developments - in addition to the protection and enhancement of sites in ES4 A. This will have no significant effect upon the minimisation, re-use, recycling and composting of waste, as the required level of development will need to occur elsewhere within the district.	MT:	This option aims to protect and enhance biodiversity levels and ensure new developments demonstrate a net gain, by combining all options. This will have no significant effect upon the minimisation, re-use, recycling and composting of waste, as the required level of development will need to occur elsewhere within the district.	MT:	The 'business as usual' approach involves a suite of environmental protection policies which collectively protect areas of important habitat. This approach has no significant effect upon the minimisation, re-use, recycling and composting of waste, as the required level of development will need to occur elsewhere within the district.
	LT:		LT:		LT:		LT:		LT:	

Summary

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

Environmental Sustainability

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

ES5 A - Develop a district wide CO2 emissions reduction policy target for new buildings.

ES5 B - Identify local opportunities for decentralised energy to supply new development and develop policies which would maximise any identified potential within specific development areas or strategic sites.

ES5 C - Use the Code for Sustainable Homes and BREEAM standards to set higher environmental performance standards for new developments within specific development areas or strategic sites.

ES5 D - A combination of all policies.

ES5 Alt 1 - Encourage the development of renewable energy on farms and former colliery sites

Business as usual

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

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

Environmental Sustainability

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

ES5 A - Develop a district wide CO2 emissions reduction policy target for new buildings.

ES5 B - Identify local opportunities for decentralised energy to supply new development and develop policies which would maximise any identified potential within specific development areas or strategic sites.

ES5 C - Use the Code for Sustainable Homes and BREEAM standards to set higher environmental performance standards for new developments within specific development areas or strategic sites.

ES5 D - A combination of all policies.

ES5 Alt 1 - Encourage the development of renewable energy on farms and former colliery sites

E - Business as usual

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

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

Summary

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

Environmental Sustainability

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

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

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

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

C- Business as usual

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

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

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

A Healthier Mansfield

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

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

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

C - Business as usual

No alternative options were suggested.

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

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

Summary

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

SA5: SOCIETY	ST:		ST:	Developer contributions can be sought if related to the development being proposed however have the potential to affect viability. By providing young people with activities (provided they are the right activities), this option could increase resident's satisfaction with community facilities and encourage better engagement (which would meet this objective). However, the effect is considered uncertain as the funding may not come forward.	ST:		ST:		ST:		ST:	
	MT:		MT:		MT:		MT:	Developer contributions towards education can be sought if related to the development being proposed however have the potential to affect viability. However there is unlikely to be a significant effect upon this objective.	MT:		MT:	The 'business as usual' approach to this issue involves the use of Saved Policy ECH1 of the Local Plan. This allows the development of community facilities provided they meet 5 criteria. These are similar to the relevant criteria used within E3, H2 and R7. Therefore the 'business as usual' approach may mean that facilities for children and young adults may not come forward as they cannot compete with higher value land uses. This would have a negative effect on this objective (to promote and support the development and growth of social capital across the district).
	LT:	Carrying out an EIA will not have a significant effect upon this objective, however this will be undertaken ahead of the publication of the Local Plan.	LT:		LT:	The level of consultation with young people will not have a significant effect upon this objective, however we strive to engage as best we can at every consultation stage during the preparation of the Local Plan.	LT:		LT:		LT:	
SA6: BIODIVERSITY	ST:		ST:		ST:		ST:		ST:		ST:	
	MT:		MT:		MT:	The level of consultation with young people will not have a significant effect upon this objective, however we strive to engage as best we can at every consultation stage during the preparation of the Local Plan.	MT:		MT:		MT:	The 'business as usual' approach to this issue involves the use of Saved Policy ECH1 of the Local Plan. This allows the development of community facilities provided they meet 5 criteria, including one that ensures no detrimental effect on the character, quality and amenity of the surrounding area. There is also a whole suite of policies which protect the natural environment. Therefore the 'business as usual' approach would help to meet this objective.
	LT:	Carrying out an EIA will not have a significant effect upon this objective, however this will be undertaken ahead of the publication of the Local Plan.	LT:	Developer contributions towards youth activities are unlikely to have a significant effect upon this objective.	LT:		LT:	Developer contributions towards education are unlikely to have a significant effect upon this objective.	LT:		LT:	
SA7: BUILT & NATURAL ASSETS	ST:		ST:		ST:		ST:		ST:		ST:	
	MT:		MT:		MT:	The level of consultation with young people will not have a significant effect upon this objective, however we strive to engage as best we can at every consultation stage during the preparation of the Local Plan.	MT:		MT:		MT:	The 'business as usual' approach to this issue involves the use of Saved Policy ECH1 of the Local Plan. This allows the development of community facilities provided they meet 5 criteria, including one that ensures no detrimental effect on the character, quality and amenity of the surrounding area. There is also a whole suite of policies which protect the built environment. Therefore the 'business as usual' approach would help to meet this objective.
	LT:	Carrying out an EIA will not have a significant effect upon this objective, however this will be undertaken ahead of the publication of the Local Plan.	LT:	Developer contributions towards youth activities are unlikely to have a significant effect upon this objective.	LT:		LT:	Developer contributions towards education are unlikely to have a significant effect upon this objective.	LT:		LT:	
SA8: NATURAL RESOURCES	ST:		ST:		ST:		ST:		ST:		ST:	
	MT:		MT:		MT:	The level of consultation with young people will not have a significant effect upon this objective, however we strive to engage as best we can at every consultation stage during the preparation of the Local Plan.	MT:		MT:		MT:	The 'business as usual' approach to this issue involves the use of Saved Policy ECH1 of the Local Plan. This allows the development of community facilities provided they meet 5 criteria. These are similar to the relevant criteria used within E3, H2 and R7. This means that facilities for children and young adults are controlled by similar restrictions as other uses such as housing and employment, preventing the development of recreation grounds / open spaces / edge of the urban area / rural locations. This approach would therefore help to meet this objective.
	LT:	Carrying out an EIA will not have a significant effect upon this objective, however this will be undertaken ahead of the publication of the Local Plan.	LT:	Developer contributions towards youth activities are unlikely to have a significant effect upon this objective.	LT:		LT:	Developer contributions towards education are unlikely to have a significant effect upon this objective.	LT:		LT:	
SA9: WASTE	ST:		ST:		ST:		ST:		ST:		ST:	
	MT:		MT:		MT:	The level of consultation with young people will not have a significant effect upon this objective, however we strive to engage as best we can at every consultation stage during the preparation of the Local Plan.	MT:		MT:		MT:	The 'business as usual' approach to this issue involves the use of Saved Policy ECH1 of the Local Plan. This allows the development of community facilities provided they meet 5 criteria. There is no significant link to this objective to minimise waste.
	LT:	Carrying out an EIA will not have a significant effect upon this objective, however this will be undertaken ahead of the publication of the Local Plan.	LT:	Developer contributions towards youth activities are unlikely to have a significant effect upon this objective.	LT:		LT:	Developer contributions towards education are unlikely to have a significant effect upon this objective.	LT:		LT:	
SA10: ENERGY	ST:		ST:		ST:		ST:		ST:		ST:	
	MT:		MT:		MT:	The level of consultation with young people will not have a significant effect upon this objective, however we strive to engage as best we can at every consultation stage during the preparation of the Local Plan.	MT:		MT:		MT:	The 'business as usual' approach to this issue involves the use of Saved Policy ECH1 of the Local Plan. This allows the development of community facilities provided they meet 5 criteria. There is no significant link to this objective to minimise energy usage and to develop the district's renewable energy resource.
	LT:	Carrying out an EIA will not have a significant effect upon this objective, however this will be undertaken ahead of the publication of the Local Plan.	LT:	Developer contributions towards youth activities are unlikely to have a significant effect upon this objective.	LT:		LT:	Developer contributions towards education are unlikely to have a significant effect upon this objective.	LT:		LT:	

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

Summary

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

Our Economic Prosperity

Appraisal of EP1 - The Strategic Approach to Development

EP1 A - Maximise development around the sub-regional centre of Mansfield and safeguard the rural settlements.

EP1 B - Strengthen the role of Market Warsop while maintaining a development focus in and around the Mansfield urban area.

EP1 C - Providing limited growth in and around Market Warsop and the settlements.

D - Business as usual.

No alternative options were suggested during public consultation

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

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

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

Summary

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

Our Economic Prosperity

Appraisal of EP2 - Strategic Urban Extensions

* = See next sheet

EP2 A - Land in the vicinity of Pleasley Hill.

EP2 B - West of Mansfield Woodhouse.

EP2 C - North of Mansfield Woodhouse.

EP2 D - East of Mansfield Woodhouse / Peafield Lane.

EP2 E - Forest Town / Clipstone Road West.

EP2 F - South Mansfield (locations around the South MARR)*

EP2 Alt 1 - Maximise brownfield land within existing urban areas.*

EP2 Alt 2 - Utilise a range of smaller development sites and existing infrastructure and facilities.*

G - Business as usual*

SA Obj.	EP2 A	Summary & Mitigation	EP2 B	Summary & Mitigation	EP2 C	Summary & Mitigation	EP2 D	Summary & Mitigation	EP2 E	Summary & Mitigation
SA1: HOUSING	ST:	+								
	MT:	+								
	LT:	+								
SA2: HEALTH	ST:									
	MT:		MT:		MT:		MT:		MT:	
	LT:		LT:		LT:		LT:		LT:	
SA3: GREEN SPACES & CULTURE	ST:									
	MT:	+								
	LT:	+								
SA4: COMMUNITY SAFETY	ST:	+	ST:		ST:		ST:		ST:	
	MT:	+	MT:		MT:		MT:		MT:	
	LT:	+	LT:		LT:		LT:		LT:	

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

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

Our Economic Prosperity

Appraisal of EP2 - Strategic Urban Extensions

EP2 A - Land in the vicinity of Pleasley Hill.

EP2 B - West of Mansfield Woodhouse.

EP2 C - North of Mansfield Woodhouse.

EP2 D - East of Mansfield Woodhouse / Peafield Lane.

EP2 E - Forest Town / Clipstone Road West.

EP2 F - South Mansfield (locations around the South MARR)

EP2 Alt 1 - Maximise brownfield land within existing urban areas.

EP2 Alt 2 - Utilise a range of smaller development sites and existing infrastructure and facilities.

G - Business as usual

SA Obj.	EP2 F	Summary & Mitigation	EP2 Alt 1	Summary & Mitigation	EP2 Alt 2	Summary & Mitigation	G	Summary & Mitigation
SA1: HOUSING	ST:	All locations for potential strategic urban extensions would help meet the District's housing needs and have a significant positive effect upon this objective.	ST:	Whilst there are a number of brownfield sites and land within the urban area, this is likely to only meet the district's housing needs over the ST and MT. Urban extensions will be required to ensure there are enough houses in the future.	ST:	Utilising a number of smaller sites is likely to only meet the district's housing needs over the ST and MT. It is also likely that existing infrastructure and facilities would not be able to cope with the level of development intended for Mansfield. Urban extensions will be required to ensure there are enough houses and supporting infrastructure / facilities in the future.	ST:	The 'business as usual' scenario provides enough housing land within the urban area and on suitable SHLAA sites for the next 5.1 years. After that sites such as strategic extensions will be required to help ensure we have a 5 year land supply.
	MT:		MT:		MT:		MT:	
	LT:		LT:		LT:		LT:	
SA2: HEALTH	ST:	All locations for potential strategic urban extensions would be able to provide healthcare facilities and opportunities to increase levels of physical activity. However this is likely to only serve the new houses within the extensions. These facilities would need to be accessible for other members of the public and well linked into the existing urban area in order for this objective to be met.	ST:	Maximising brownfield sites is likely to benefit healthcare facilities in the ST as developer contributions could be requested to provide additional services/capacity, however in the MT and LT it is likely that facilities would be unable to cope with the needs of the increased population.	ST:	Utilising a number of smaller sites and existing infrastructure / facilities is likely to benefit healthcare facilities in the ST as developer contributions could be requested to provide additional services/capacity, however in the MT and LT it is likely that facilities would be unable to cope with the needs of the increased population.	ST:	There is currently enough housing land within the urban area and on suitable SHLAA sites for the next 5.1 years, and development of this land would be likely to utilise existing facilities (and help support them through developer contributions). After that sites such as strategic extensions will be required to help ensure we continue to have at least a 5 year land supply, and to ensure facilities are not put under too much pressure.
	MT:		MT:		MT:		MT:	
	LT:		LT:		LT:		LT:	
SA3: GREEN SPACES & CULTURE	ST:	Any comprehensive development of this size should allow for new open spaces, and provide opportunities for people to access and therefore enjoy and value the district's heritage and green infrastructure and help increase participation in sport and recreation and cultural activities. However this option also results in a large area of open countryside being lost to development, which would have a significant negative effect on the ability of existing residents to access this land. Large developments take a while to come forward through the Local Plan, and then the construction process, so ST effect is unclear.	ST:	Maximising the existing brownfield land within the urban area for development (rather than extending the urban area) would mean that the existing open countryside / green wedges would remain available for the enjoyment of the population, and the development of the brownfield sites would provide opportunities to improve open spaces and green infrastructure through planning obligations. However in the LT, the amount of housing required is likely to mean that important open spaces are put under pressure for development which would have a negative effect on the ability of existing residents to access this land.	ST:	Utilising a number of smaller sites for development (rather than providing large urban extensions) would have an unclear effect upon the opportunity for people to access and enjoy the district's heritage, on the basis that it would be unclear at this stage which sites would be developed. The SHLAA process would ensure the most suitable sites are developed first, however in the LT, the amount of housing required is likely to mean that without an urban extension, lots of small sites would be developed in a piecemeal fashion and opportunities for comprehensive schemes which could create new, well linked open spaces, with access to the district's heritage and which could help increase participation in sport and recreation and cultural activities etc are not maximised. This means that we would be losing a lot of small pieces of open countryside to development as well as not making the most efficient use of that land.	ST:	There is currently enough housing land within the urban area and on suitable SHLAA sites for the next 5.1 years, and development of this land would be likely to generate developer contributions to help provide/improve open spaces and linkages to the green infrastructure network. After that it is likely that strategic extensions will be required to help ensure we continue to have at least a 5 year land supply, which would mean that large areas of open countryside are lost, which would have a negative effect on the ability of existing residents to access this land.
	MT:		MT:		MT:		MT:	
	LT:		LT:		LT:		LT:	
SA4: COMMUNITY SAFETY	ST:	This land is currently open countryside and does not appear to have any problems in relation to crime, however any development here should follow Secure By Design and Building for Life principles to ensure community safety is not a future problem.	ST:	Existing brownfield sites can often be considered poor in terms of community safety due to the fact they are often unoccupied and boarded up, with little surveillance, which provides opportunities for illegal activity to take place. The redevelopment of these sites into new, well designed schemes (using Secure By Design and Building for Life principles) would significantly improve community safety from a crime point of view. Mansfield has a legacy of coal mining and other traditional industries, therefore depending on the site, land stability and / or contamination should be investigated and any issues mitigated against.	ST:	Utilising a number of smaller sites for development (rather than providing large urban extensions) would have an unclear effect upon community safety, on the basis that it would be unclear at this stage which sites would be developed and what the current situation is. Any development should follow Secure By Design and Building for Life principles to ensure community safety is not a future problem.	ST:	The 'business as usual' scenario provides enough housing land within the urban area and on suitable SHLAA sites for the next 5.1 years. However it is unclear what effect the development of additional sites would have upon community safety in the MT and LT on the basis that it is unknown which sites are likely to come forward for development in the future and what the current site conditions are. Any development should follow Secure By Design and Building for Life principles to ensure community safety is not a future problem, and depending on the site, land stability and / or contamination should be investigated and any issues mitigated against.
	MT:		MT:		MT:		MT:	
	LT:		LT:		LT:		LT:	

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

SA10: ENERGY	ST:		ST:	+	ST:	+	ST:	+	There is currently enough housing land within the urban area and on suitable SHLAA sites for the next 5.1 years, after that sites such as strategic urban extensions will be required to ensure we have a 5 year land supply. All of this development will have a negative effect upon this objective as development puts pressure on non-renewable resources. Mitigation is essential and likely to include other policies within the Local Plan requiring the generation / use of renewable energy and efficient design of new buildings. However, a large comprehensive development presents the best opportunity for incorporation of energy efficient buildings and the technology to generate renewable energy.
	MT:		MT:	+	MT:	+	MT:	+	
	LT:		LT:	+	LT:	+	LT:	+	
SA11: TRANSPORT	ST:		ST:		ST:		ST:		An urban extension in this location would make use of the existing Mansfield - Ashfield Regeneration Route (MARR) which was intended to regenerate and improve the accessibility of the area for employment purposes. In order to ensure journeys are undertaken in the most sustainable mode available it is considered that the road would require some improvements to allow for safe cycle routes and a bus route as it is currently dominated by vehicles.
	MT:		MT:		MT:		MT:		
	LT:		LT:		LT:		LT:		
SA12: EMPLOYMENT	ST:		ST:		ST:		ST:		The MARR was constructed in order to provide high quality, well accessible job opportunities. Therefore the development of an urban extension in this location would meet this objective, although its unlikely that any development would be forthcoming in the ST.
	MT:		MT:		MT:		MT:		
	LT:		LT:		LT:		LT:		
SA13: INNOVATION	ST:		ST:		ST:		ST:		The MARR was constructed in order to provide high quality job opportunities, and building on greenfield land offers the best opportunity for a viable development that attracts high knowledge sectors to the area, which would help to develop a strong culture of enterprise and innovation. However there may be a shortage in workforce / mismatch of skills in the LT and this is unlikely to be resolved by the provision of an urban extension here if the educational attainment of Mansfield's population does not improve.
	MT:		MT:		MT:		MT:		
	LT:		LT:		LT:		LT:		
SA14: BUSINESS LAND & INFRA-STRUCTURE	ST:		ST:		ST:		ST:		A large comprehensive development presents the best opportunity for incorporation of the necessary infrastructure to support the use of new technologies etc in order to provide the physical conditions for a modern economic structure.
	MT:	+	MT:		MT:		MT:		
	LT:	+	LT:		LT:		LT:		

Summary

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

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

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

Our Economic Prosperity

Appraisal of EP3 - Provision of employment land

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

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

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

D - Business as usual.

No alternative options were suggested during public consultation

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

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

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

Summary

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

Our Economic Prosperity

Appraisal of EP4 - Protection of existing employment land.

EP4 A - Identify and protect all existing sites for continued employment use.

EP4 B - Identify and protect the best sites for continued employment use whilst at the same time adopting a more flexible approach to other existing employment sites.

EP4 C - Adopt a flexible approach in deciding which existing employment sites are kept and released for employment purposes.

D - Business as usual

No alternative options were suggested during public consultation

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

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

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

Summary

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

Our Economic Prosperity

Appraisal of EP5 - Location of new employment land.

EP5 A - Seek to allocate new employment sites in locations which maximise accessibility for the local population.

EP5 B - Seek to allocate employment land at Market Warsop urban area with the remainder concentrated on new strategic employment sites as part of mixed use sustainable urban extensions to the Mansfield urban area.

EP5 C - Focus employment land provision on new strategic employment sites as part of mixed use sustainable urban extensions to the Mansfield urban area.

EP5 Alt 1 - Combine options EP5 A and EP5 C.

D - Business as usual

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

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

SA14: BUSINESS LAND & INFRA- STRUCTURE	ST:		ST:	Whilst sites within Market Warsop are unlikely to meet this objective due to limited attractiveness to the market, a large comprehensive development (which is where the remaining employment development would be located) presents the best opportunity for	ST:		ST:	
	MT:	New employment sites in accessible urban areas should be attractive to the market,	MT:	incorporation of the necessary infrastructure to support the use of new technologies etc in order to provide the physical conditions for a modern economic structure.	MT:	A large comprehensive development presents the best opportunity for incorporation of the necessary infrastructure to support the use of new technologies etc in order to provide the physical conditions for a modern economic structure.	MT:	New employment sites in both accessible urban areas and within an urban extension should be attractive to the market, and a large comprehensive development presents the best opportunity for incorporation of the necessary infrastructure to support the use of new technologies etc in order to provide the physical conditions for a modern economic structure.
	LT:	however if previously developed land it may not be viable to provide the physical conditions for a modern economic structure - would depend on the site.	LT:		LT:		LT:	It is unlikely that the 'business as usual' scenario would provide the physical conditions for a modern economic structure as the remaining employment allocations within the Local Plan have had little market interest.

Summary

In terms of the location of new employment sites (Issue EP5), the SA approach 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. 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 effect 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.

Our Economic Prosperity

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

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

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

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

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

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

E - Business as usual.

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

SA7: BUILT & NATURAL ASSETS	ST: +	MT: +	LT: +	This option, which aims to set out all key aspects relating to the protection and enhancement of heritage assets that need to be addressed in all development proposals affecting listed buildings and conservation areas, would have a significant positive effect on this objective. The main aim of both the option and the objective is to protect and enhance the historic environment.	ST: +	MT: +	LT: +	This option, which aims to ensure that all heritage assets within the district (including statutory and locally listed buildings) are effectively protected and their contribution to the historic environment is maximised, would have a significant positive effect on this objective as the main aim of both the option and the objective is to protect and enhance the historic environment.	ST: +	MT: +	LT: +	This option would result in there being no policy within the Local Plan relating to the conservation and management of the historic environment, and issues being considered in the context of national policy / guidance. Despite there being no local context to the policy framework used to determine proposals, this approach would still have a significant positive effect upon the objective as an aim of the NPPF (para 126) and legislation regarding heritage assets is for them to be conserved and enjoyed.	ST: +	MT: +	LT: +	The combination of EP7 A and EP7 B would have a significant positive effect on this objective as the main aim of both the options and the objective is to protect and enhance the historic environment.	ST: +	MT: +	LT: +	This option would result in there being no policy within the Local Plan relating to the conservation and management of the historic environment, and issues being considered in the context of national policy / guidance - in particular NPPF para 133 which states that substantial harm to, or loss of, heritage assets of significance would only be acceptable if necessary in order to deliver substantial public benefits (that would outweigh that harm or loss). Despite there being no local context to the policy framework used to determine proposals, it is considered that this approach would still have a significant positive effect upon the objective as an aim of the NPPF (para 126) and legislation regarding heritage assets is for them to be conserved and enjoyed.	ST: +	MT: +	LT: +	There is currently a suite of Saved Policies within the Local Plan (BE2 - BE13) of which the collective aim is to protect and enhance the heritage assets of the district. These policies therefore have a significant positive effect upon this objective.
SA8: NATURAL RESOURCES	ST:	MT:	LT:	This option, which aims to set out all key aspects relating to the protection and enhancement of heritage assets that need to be addressed in all development proposals affecting listed buildings and conservation areas, would have a positive effect on this objective. Protecting heritage assets and therefore keeping them in use avoids unnecessary development, consumption of building materials and energy and the generation of waste from the construction of replacement / alternative buildings.	ST:	MT:	LT:	This option, which aims to ensure that all heritage assets within the district (including statutory and locally listed buildings) are effectively protected and their contribution to the historic environment is maximised, would have a positive effect on this objective. Protecting heritage assets and therefore keeping them in use avoids unnecessary development, consumption of building materials and energy and the generation of waste from the construction of replacement / alternative buildings.	ST:	MT:	LT:	The NPPF (para 95) states that LPAs should actively support energy efficiency improvements to existing buildings in order to help mitigate, and adapt to, the effects of climate change. The reuse of heritage assets is sustainable development, and through their conservation there may be opportunities for adaptation to enhance energy efficiency, improve resilience to the effects of a changing climate, allow greater use of renewable energy and allow for the sustainable use of water (provided this does not lead to substantial harm to the significance of the heritage asset - para 133). Keeping heritage assets in use avoids unnecessary development, consumption of building materials and energy and the generation of waste from the construction of replacement / alternative buildings. This approach would meet the objective.	ST:	MT:	LT:	The combination of EP7 A and EP7 B would have a positive effect on this objective as protecting heritage assets, and therefore keeping them in use, avoids unnecessary development, consumption of building materials and energy and the generation of waste from the construction of replacement / alternative buildings.	ST:	MT:	LT:	This option would result in there being no policy within the Local Plan relating to the conservation and management of the historic environment, and issues being considered in the context of national policy / guidance - in particular NPPF para 133 which states that substantial harm to, or loss of, heritage assets of significance would only be acceptable if necessary in order to deliver substantial public benefits (that would outweigh that harm or loss). Despite there being no local context to the policy framework used to determine proposals, it is considered that this approach would still meet the objective as an aim of the NPPF (para 126) and legislation regarding heritage assets is for them to be conserved and enjoyed. Keeping heritage assets in use avoids unnecessary development, consumption of building materials and energy and the generation of waste from the construction of replacement / alternative buildings.	ST:	MT:	LT:	There is currently a suite of Saved Policies within the Local Plan (BE2 - BE13) of which the collective aim is to protect and enhance the heritage assets of the district. These policies therefore help to meet this objective as keeping heritage assets in use avoids unnecessary development, consumption of building materials and energy and the generation of waste from the construction of replacement / alternative buildings.
SA9: WASTE	ST:	MT:	LT:	Protecting heritage assets and therefore keeping them in use avoids	ST:	MT:	LT:	Protecting heritage assets and therefore keeping them in use avoids	ST:	MT:	LT:	This option would result in there being no policy within the Local Plan relating to the conservation and management of the historic environment, and issues being considered in the context of national policy / guidance. Despite there being no local context to the policy framework used to determine proposals, this approach would still meet the objective as the NPPF (para 126) encourages the re-use of heritage assets. Protecting heritage assets and therefore keeping them in	ST:	MT:	LT:	Protecting heritage assets and therefore keeping them in use avoids	ST:	MT:	LT:	This option would result in there being no policy within the Local Plan relating to the conservation and management of the historic environment, and issues being considered in the context of national policy / guidance. Despite there being no local context to the policy framework used to determine proposals, this approach would still meet the objective as NPPF (para 126) encourages the re-use of heritage assets. Protecting heritage assets and therefore keeping them in	ST:	MT:	LT:	There is currently a suite of Saved Policies within the Local Plan (BE2 - BE13) of which the collective aim is to

□	the consumption of building materials and energy and the generation of waste from the construction of replacement buildings. This would help meet this objective (minimise waste and increase the re-use, recycling and composting of waste materials).	□	the consumption of building materials and energy and the generation of waste from the construction of replacement buildings. This would help meet this objective (minimise waste and increase the re-use, recycling and composting of waste materials).	□	use avoids the consumption of building materials and energy and the generation of waste from the construction of replacement buildings. This would help meet this objective (minimise waste and increase the re-use, recycling and composting of waste materials).	□	the consumption of building materials and energy and the generation of waste from the construction of replacement buildings. This would help meet this objective (minimise waste and increase the re-use, recycling and composting of waste materials).	□	use avoids the consumption of building materials and energy and the generation of waste from the construction of replacement buildings. This would help meet this objective (minimise waste and increase the re-use, recycling and composting of waste materials).	□	protect and enhance the heritage assets of the district. These policies therefore help to meet this objective as keeping heritage assets in use avoids the consumption of building materials and energy and the generation of waste from the construction of replacement buildings.
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SA10: ENERGY	<p>ST: [Yellow bar]</p> <p>MT: [Yellow bar]</p> <p>LT: It is uncertain whether or not this option would have a positive effect upon this objective (minimise energy usage, develop the district's renewable energy resource and reduce dependency on non-renewable sources) as it is likely to depend on other policies within the Local Plan.</p>	<p>ST: [Yellow bar]</p> <p>MT: [Yellow bar]</p> <p>LT: It is uncertain whether or not this option would have a positive effect upon this objective (minimise energy usage, develop the district's renewable energy resource and reduce dependency on non-renewable sources) as it is likely to depend on other policies within the Local Plan.</p>	<p>ST: [Green bar]</p> <p>MT: The NPPF (para 95) states that LPAs should actively support energy efficiency improvements to existing buildings in order to help mitigate, and adapt to, the effects of climate change. The reuse of heritage assets is sustainable development, and through their conservation there may be opportunities for adaptation to enhance energy efficiency, improve resilience to the effects of a changing climate, allow greater use of renewable energy and allow for the sustainable use of water (provided this does not lead to substantial harm to the significance of the heritage asset - para 133). This approach would meet the objective. The NPPF (para 126) also states that heritage assets are an irreplaceable resource.</p> <p>LT: [Green bar]</p>	<p>ST: [Yellow bar]</p> <p>MT: [Yellow bar]</p> <p>LT: It is uncertain whether or not this option would have a positive effect upon this objective (minimise energy usage, develop the district's renewable energy resource and reduce dependency on non-renewable sources) as it is likely to depend on other policies within the Local Plan.</p>	<p>ST: [Green bar]</p> <p>MT: This option would result in there being no policy within the Local Plan relating to the conservation and management of the historic environment, and issues being considered in the context of national policy / guidance. The NPPF (para 95) states that LPAs should actively support energy efficiency improvements to existing buildings in order to help mitigate, and adapt to, the effects of climate change. The reuse of heritage assets is sustainable development, and through their conservation there may be opportunities for adaptation to enhance energy efficiency, improve resilience to the effects of a changing climate, allow greater use of renewable energy and allow for the sustainable use of water (provided this does not lead to substantial harm to the significance of the heritage asset - para 133). This approach would meet the objective. The NPPF (para 126) also states that heritage assets are an irreplaceable resource.</p> <p>LT: [Green bar]</p>	<p>ST: [Red bar]</p> <p>MT: There is currently a suite of Saved Policies within the Local Plan (BE2 - BE13) of which the collective aim is to protect and enhance the heritage assets of the district, however none relate to encouraging adaptations that would help secure sustainable development. Saved Policy U1 allows for renewable energy generation and energy efficient buildings, but does not require them. There are a number of criteria that would need to met in order to be found acceptable, one of which states that there should be no adverse effect upon areas of historic and archaeological interest. Due to the fact that the policy just allows these features, and does not encourage or require them, it is considered that the 'business as usual' approach has a negative effect against this objective.</p> <p>LT: [Red bar]</p>
SA11: TRANSPORT	<p>ST: [Green bar]</p> <p>MT: This option, which aims to set out all key aspects relating to the protection and enhancement of heritage assets that need to be addressed in all development proposals affecting listed buildings and conservation areas, would have a positive effect on this objective. Protecting the large number of heritage assets (which are mainly located in the main urban area) and therefore keeping them in use would provide a good opportunity to make best use of the existing transport infrastructure and improve accessibility to jobs and services etc.</p> <p>LT: [Green bar]</p>	<p>ST: [Green bar]</p> <p>MT: This option, which aims to ensure that all heritage assets within the district (including statutory and locally listed buildings) are effectively protected and their contribution to the historic environment is maximised, would have a positive effect on this objective. Protecting the large number of heritage assets (which are mainly located in the main urban area) and therefore keeping them in use would provide a good opportunity to make best use of the existing transport infrastructure and improve accessibility to jobs and services etc.</p> <p>LT: [Green bar]</p>	<p>ST: [Green bar]</p> <p>MT: This option would result in there being no policy within the Local Plan relating to the conservation and management of the historic environment, and issues being considered in the context of national policy / guidance. Despite there being no local context to the policy framework used to determine proposals, this approach would still meet the objective as an aim of the NPPF (para 126) and legislation regarding heritage assets is for them to be conserved and enjoyed. Protecting the large number of heritage assets (which are mainly located in the main urban area) and therefore keeping them in use would provide a good opportunity to make best use of the existing transport infrastructure and improve accessibility to jobs and services etc.</p> <p>LT: [Green bar]</p>	<p>ST: [Green bar]</p> <p>MT: [Green bar]</p> <p>LT: The combination of EP7 A and EP7 B would have a positive effect on this objective as protecting the large number of heritage assets (which are mainly located in the main urban area) and therefore keeping them in use would provide a good opportunity to make best use of the existing transport infrastructure and improve accessibility to jobs and services etc.</p>	<p>ST: [Green bar]</p> <p>MT: This option would result in there being no policy within the Local Plan relating to the conservation and management of the historic environment, and issues being considered in the context of national policy / guidance - in particular NPPF para 133 which states that substantial harm to, or loss of, heritage assets of significance would only be acceptable if necessary in order to deliver substantial public benefits (that would outweigh that harm or loss). Despite there being no local context to the policy framework used to determine proposals, this approach would still meet the objective as an aim of the NPPF (para 126) and legislation regarding heritage assets is for them to be conserved and enjoyed. Protecting the large number of heritage assets (which are mainly located in the main urban area) and therefore keeping them in use would provide a good opportunity to make best use of the existing transport infrastructure and improve accessibility to jobs and services etc.</p> <p>LT: [Green bar]</p>	<p>ST: [Green bar]</p> <p>MT: There is currently a suite of Saved Policies within the Local Plan (BE2 - BE13) of which the collective aim is to protect and enhance the heritage assets of the district. (Saved Policy BE5 in particular which allows beneficial re-use of buildings in order that they do not fall into disrepair). These policies therefore help to meet this objective as keeping heritage assets in use would provide a good opportunity to make best use of the existing transport infrastructure and improve accessibility to jobs and services etc.</p> <p>LT: [Green bar]</p>

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

Summary

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

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

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

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

Safer Mansfield

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

SM2 A - Seek to retain a concentration of venues in the Leeming St / Clumber St area.

SM2 B - Allow a general dispersal of 'night time economy' uses across the town.

SM2 C - Specify alternative areas for night time economy activities.

SM2 Alt 1 - Adopt an approach which reflects policy guidance and the Council's Licensing Policy.

D - Business as usual

SA Objective	SM2 A	Summary & Mitigation	SM2 B	Summary & Mitigation	SM2 C	Summary & Mitigation	SM2 Alt 1	Summary & Mitigation	D	Summary & Mitigation
SA1: HOUSING	ST: MT: LT:	This option aims to reduce crime and disorder caused by the town centre's evening economy by retaining a concentration of venues within the Leeming St / Clumber St area. There is no significant link between this and SA Objective 1 (ensuring that the district's housing needs are met).	ST: MT: LT:	This option aims to reduce crime and disorder caused by the town centre's evening economy by allowing the dispersal of 'night-time economy' uses across the town centre. There is no significant link between this and SA Objective 1 (ensuring that the district's housing needs are met).	ST: MT: LT:	This option aims to reduce crime and disorder caused by the town centre's evening economy by specifying alternative areas for 'night-time economy' uses. There is no significant link between this and SA Objective 1 (ensuring that the district's housing needs are met).	ST: MT: LT:	This option aims to reduce crime and disorder caused by the town centre's evening economy by adopting an approach based on the NPPF and the Council's Licensing Policy. However there is no link between this and SA Objective 1 (ensuring that the district's housing needs are met).	ST: MT: LT:	There is currently a concentration of 'evening economy' uses within the Leeming St / Clumber St area of the town centre as a result of current planning policies which restrict these uses from the core retail area. However there is no significant link between this and SA Objective 1 (ensuring that the district's housing needs are met).
SA2: HEALTH	ST: MT: LT:	This option aims to reduce crime and disorder caused by the town centre's evening economy by retaining a concentration of venues within the Leeming St / Clumber St area. The link to this objective (to improve health and wellbeing, and reduce health inequalities) is positive as this approach could indirectly help to improve people's wellbeing through them feeling safer whilst within the town centre at night.	ST: MT: LT:	This option aims to reduce crime and disorder caused by the town centre's evening economy by allowing the dispersal of 'night-time economy' uses across the town centre. The link to this objective (to improve health and wellbeing, and reduce health inequalities) is positive as this approach could indirectly help to improve people's wellbeing through them feeling safer whilst within the town centre at night. It could also cause people to walk more whilst within the town centre at night.	ST: MT: LT:	This option aims to reduce crime and disorder caused by the town centre's evening economy by specifying alternative areas for 'night-time economy' uses. The link to this objective (to improve health and wellbeing, and reduce health inequalities) is positive as reducing crime and disorder could indirectly help to improve people's wellbeing through them feeling safer whilst within the town centre at night.	ST: MT: LT:	This option aims to reduce crime and disorder caused by the town centre's evening economy by adopting an approach based on the NPPF and the Council's Licensing Policy. This would have a positive effect as reducing crime and disorder could indirectly help to improve people's wellbeing through them feeling safer whilst within the town centre at night.	ST: MT: LT:	There is currently a concentration of 'evening economy' uses within the Leeming St / Clumber St area of the town centre as a result of current planning policies which restrict these uses from the core retail area. Although it doesn't have a significant effect, this approach can help reduce crime and disorder by allowing the Police to concentrate resources and indirectly helping to improve people's wellbeing through them feeling safer whilst within the town centre at night.
SA3: GREEN SPACES & CULTURE	ST: MT: LT:	This option aims to reduce crime and disorder caused by the town centre's evening economy by retaining a concentration of venues within the Leeming St / Clumber St area. It is perceived that some people who are intimidated by drunken behaviour are prevented from attending the Palace Theatre which is also located on Leeming Street. Therefore continuing this approach would have no significant effect upon this objective (to provide better opportunities for people to value and enjoy the district's heritage) through participation in cultural activities.	ST: MT: LT:	This option aims to reduce crime and disorder caused by the town centre's evening economy by allowing the dispersal of 'night-time economy' uses across the town centre. There may be a positive effect upon this objective (to provide better opportunities for people to value and enjoy the district's heritage) if it leads to an increase in Theatre visitors.	ST: MT: LT:	This option aims to reduce crime and disorder caused by the town centre's evening economy by specifying alternative areas for 'night-time economy' uses. There may be a positive effect upon this objective (to provide better opportunities for people to value and enjoy the district's heritage) if it leads to an increase in Theatre visitors.	ST: MT: LT:	This option aims to reduce crime and disorder caused by the town centre's evening economy by adopting an approach based on the NPPF and the Council's Licensing Policy. It is considered that if the perception of town centre safety was higher, it would provide better opportunities for people to value and enjoy the district's heritage.	ST: MT: LT:	There is currently a concentration of 'evening economy' uses within the Leeming St / Clumber St area of the town centre as a result of current planning policies which restrict these uses from the core retail area. There is a perception that this prevents would-be theatre goers from attending due to drunken behaviour from people using the pubs and clubs nearby. Continuing this approach would have no significant effect upon this objective (to provide better opportunities for people to value and enjoy the district's heritage) through participation in cultural activities.

SA4: COMMUNITY SAFETY	LT:	This option aims to reduce crime and disorder caused by the town centre's evening economy by retaining a concentration of venues within the Leeming St / Clumber St area. This therefore meets the objective to improve community safety, reduce crime and fear of crime. In addition the Police have indicated that this is the best method of policing the town centre at night.	ST:	This option aims to reduce crime and disorder caused by the town centre's evening economy by allowing the dispersal of 'night-time economy' uses across the town centre. This is likely to reduce the current problems caused by so many (drunken) people spilling onto the Clumber St / Leeming St at the end of the night, as they would be more dispersed. This therefore meets the objective to improve community safety, reduce crime and fear of crime, although uncertain in the ST as it could take a while for nightclubs in other parts of the town centre to be developed and become established.	LT:	This option aims to reduce crime and disorder caused by the town centre's evening economy by specifying alternative areas for 'night-time economy' uses. This is likely to reduce the current problems caused by so many (drunken) people spilling onto the Clumber St / Leeming St at the end of the night, as they would be more dispersed. This therefore meets the objective to improve community safety, reduce crime and fear of crime, although uncertain in the ST as it could take a while for nightclubs in other parts of the town centre to be developed and become established.	ST:	This option aims to reduce crime and disorder caused by the town centre's evening economy by adopting an approach based on the NPPF and the Council's Licensing Policy. The NPPF highlights the importance of meeting the needs of retail, leisure, office and other town centre uses in full. However, the most recent Statement of Licensing Policy includes a Saturation Zone Policy (IMP 3) which establishes a presumption against the approval new licensing applications for sale or supply of alcohol and/or late night refreshment in order to reduce the cumulative impact of these types of premises. It is considered that this approach meets the objective to improve community safety, reduce crime and fear of crime.	LT:	There is currently a concentration of 'evening economy' uses within the Leeming St / Clumber St area of the town centre as a result of current planning policies which restrict these uses from the core retail area. This can help reduce crime and disorder by allowing the Police to concentrate resources most effectively, and therefore meets the objective to improve community safety, reduce crime and fear of crime. In addition the Police have indicated that this is the best method of policing the town centre at night.
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	ST:		ST:		ST:		ST:			
SA5: SOCIETY	LT:	This option aims to reduce crime and disorder caused by the town centre's evening economy by retaining a concentration of venues within the Leeming St / Clumber St area. There is no significant link to Objective 5 (promoting and supporting the growth of social capital), although it is accepted that if the perception of town centre safety was higher, more community facilities may be encouraged to locate there.	ST:	This option aims to reduce crime and disorder caused by the town centre's evening economy by allowing the dispersal of 'night-time economy' uses across the town centre. There is no significant link to Objective 5 (promoting and supporting the growth of social capital), although it is accepted that if the perception of town centre safety was higher, more community facilities may be encouraged to locate there.	LT:	This option aims to reduce crime and disorder caused by the town centre's evening economy by specifying alternative areas for 'night-time economy' uses. There is no significant link to Objective 5 (promoting and supporting the growth of social capital), although it is accepted that if the perception of town centre safety was higher, more community facilities may be encouraged to locate there.	ST:	This option aims to reduce crime and disorder caused by the town centre's evening economy by adopting an approach based on the NPPF and the Council's Licensing Policy. There is no significant link to Objective 5 (promoting and supporting the growth of social capital), although it is accepted that if the perception of town centre safety was higher, more community facilities may be encouraged to locate there.	LT:	There is currently a concentration of 'evening economy' uses within the Leeming St / Clumber St area of the town centre as a result of current planning policies which restrict these uses from the core retail area. These policies also restrict community uses from the core retail area, although they can locate in more peripheral areas. There is no significant link to Objective 5 (promoting and supporting the growth of social capital), although it is accepted that if the perception of town centre safety was higher, more community facilities may be encouraged to locate there.
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	ST:		ST:		ST:		ST:			
SA6: BIODIVERSITY	LT:	This option aims to reduce crime and disorder caused by the town centre's evening economy by retaining a concentration of venues within the Leeming St / Clumber St area. There is no significant link between this and increasing biodiversity levels across the district.	ST:	This option aims to reduce crime and disorder caused by the town centre's evening economy by allowing the dispersal of 'night-time economy' uses across the town centre. There is no significant link between this and increasing biodiversity levels across the district.	LT:	This option aims to reduce crime and disorder caused by the town centre's evening economy by specifying alternative areas for 'night-time economy' uses. There is no significant link between this and increasing biodiversity levels across the district.	ST:	This option aims to reduce crime and disorder caused by the town centre's evening economy by adopting an approach based on the NPPF and the Council's Licensing Policy. There is no significant link between this and increasing biodiversity levels across the district.	LT:	There is currently a concentration of 'evening economy' uses within the Leeming St / Clumber St area of the town centre as a result of current planning policies which restrict these uses from the core retail area. There is no significant link between this and increasing biodiversity levels across the district.
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	ST:		ST:		ST:		ST:			
SA7: BUILT & NATURAL ASSETS	LT:	This option aims to reduce crime and disorder caused by the town centre's evening economy by retaining a concentration of venues within the Leeming St / Clumber St area. There is no significant link between this and SA Objective 7 (to protect and enhance the rich diversity of the natural, cultural, built environmental and archaeological assets of the district).	ST:	This option aims to reduce crime and disorder caused by the town centre's evening economy by allowing the dispersal of 'night-time economy' uses across the town centre. There is no significant link between this and SA Objective 7 (to protect and enhance the rich diversity of the natural, cultural, built environmental and archaeological assets of the district).	LT:	This option aims to reduce crime and disorder caused by the town centre's evening economy by specifying alternative areas for 'night-time economy' uses. There is no significant link between this and SA Objective 7 (to protect and enhance the rich diversity of the natural, cultural, built environmental and archaeological assets of the district).	ST:	This option aims to reduce crime and disorder caused by the town centre's evening economy by adopting an approach based on the NPPF and the Council's Licensing Policy. There is no significant link between this and SA Objective 7 (to protect and enhance the rich diversity of the natural, cultural, built environmental and archaeological assets of the district).	LT:	There is currently a concentration of 'evening economy' uses within the Leeming St / Clumber St area of the town centre as a result of current planning policies which restrict these uses from the core retail area. There is no significant link between this and SA Objective 7 (to protect and enhance the rich diversity of the natural, cultural, built environmental and archaeological assets of the district).
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	ST:		ST:		ST:		ST:			
SA8: NATURAL RESOURCES	LT:	This option aims to reduce crime and disorder caused by the town centre's evening economy by retaining a concentration of venues within the Leeming St / Clumber St area. There is no significant link between this and SA Objective 8 (to manage prudently the natural resources of the district including water, air quality, soils and minerals).	ST:	This option aims to reduce crime and disorder caused by the town centre's evening economy by allowing the dispersal of 'night-time economy' uses across the town centre. There is no significant link between this and SA Objective 8 (to manage prudently the natural resources of the district including water, air quality, soils and minerals).	LT:	This option aims to reduce crime and disorder caused by the town centre's evening economy by specifying alternative areas for 'night-time economy' uses. There is no significant link between this and SA Objective 8 (to manage prudently the natural resources of the district including water, air quality, soils and minerals).	ST:	This option aims to reduce crime and disorder caused by the town centre's evening economy by adopting an approach based on the NPPF and the Council's Licensing Policy. There is no significant link between this and SA Objective 8 (to manage prudently the natural resources of the district including water, air quality, soils and minerals).	LT:	There is currently a concentration of 'evening economy' uses within the Leeming St / Clumber St area of the town centre as a result of current planning policies which restrict these uses from the core retail area. There is no significant link between this and SA Objective 8 (to manage prudently the natural resources of the district including water, air quality, soils and minerals).
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	ST:		ST:		ST:		ST:			

SA9: WASTE	ST:	This option aims to reduce crime and disorder caused by the town centre's evening economy by retaining a concentration of venues within the Leeming St / Clumber St area. There is no significant link between this and SA Objective 9 (to minimise waste and increase the re-use and recycling and composting of waste materials).	ST:	This option aims to reduce crime and disorder caused by the town centre's evening economy by allowing the dispersal of 'night-time economy' uses across the town centre. There is no significant link between this and SA Objective 9 (to minimise waste and increase the re-use and recycling and composting of waste materials).	ST:	This option aims to reduce crime and disorder caused by the town centre's evening economy by specifying alternative areas for 'night-time economy' uses. There is no significant link between this and SA Objective 9 (to minimise waste and increase the re-use and recycling and composting of waste materials).	ST:	This option aims to reduce crime and disorder caused by the town centre's evening economy by adopting an approach based on the NPPF and the Council's Licensing Policy. There is no significant link between this and SA Objective 9 (to minimise waste and increase the re-use and recycling and composting of waste materials).
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	LT:		LT:		LT:		LT:	
SA10: ENERGY	ST:	This option aims to reduce crime and disorder caused by the town centre's evening economy by retaining a concentration of venues within the Leeming St / Clumber St area. There is no significant link between this and SA Objective 10 (to minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable sources).	ST:	This option aims to reduce crime and disorder caused by the town centre's evening economy by allowing the dispersal of 'night-time economy' uses across the town centre. There is no significant link between this and SA Objective 10 (to minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable sources).	ST:	This option aims to reduce crime and disorder caused by the town centre's evening economy by specifying alternative areas for 'night-time economy' uses. There is no significant link between this and SA Objective 10 (to minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable sources).	ST:	This option aims to reduce crime and disorder caused by the town centre's evening economy by adopting an approach based on the NPPF and the Council's Licensing Policy. There is no significant link between this and SA Objective 10 (to minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable sources).
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	LT:		LT:		LT:		LT:	
SA11: TRANSPORT	ST:	This option aims to reduce crime and disorder caused by the town centre's evening economy by retaining a concentration of venues within the Leeming St / Clumber St area. As people tend to use public transport due to consumption of alcohol, the concentration of venues helps reduce the number of bus stops required. There are currently 5 routes which run at 12am, 1am, 2am and 3am. Clumber Street is currently closed for car access at night for the safety of people spilling out of nightclubs and this restricts the access for taxis. Overall however this option does help to meet SA Objective 11 (to make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken by the most sustainable mode available).	ST:	This option aims to reduce crime and disorder caused by the town centre's evening economy by allowing the dispersal of 'night-time economy' uses across the town centre. As people tend to use public transport due to consumption of alcohol, the dispersal of venues would increase the number of bus stops required in order to run the NiteBus service effectively (and possibly viably?). There are currently 5 routes which all pick up from Leeming Street at 12am, 1am, 2am and 3am. The dispersal of venues may assist taxi pick ups, as Clumber Street is currently closed for car access at night, however the effect upon SA Objective 11 is uncertain as it is not clear how the existing transport infrastructure would be utilised.	ST:	This option aims to reduce crime and disorder caused by the town centre's evening economy by specifying alternative areas for 'night-time economy' uses. Depending on the location, the alternative areas for venues could increase the number of bus stops required in order to run the NiteBus service effectively (and possibly viably?). There are currently 5 routes which all pick up from Leeming Street at 12am, 1am, 2am and 3am. This option may assist taxi pick ups, as Clumber Street is currently closed for car access at night, however overall it is uncertain whether this option would help to meet SA Objective 11 as the 'alternative areas' are unknown.	ST:	This option aims to reduce crime and disorder caused by the town centre's evening economy by adopting an approach based on the NPPF and the Council's Licensing Policy. The NPPF highlights the importance of meeting the needs of retail, leisure, office and other town centre uses in full. The most recent Statement of Licensing Policy states in Policy IMP 1 that decisions should take into account the 'transport provision in the area and the likely means of public or private transport that will be used by customers either arriving or leaving the premises' (among other considerations). This approach would help to meet SA Objective 11 (to make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken by the most sustainable mode available).
	MT:		MT:		MT:		MT:	
	LT:		LT:		LT:		LT:	
SA12: EMPLOYMENT	ST:	This option aims to reduce crime and disorder caused by the town centre's evening economy by retaining a concentration of venues within the Leeming St / Clumber St area. There is no significant link between this and creating high quality employment opportunities, increasing average income levels and reducing unemployment.	ST:	This option aims to reduce crime and disorder caused by the town centre's evening economy by allowing the dispersal of 'night-time economy' uses across the town centre. There is no significant link between this and creating high quality employment opportunities, increasing average income levels and reducing unemployment.	ST:	This option aims to reduce crime and disorder caused by the town centre's evening economy by specifying alternative areas for 'night-time economy' uses. There is no significant link between this and creating high quality employment opportunities, increasing average income levels and reducing unemployment.	ST:	This option aims to reduce crime and disorder caused by the town centre's evening economy by adopting an approach based on the NPPF and the Council's Licensing Policy. There is no significant link between this and creating high quality employment opportunities, increasing average income levels and reducing unemployment.
	MT:		MT:		MT:		MT:	
	LT:		LT:		LT:		LT:	
SA13: INNOVATION	ST:	This option aims to reduce crime and disorder caused by the town centre's evening economy by retaining a concentration of venues within the Leeming St / Clumber St area. There is no significant link between this and developing a strong culture of enterprise and innovation.	ST:	This option aims to reduce crime and disorder caused by the town centre's evening economy by allowing the dispersal of 'night-time economy' uses across the town centre. There is no significant link between this and developing a strong culture of enterprise and innovation.	ST:	This option aims to reduce crime and disorder caused by the town centre's evening economy by specifying alternative areas for 'night-time economy' uses. There is no significant link between this and developing a strong culture of enterprise and innovation.	ST:	This option aims to reduce crime and disorder caused by the town centre's evening economy by adopting an approach based on the NPPF and the Council's Licensing Policy. There is no significant link between this and developing a strong culture of enterprise and innovation.
	MT:		MT:		MT:		MT:	
	LT:		LT:		LT:		LT:	

SA14: BUSINESS LAND & INFRA- STRUCTURE	ST:	This option aims to reduce crime and disorder caused by the town centre's evening economy by retaining a concentration of venues within the Leeming St / Clumber St area. There is no significant link with SA Objective 14 (to provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies).	ST:	This option aims to reduce crime and disorder caused by the town centre's evening economy by allowing the dispersal of 'night-time economy' uses across the town centre. There is no significant link with SA Objective 14 (to provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies).	ST:	This option aims to reduce crime and disorder caused by the town centre's evening economy by specifying alternative areas for 'night-time economy' uses. There is no significant link with SA Objective 14 (to provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies).	ST:	This option aims to reduce crime and disorder caused by the town centre's evening economy by adopting an approach based on the NPPF and the Council's Licensing Policy. There is no significant link with SA Objective 14 (to provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies).	ST:	There is currently a concentration of 'evening economy' uses within the Leeming St / Clumber St area of the town centre as a result of current planning policies which restrict these uses from the core retail area. There is no significant link with SA Objective 14 (to provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies).				
	MT:										MT:	MT:	MT:	MT:
	LT:										LT:	LT:	LT:	LT:

Summary

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

Our Town Centre

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

TC1 A - Maintain a primary shopping area, restricting new ground floor uses to A1 retail, with a balance of uses elsewhere in the town centre.

TC1 B - Divide the town centre into distinct areas or zones to create a strong identity.

TC1 C - Apply a minimum requirement of 75% A1 uses within primary shopping frontages, 50% within secondary frontages and a balance of uses elsewhere in the town centre.

D - Business as usual.

No alternative options were suggested during public consultation

SA Objective	TC1 A	Summary & Mitigation	TC1 B	Summary & Mitigation	TC1 C	Summary & Mitigation	D	Summary & Mitigation
SA1: HOUSING	ST:  MT:  LT: 	Maintaining a primary shopping area, restricting new ground floor uses to A1 retail, but allowing a balance of alternative uses including residential in suitable locations elsewhere in the town centre would help to ensure that the housing stock meets the housing needs of the district.	ST:  MT:  LT: 	Dividing the town centre into district areas or zones to create a strong identity and allowing residential use in suitable locations would help to ensure that the housing stock meets the housing needs of the district. The implementation of this option is likely to be a long process therefore the ST effect is uncertain.	ST:  MT:  LT: 	Applying a minimum requirement of 75% A1 uses within primary shopping frontages, 50% within secondary frontages and a balance of uses including residential in suitable locations elsewhere in the town centre would help ensure that the housing stock meets the housing needs of the district.	ST:  MT:  LT: 	Continuation of Policy R8 which allows for residential uses as an elements of retail development proposals, would continue to help ensure that the housing stock meets the housing needs of the district.
SA2: HEALTH	ST:  MT:  LT: 	This option would have no significant effect on reducing health inequalities and improving health and wellbeing. Healthcare provision would not be restricted from locating within the town centre, just from within the primary shopping area - which would be unlikely location in any case.	ST:  MT:  LT: 	This option would have no significant effect on reducing health inequalities and improving health and wellbeing. Healthcare provision would not be restricted from locating within the town centre, although it might not be the best use in some of the quarters - such as the 'Shopping Quarter' (which would be unlikely location in any case). A more appropriate location may be within a quarter with a stronger focus on residential use.	ST:  MT:  LT: 	This option would have no significant effect on reducing health inequalities and improving health and wellbeing. Healthcare provision would not be restricted from locating within the town centre, although there would be limits to the amount of non-retail uses permitted within the primary shopping area (which would be unlikely location in any case), and the secondary shopping area.	ST:  MT:  LT: 	The 'business as usual' approach would have no significant effect on reducing health inequalities and improving health and wellbeing. Healthcare provision would not be restricted from locating within the town centre in general, although Saved Policy MTC5 would not permit non-retail uses within the primary shopping area (which would be unlikely location in any case), and Saved Policy MTC6 would limit the amount of non-retail uses allowed within secondary shopping areas.
SA3: GREEN SPACES & CULTURE	ST:  MT:  LT: 	This option aims to maintain a primary shopping area (by restricting ground floor uses to A1 retail). A vibrant retail area with a strong and diverse combination of stores would help attract more shoppers and visitors to the town centre (which has many historical and cultural assets) and would therefore help provide opportunities for this objective to be met. However, deterring non-retail uses from the primary shopping area increases the risk of creating vacant units and an unattractive shopping location, therefore the overall effect is considered to be uncertain.	ST:  MT:  LT: 	This option aims to divide the town centre into distinct zones to create a stronger identity. Zones which are distinctive but complementary, and where appropriate build upon the historic and cultural assets within the town centre, would help provide a unique shopping experience, and attract more shoppers and visitors, and would therefore help provide opportunities for this objective to be met. The implementation of this option is likely to be a long process therefore the ST effect is uncertain.	ST:  MT:  LT: 	This option aims to maintain primary and secondary shopping areas (by restricting ground floor uses to 75% and 50% A1 retail respectively). A vibrant retail area with a strong and diverse combination of stores would help attract more shoppers and visitors to the town centre (which has many historical and cultural assets) and would therefore help provide opportunities for this objective to be met.	ST:  MT:  LT: 	The 'business as usual' approach aims to maintain primary and secondary shopping areas (by restricting ground floor uses to 100% and 50% A1 retail respectively). A vibrant retail area with a strong and diverse combination of stores would help attract more shoppers and visitors to the town centre (which has many historical and cultural assets) and would therefore help provide opportunities for this objective to be met. However, deterring non-retail uses from the primary shopping area increases the risk of creating vacant units and an unattractive shopping location, therefore the overall effect is considered to be uncertain. (Saved Policy MTC5 does not permit non-retail uses within the primary shopping area, and Saved Policy MTC6 limits the amount of non-retail uses allowed within secondary shopping areas to 50%).
SA4: COMMUNITY SAFETY	ST:  MT:  LT: 	Maintaining a primary shopping area, by restricting new ground floor uses to A1 retail, is likely to mean that the core of the town centre remains quiet and unused throughout the evening and night-time period. This can make the area feel unsafe, and a lack of natural surveillance from night-time uses such as bars, restaurants and takeaways in this part of the town can add to this perception. Therefore this option has a negative effect on this objective (improve community safety, reduce crime and the fear of crime).	ST:  MT:  LT: 	This option aims to divide the town centre into distinct zones to create a stronger identity. Zones which are distinctive but complementary should help create a sense of place, and help deter vandalism and other anti-social behaviour. In addition, strong foot-fall between the 'Station Quarter' (location of rail and bus stations) and the 'Socilising Quarter' in the evenings would help ensure the Market Place is not as empty and quiet, and may even encourage restaurants / cafe bars to locate there and make the most of the foot-fall at this time of the day. The implementation of this option is likely to be a long process therefore the ST effect is uncertain.	ST:  MT:  LT: 	Maintaining primary and secondary shopping areas, but allowing non-retail uses up to 25% and 50% respectively, may result in the core of the town centre being used more throughout the evening and night-time period than it is currently, through the addition of non-retail uses such as restaurants and cafe bars etc. This could help address the current lack of natural surveillance from night-time uses and help reduce the perception that the town centre is unsafe. Therefore this option is likely to have a positive effect on this objective (improve community safety, reduce crime and the fear of crime).	ST:  MT:  LT: 	The 'business as usual' approach aims to maintain primary and secondary shopping areas (and allows 50% non-retail in secondary areas). However continuing with this approach is likely to mean that the core of the town centre remains quiet and unused throughout the evening and night-time period. This can make the area feel unsafe, and a lack of natural surveillance from night-time uses such as bars, restaurants and takeaways in this part of the town can add to this perception. Therefore this option has a negative effect on this objective (improve community safety, reduce crime and the fear of crime). (Saved Policy MTC5 does not permit non-retail uses within the primary shopping area, and Saved Policy MTC6 limits the amount of non-retail uses allowed within secondary shopping areas to 50%).

SA5: SOCIETY	LT:	MT:	ST:	There is no direct link between this objective (promote the development of social capital) and how the mix of town centre uses is managed.	LT:	MT:	ST:	There is no direct link between this objective (promote the development of social capital) and how the mix of town centre uses is managed.	LT:	MT:	ST:	There is no direct link between this objective (promote the development of social capital) and how the mix of town centre uses is managed.	LT:	MT:	ST:	There is no direct link between this objective (promote the development of social capital) and how the mix of town centre uses is managed.
SA6: BIODIVERSITY	LT:	MT:	ST:	There is no direct link between this objective (increase biodiversity levels) and how the mix of town centre uses is managed.	LT:	MT:	ST:	There is no direct link between this objective (increase biodiversity levels) and how the mix of town centre uses is managed.	LT:	MT:	ST:	There is no direct link between this objective (increase biodiversity levels) and how the mix of town centre uses is managed.	LT:	MT:	ST:	There is no direct link between this objective (increase biodiversity levels) and how the mix of town centre uses is managed.
SA7: BUILT & NATURAL ASSETS	LT:	MT:	ST:	This option aims to maintain a primary shopping area (by restricting ground floor uses to A1 retail). A vibrant retail area with a strong and diverse combination of stores would help attract more shoppers and visitors to the town centre and may help bring a number of historical assets back into use (through demand for space). This would therefore help provide opportunities for this objective to be met. However, deterring non-retail uses from the primary shopping area increases the risk of creating vacant units and an unattractive shopping location, therefore the overall effect is considered to be uncertain.	LT:	MT:	ST:	This option aims to divide the town centre into distinct zones to create a stronger identity. Zones which are distinctive but complementary, and where appropriate build upon the historic and cultural assets within the town centre, would help provide a unique shopping experience, attracting more shoppers and visitors. This could create a demand for historic assets to be brought back into use, and would therefore help provide opportunities for this objective to be met. The implementation of this option is likely to be a long process therefore the ST effect is uncertain.	LT:	MT:	ST:	This option aims to maintain primary and secondary shopping areas (by restricting ground floor uses to 75% and 50% A1 retail respectively). A vibrant retail area with a strong and diverse combination of stores would help attract more shoppers and visitors to the town centre and may help bring a number of historical assets back into use (through demand for space). This would therefore help provide opportunities for this objective to be met.	LT:	MT:	ST:	The 'business as usual' approach aims to maintain primary and secondary shopping areas (by restricting ground floor uses to 100% and 50% A1 retail respectively). A vibrant retail area with a strong and diverse combination of stores would help attract more shoppers and visitors to the town centre and may help bring a number of historical assets back into use (through demand for space). This would therefore help provide opportunities for this objective to be met. However, deterring non-retail uses from the primary shopping area increases the risk of creating vacant units and an unattractive shopping location, therefore the overall effect is considered to be uncertain. (Saved Policy MTC5 does not permit non-retail uses within the primary shopping area, and Saved Policy MTC6 limits the amount of non-retail uses allowed within secondary shopping areas to 50%).
SA8: NATURAL RESOURCES	LT:	MT:	ST:	There is no direct link between this objective (manage prudently the natural resources of the district) and how the mix of town centre uses is managed.	LT:	MT:	ST:	There is no direct link between this objective (manage prudently the natural resources of the district) and how the mix of town centre uses is managed.	LT:	MT:	ST:	There is no direct link between this objective (manage prudently the natural resources of the district) and how the mix of town centre uses is managed.	LT:	MT:	ST:	There is no direct link between this objective (manage prudently the natural resources of the district) and how the mix of town centre uses is managed.
SA9: WASTE	LT:	MT:	ST:	There is no direct link between this objective (minimise waste and increase the re-use and recycling and composting of waste materials) and how the mix of town centre uses is managed.	LT:	MT:	ST:	There is no direct link between this objective (minimise waste and increase the re-use and recycling and composting of waste materials) and how the mix of town centre uses is managed.	LT:	MT:	ST:	There is no direct link between this objective (minimise waste and increase the re-use and recycling and composting of waste materials) and how the mix of town centre uses is managed.	LT:	MT:	ST:	There is no direct link between this objective (minimise waste and increase the re-use and recycling and composting of waste materials) and how the mix of town centre uses is managed.

SA10: ENERGY	ST:						
	MT:		This option aims to maintain a primary shopping area (by restricting ground floor uses to A1 retail). Whilst this is unlikely to improve the energy efficiency of new buildings (or develop the district's renewable energy resource), a vibrant retail area could create a demand for space and cause a number of historical assets to be brought back into use. This could therefore help provide opportunities for these buildings to be made more energy efficient. The opposite is also possible - deterring non-retail uses from the primary shopping area increases the risk of creating vacant units which could quickly fall into disrepair. The overall effect is uncertain.				
	LT:						
SA11: TRANSPORT	ST:	+		+		+	
	MT:	+	This option aims to create a vibrant town centre which is the focus for shopping, leisure and commercial uses. The town centre is the most accessible and sustainable location for these uses, therefore the option would have a significant positive effect upon this objective (to make efficient use of existing transport infrastructure, reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken in the most sustainable mode available).	+	This option aims to create a vibrant town centre which is the focus for shopping, leisure and commercial uses. The town centre is the most accessible and sustainable location for these uses, therefore the option would have a significant positive effect upon this objective (to make efficient use of existing transport infrastructure, reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken in the most sustainable mode available). The option also specifically seeks to build strong connections between the train and bus station sites with new employment creating opportunities.	+	This option aims to create a vibrant town centre which is the focus for shopping, leisure and commercial uses. The town centre is the most accessible and sustainable location for these uses, therefore the option would have a significant positive effect upon this objective (to make efficient use of existing transport infrastructure, reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken in the most sustainable mode available).
	LT:	+		+		+	
SA12: EMPLOYMENT	ST:						
	MT:		This option aims to maintain a primary shopping area (by restricting ground floor uses to A1 retail) in order to create a vibrant retail area with a demand for vacant space to be filled. This however is only likely to generate jobs in retail, and therefore not improve the diversity and quality of jobs. Other uses such as offices and financial services would have a choice of location within the more peripheral areas of the town centre, but current high levels of vacancies suggest that these may not be as attractive. For the rest of the district, having a vibrant town centre may increase the amount of people wanting to live here, and therefore could increase the work force, which in turn could help attract large employers to locate here in the future. Overall the effect is uncertain.		This option aims to create a vibrant town centre which is the focus for shopping, leisure and commercial uses through the use of zones. The option specifically seeks to build strong connections between the train and bus station sites to new employment creating opportunities within an office focused zone to help promote enterprise creation and job growth. Should this be successful it would help to meet the objective to create high quality employment opportunities. The implementation of this option is likely to be a long process therefore the ST effect is uncertain.		This option aims to maintain primary and secondary shopping areas (by restricting ground floor uses to 75% and 50% A1 retail respectively) in order to create a vibrant, but flexible, retail area with a strong and diverse combination of stores which could create a demand for vacant space to be filled. The majority of jobs this would be likely to generate is jobs in retail, however allowing 25% non-retail uses within the primary areas should encourage more diversity. However without any specific focus on attracting new employers to the town centre and just allowing a choice of location within the more peripheral, less attractive, areas of the town centre (should the 25% and 50% limits be reached in the primary and secondary frontages) is unlikely to improve the diversity of jobs. In relation to the rest of the district, having a vibrant town centre may increase the amount of people wanting to live here, and therefore could increase the work force, which in turn could help attract large employers to locate here. Overall the effect is uncertain.
	LT:						
	ST:						
	MT:						The 'business as usual' approach aims to maintain primary and secondary shopping areas (by restricting ground floor uses to 100% and 50% A1 retail respectively). Whilst this is unlikely to improve the energy efficiency of new buildings (or develop the district's renewable energy resource), a vibrant retail area could create a demand for space and cause a number of historical assets to be brought back into use. This could therefore help provide opportunities for these buildings to be made more energy efficient. The opposite is also possible - deterring non-retail uses from the primary shopping area increases the risk of creating vacant units which could quickly fall into disrepair. The overall effect is uncertain. (Saved Policy MTC5 does not permit non-retail uses within the primary shopping area, and Saved Policy MTC6 limits the amount of non-retail uses allowed within secondary shopping areas to 50%).
	LT:						
	ST:	+		+		+	
	MT:	+		+		+	The 'business as usual' option (which aims to maintain primary and secondary shopping areas by restricting ground floor uses to 100% and 50% A1 retail respectively) aims to create a vibrant town centre which is the focus for shopping, leisure and commercial uses. The town centre is the most accessible and sustainable location for these uses, therefore this approach has a significant positive effect upon this objective (to make efficient use of existing transport infrastructure, reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken in the most sustainable mode available). (Saved Policy MTC5 does not permit non-retail uses within the primary shopping area, and Saved Policy MTC6 limits the amount of non-retail uses allowed within secondary shopping areas to 50%).
	LT:	+		+		+	
	ST:						
	MT:						The 'business as usual' option (which maintains primary and secondary shopping areas by restricting ground floor uses to 100% and 50% A1 retail respectively) aims to create a vibrant retail area with a strong and diverse combination of stores. This generally only generates jobs in retail, and therefore does not improve the diversity and quality of jobs. Other uses such as offices and financial services have a choice of location within the more peripheral areas of the town centre, but there are currently many vacant units which suggests that these areas are not attractive to investing businesses. For the rest of the district, having a vibrant town centre may increase the amount of people wanting to live here, and therefore could increase the work force, which in turn could help attract large employers to locate here in the future. Overall the effect is uncertain.
	LT:						

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

Summary

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

Our Town Centre

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

TC2 A - Maintain the existing town centre boundary.

TC2 B - Maintain the existing town centre boundary, but introduce a more flexible approach for edge-of-centre developments.

TC2 C - Extend the existing town centre boundary to allow more retail capacity (if need is demonstrated by a Retail Study).

TC2 Alt 1 - Combine options TC2B and TC2C by reviewing and amending the boundary, but also take a more flexible approach in relation to uses permitted.

D - Business as usual

SA Objective	TC2 A	Summary & Mitigation	TC2 B	Summary & Mitigation	TC2 C	Summary & Mitigation	TC2 Alt 1	Summary & Mitigation	D	Summary & Mitigation
SA1: HOUSING	ST:	There is no significant link between maintaining the existing town centre boundary and ensuring that the housing stock meets the housing needs of the district. It is unlikely that housing would be restricted from locating in the peripheral areas of the town centre, wherever the boundary line is drawn.	ST:	There is no significant link between maintaining the existing town centre boundary with flexibility on edge-of-centre sites and ensuring that the housing stock meets the housing needs of the district. It is unlikely that housing would be restricted from locating in the peripheral areas of the town centre, wherever the boundary line is drawn.	ST:	There is no significant link between extending the existing town centre boundary and ensuring that the housing stock meets the housing needs of the district. It is unlikely that housing would be restricted from locating in the peripheral areas of the town centre, wherever the boundary line is drawn.	ST:	There is no significant link between reviewing and amending the existing town centre boundary and taking a flexible approach to uses permitted, and the objective of ensuring that the housing stock meets the housing needs of the district. It is unlikely that housing would be restricted from locating in the peripheral areas of the town centre, wherever the boundary line is drawn.	ST:	The 'business as usual' approach would maintain the existing town centre boundary, as set by Saved Policy R1. This policy also sets the uses permitted within certain areas of the town centre and allows housing in the peripheral areas, provided applications meet Saved Policy H2. Conversion of upper floors of shops and commercial properties to residential use is permitted in the more central areas but would need to meet Saved Policies H12 and MTC8. Therefore this approach can help ensure that the housing stock meets the housing needs of the district.
	MT:		MT:		MT:		MT:			
	LT:		LT:		LT:		LT:			
SA2: HEALTH	ST:	Maintaining the existing town centre boundary would have no significant effect on reducing health inequalities and improving health and wellbeing. Healthcare provision would not be restricted from locating within the town centre, just from within the primary shopping area - which would be unlikely location in any case.	ST:	Maintaining the existing boundary and introducing a more flexible approach to edge-of-centre sites would have no significant effect on reducing health inequalities and improving health and wellbeing. Healthcare provision would not be restricted from locating within the town centre, just from within the primary shopping area - which would be unlikely location in any case. An indirect benefit may be that a larger town centre encourages people to walk further, however overall the effect is 'no significant link'.	ST:	Extending the existing boundary would have no significant effect on reducing health inequalities and improving health and wellbeing. Healthcare provision would not be restricted from locating within the town centre, just from within the primary shopping area - which would be unlikely location in any case. An indirect benefit may be that a larger town centre encourages people to walk further, however overall the effect is 'no significant link'.	ST:	There is no significant link between reviewing and amending the existing town centre boundary and taking a flexible approach to uses permitted, and the objective of reducing health inequalities and improving health and wellbeing. Healthcare provision would not be restricted from locating within the town centre, just from within the primary shopping area - which would be unlikely location in any case.	ST:	The 'business as usual' approach would have no significant effect on reducing health inequalities and improving health and wellbeing. Healthcare provision would not be restricted from locating within the town centre in general, just from within the primary shopping area - which would be unlikely location in any case. Saved Policy R1 sets the town centre boundary, and uses allowed within it. Saved Policy MTC5 controls the uses within the primary shopping area.
	MT:		MT:		MT:		MT:			
	LT:		LT:		LT:		LT:			
SA3: GREEN SPACES & CULTURE	ST:	This option aims to maintain the existing town centre boundary to help consolidate retail uses in the area. A vibrant retail area with a strong and diverse combination of stores would help attract more shoppers and visitors to the town centre. As the town centre has many historical and cultural assets, including the Market Place open/civic space, this would help provide better opportunities for people to value and enjoy the district's heritage and therefore meet SA Objective 3.	ST:	This option aims to maintain the existing town centre boundary and apply a more flexible approach to edge-of-centre sites in order to achieve a vibrant retail area with a strong and diverse combination of stores that attracts more shoppers and visitors to the town centre. As the town centre has many historical and cultural assets, including the Market Place open/civic space, it could help provide better opportunities for people to value and enjoy the district's heritage, and therefore meet SA Objective 3. However, being flexible on the edge of the town centre could increase vacancies in the central area if retailers start to move to more modern units, possibly with cheaper rent. This would effect on the vitality and viability of the town centre and make it a less desirable shopping destination with less visitors. Overall, and based on the fact that there is already a number of vacant units, the effect is negative, although uncertain in the ST as it is likely to be the cumulative effect of edge-of-centre development that would create a such a negative effect.	ST:	This option aims to extend the existing town centre boundary in order to allow for additional retail floorspace. The aim of this would be to strengthen the role of the town centre and create a more attractive town centre. As the town centre has many historical and cultural assets, including the Market Place open/civic space this could provide better opportunities for people to value and enjoy the district's heritage. However, extending the town centre could increase vacancies in the central area if retailers start to move to more modern units, possibly with cheaper rent in more peripheral areas. This would effect on the vitality and viability of the town centre and make it a less desirable shopping destination with less visitors. Overall, and based on the fact that there is already a number of vacant units, the effect is negative, although uncertain in the ST as it is likely to be the cumulative effect of development in peripheral areas that would create a such a negative effect.	ST:	This option aims to review and amend the town centre boundary (based on the results of a capacity study), but to also take a more flexible approach to the uses permitted within the town centre. This would allow for boundary changes if required, as well as addressing any increase in vacant units as a result of boundary changes or otherwise (by allowing a higher percentage of non-retail uses in the central area). This should help achieve a vibrant retail area with a strong and diverse combination of stores and associated uses (such as cafés) which would help attract more shoppers and visitors to the town centre. As the town centre has many historical and cultural assets, including the Market Place open/civic space, this would help provide better opportunities for people to value and enjoy the district's heritage and therefore meet SA Objective 3.	ST:	The 'business as usual' approach is the same as Option TC2 A. This aims to maintain the existing town centre boundary in order to help consolidate retail uses in the area, create a vibrant retail area with a strong and diverse combination of stores, and attract more shoppers and visitors to the town centre. As the town centre has many historical and cultural assets, including the Market Place open/civic space, the more shoppers / visitors there are to the town centre, the more opportunities there are for people to value and enjoy the district's heritage. Saved Policy R1 sets the town centre boundary, and uses allowed within it.
	MT:		MT:		MT:		MT:			
	LT:		LT:		LT:		LT:			
SA4: COMMUNITY SAFETY	ST:	This option aims to maintain the existing town centre boundary. The consolidation of the town centre could help reduce the number of vacant / derelict buildings which may be currently used for antisocial purposes, and therefore could help meet this objective over time (to improve community safety, reduce crime and the fear of crime).	ST:	This option aims to maintain the existing town centre boundary and apply a more flexible approach to edge-of-centre sites. Over time this may shift retail activity to the peripheral areas of the town centre, leaving vacant units behind which, depending on the amount, could create the perception that the central area is unsafe.	ST:	This option aims to extend the existing town centre boundary in order to allow for additional retail floorspace. Over time this may shift retail activity to the peripheral areas of the town centre, leaving vacant units behind which, depending on the amount, could create the perception that the central area is unsafe.	ST:	This option aims to review and amend the town centre boundary (based on the results of a capacity study), and to take a more flexible approach to the uses permitted within the town centre. This would allow for boundary changes only if required, as well as addressing any increase in vacant units as a result (or otherwise) by allowing a higher percentage of non-retail uses in the central area. This combination of actions could help reduce the number of vacant / derelict buildings in peripheral areas which may be currently used for antisocial purposes, as well as ensuring that vacancies within the central area do not become a problem and cause an unsafe perception amongst shoppers and visitors. This option could therefore help to meet this objective over time (to improve community safety, reduce crime and the fear of crime).	ST:	The 'business as usual' approach is to maintain the existing town centre boundary. The consolidation of the town centre could help reduce the number of vacant / derelict buildings which may be currently used for antisocial purposes, and therefore could help meet this objective over time (to improve community safety, reduce crime and the fear of crime). Saved Policy R1 sets the town centre boundary, and uses allowed within it.
	MT:		MT:		MT:		MT:			
	LT:		LT:		LT:		LT:			
SA5: SOCIETY	ST:	There is no significant link between maintaining the existing town centre boundary and the development and growth of social capital across the district. It is unlikely that community uses would be restricted from locating in the peripheral areas of the town centre, wherever the boundary line is drawn.	ST:	There is no significant link between maintaining the existing town centre boundary with flexibility on edge-of-centre sites and the development and growth of social capital across the district. It is unlikely that community uses would be restricted from locating in the peripheral areas of the town centre, wherever the boundary line is drawn.	ST:	There is no significant link between extending the existing town centre boundary and the development and growth of social capital across the district. It is unlikely that community uses would be restricted from locating in the peripheral areas of the town centre, wherever the boundary line is drawn.	ST:	There is no significant link between reviewing and amending the existing town centre boundary and taking a flexible approach to uses permitted, and the development and growth of social capital across the district. It is unlikely that community uses would be restricted from locating in the peripheral areas of the town centre, wherever the boundary line is drawn.	ST:	The 'business as usual' approach would maintain the existing town centre boundary, as set by Saved Policy R1. This policy also sets the uses permitted within certain areas of the town centre and would allow community uses in the peripheral areas, provided applications meet Saved Policy ECH1. Therefore this approach can help promote and support the development of social capital across the district.
	MT:		MT:		MT:		MT:			
	LT:		LT:		LT:		LT:			

SA6: BIODIVERSITY	ST:		ST:		ST:		ST:	
	MT:	There are no designated biodiversity sites in or closely surrounding the existing town centre, and due to the urban nature of the area it is unlikely that this option would meet SA Objective 6 (which is to increase biodiversity levels across the district). There is a possibility that some brownfield sites / historic buildings will have some biodiversity value (such as being used by bats) so without investigation and careful conservation of any species found at the time of development, the effect of concentrating development within the existing town centre boundary could result in a loss of biodiversity.	MT:	There are no designated biodiversity sites in or closely surrounding the existing town centre, and due to the urban nature of the area it is unlikely that this option would meet SA Objective 6 (which is to increase biodiversity levels across the district). There is a possibility that some brownfield sites / historic buildings will have some biodiversity value (such as being used by bats) so without investigation and careful conservation of any species found at the time of development, the effect of concentrating development within the existing town centre boundary, and being more flexible on edge-of-centre sites (the majority of which are brownfield) could result in a loss of biodiversity.	MT:	There are no designated biodiversity sites in or closely surrounding the existing town centre, and due to the urban nature of the area it is unlikely that this option would meet SA Objective 6 (which is to increase biodiversity levels across the district). The effect of extending the town centre boundary would remove pressure to redevelop brownfield sites / historic buildings within the existing town centre boundary which may have some biodiversity value (such as being used by bats), however it is considered that this option would have a negative effect upon the objective as it would promote further development on sites outside the existing town centre boundary (the majority of which are also brownfield).	MT:	There are no designated biodiversity sites in or closely surrounding the existing town centre, and due to the urban nature of the area it is unlikely that this option would meet SA Objective 6 (which is to increase biodiversity levels across the district). The effect of reviewing the town centre boundary based on a retail study is uncertain at the moment, on the basis that we don't know what the outcome would be. However, in light of the appraisal of the other options, it would seem that both maintaining and extending the boundary is likely to have a negative effect on this objective.
	LT:		LT:		LT:		LT:	
SA7: BUILT & NATURAL ASSETS	ST:		ST:		ST:		ST:	
	MT:	This option aims to maintain the existing town centre boundary. The consolidation of the town centre could help bring a number of vacant buildings back into use, many of which are of historical and cultural importance. This would help to meet SA Objective 7 (to protect, enhance and restore the rich diversity of the natural, cultural, built environmental and archeological assets of the district).	MT:	This option aims to maintain the existing town centre boundary and apply a more flexible approach to edge-of-centre sites. The consolidation of the town centre should help bring a number of vacant buildings back into use, many of which are of historical and cultural importance. This would help to meet SA Objective 7 (to protect, enhance and restore the rich diversity of the natural, cultural, built environmental and archeological assets of the district). However, being more flexible on the edge of the town centre is likely to increase vacancies in the central area over time, if retailers start to move to more modern units, possibly with cheaper rent. Overall, and based on the fact that there is already a number of vacant units, the effect is negative, although uncertain in the ST as it is likely to be the cumulative effect of edge-of-centre development that would create a such a negative effect.	MT:	This option aims to extend the existing town centre boundary to in order to allow for additional retail floorspace. The aim of this would be to strengthen the role of the town centre and create a more attractive town centre, which should help bring a number of vacant buildings back into use (many of which are of historical and cultural importance). This would help to meet SA Objective 7 (to protect, enhance and restore the rich diversity of the natural, cultural, built environmental and archeological assets of the district). However, extending the town centre could increase vacancies in the central area if retailers start to move to more modern units, possibly with cheaper rent in more peripheral areas. Overall, and based on the fact that there is already a number of vacant units, the effect is negative, although uncertain in the ST as it is likely to be the cumulative effect of development in peripheral areas that would create a such a negative effect.	MT:	This option aims to review and amend the town centre boundary (based on the results of a capacity study), but to also take a more flexible approach to the uses permitted within the town centre. This would allow for boundary changes if required, as well as addressing any increase in vacant units as a result of boundary changes or otherwise (by allowing a higher percentage of non-retail uses in the central area). This should help bring a number of vacant buildings back into use as either shops or complimentary town centre uses (such as cafés). As many of the current vacant units are of historical and cultural importance, this would help to meet SA Objective 7 (to protect, enhance and restore the rich diversity of the natural, cultural, built environmental and archeological assets of the district).
	LT:		LT:		LT:		LT:	
SA8: NATURAL RESOURCES	ST:		ST:		ST:		ST:	
	MT:	This option aims to maintain the existing town centre boundary. The consolidation of the town centre should encourage the re-use of vacant land and buildings, and therefore would have a lesser effect on the use of natural resources than if there were pressure to develop on open land. However, due to the urban nature of the area, the development of sites in peripheral locations is also likely to meet this objective as the majority are brownfield. Details in relation to sustainable design etc would be dealt with by other policies within the Local Plan.	MT:	This option aims to maintain the existing town centre boundary and apply a more flexible approach to edge-of-centre sites. The consolidation of the town centre should encourage the re-use of vacant land and buildings, and therefore would have a lesser effect on the use of natural resources than if there were pressure to develop on open land. Due to the urban nature of the area, being more flexible and allowing the development of sites in peripheral locations is also likely to meet this objective as the majority are brownfield. Details in relation to sustainable design etc would be dealt with by other policies within the Local Plan.	MT:	This option aims to extend the existing town centre boundary to in order to allow for additional retail floorspace. Due to the urban nature of the area, the expansion of the town centre would encourage the re-use of vacant land and buildings in peripheral locations, and therefore would have a lesser effect on the use of natural resources as there would be limited pressure to develop open land. Maintaining the town centre would also meet this objective. Details in relation to sustainable design etc would be dealt with by other policies within the Local Plan.	MT:	This option aims to review and amend the town centre boundary (based on the results of a capacity study), but to also take a more flexible approach to the uses permitted within the town centre. This would allow for boundary changes if required, as well as addressing any increase in vacant units as a result of boundary changes or otherwise (by allowing a higher percentage of non-retail uses in the central area). This would therefore have a lesser effect on the use of natural resources than if there were pressure to develop on open land. Due to the urban nature of the area, being more flexible and allowing the development of sites in peripheral locations is also likely to meet this objective as the majority are brownfield. Details in relation to sustainable design etc would be dealt with by other policies within the Local Plan.
	LT:		LT:		LT:		LT:	
SA9: WASTE	ST:		ST:		ST:		ST:	
	MT:	This option aims to maintain the existing town centre boundary. The consolidation of the town centre should encourage the re-use of vacant buildings, therefore helping to minimise the consumption of building materials and energy and the generation of waste from the construction of new buildings. This could help meet this objective (minimise waste and increase the re-use, recycling and composting of waste materials). However, an increase in the number of active buildings is likely to have an increased impact on waste generation. Mitigation could include waste recycling schemes. Overall the effect is uncertain.	MT:	This option aims to maintain the existing town centre boundary and apply a more flexible approach to edge-of-centre sites. The consolidation of the town centre should encourage the re-use of building materials and energy and the generation of waste from the construction of new buildings. Due to the urban nature of the area, being more flexible and allowing the development of sites in peripheral locations is likely to have the same effect as the majority are brownfield. This could help meet this objective (minimise waste and increase the re-use, recycling and composting of waste materials). However, an increase in the number of active buildings is likely to have an increased impact on waste generation. Mitigation could include waste recycling schemes. Overall the effect is uncertain.	MT:	This option aims to extend the existing town centre boundary to in order to allow for additional retail floorspace. Due to the urban nature of the area, the expansion of the town centre would encourage the re-use of vacant buildings in peripheral locations, therefore helping to minimise the consumption of building materials and energy and the generation of waste from the construction of new buildings. This could help meet this objective (minimise waste and increase the re-use, recycling and composting of waste materials). However, an increase in the number of active buildings is likely to have an increased impact on waste generation. Mitigation could include waste recycling schemes. Overall the effect is uncertain.	MT:	This option aims to review and amend the town centre boundary (based on the results of a capacity study), but to also take a more flexible approach to the uses permitted within the town centre. This would allow for boundary changes if required, as well as addressing any increase in vacant units as a result of boundary changes or otherwise (by allowing a higher percentage of non-retail uses in the central area). This would therefore help avoid the consumption of building materials and energy and the generation of waste from the construction of new buildings. This could help meet this objective (minimise waste and increase the re-use, recycling and composting of waste materials). However, an increase in the number of active buildings is likely to have an increased impact on waste generation. Mitigation could include waste recycling schemes. Overall the effect is uncertain.
	LT:		LT:		LT:		LT:	
								There are no designated biodiversity sites in or closely surrounding the existing town centre, and due to the urban nature of the area the 'business as usual' approach would not meet SA Objective 6 (which is to increase biodiversity levels across the district). All development currently needs to meet Saved Policy BE1 which has a criteria relating to how the development integrates with existing nature conservation features. This would cover any brownfield sites / historic buildings with possible biodiversity value (such as being used by bats) by triggering an investigation and careful conservation of any species found at the time of development. This can reduce the effect of concentrating development within the existing town centre boundary upon biodiversity levels. Overall the effect is uncertain on the basis that without a full ecological survey of the town centre we do not know the extent of any biodiversity value that is present on these sites / historic buildings.
								The 'business as usual' approach would maintain the existing town centre boundary, as set by Saved Policy R1. The consolidation of the town centre should help bring a number of vacant buildings back into use, many of which are of historical and cultural importance. This would help to meet SA Objective 7 (to protect, enhance and restore the rich diversity of the natural, cultural, built environmental and archeological assets of the district). The current levels of vacancies is closely linked to the economic recession and is a trend that is reflected across the country.
								The 'business as usual' approach would maintain the existing town centre boundary, as set by Saved Policy R1. The consolidation of the town centre should encourage the re-use of vacant land and buildings, and therefore would have a lesser effect on the use of natural resources than if there were pressure to develop on open land. However, due to the urban nature of the area, the development of sites in peripheral locations is also likely to meet this objective as the majority are brownfield. Details in relation to sustainable design etc would be dealt with by other policies within the Local Plan.
								The 'business as usual' approach would maintain the existing town centre boundary, as set by Saved Policy R1. The consolidation of the town centre should encourage the re-use of vacant buildings, therefore helping to minimise the consumption of building materials and energy and the generation of waste from the construction of new buildings. This could help meet this objective (minimise waste and increase the re-use, recycling and composting of waste materials). However, an increase in the number of active buildings is likely to have an increased impact on waste generation. Mitigation could include waste recycling schemes. Overall the effect is uncertain.

<p>SA14: BUSINESS LAND & INFRA- STRUCTURE</p>	<p>ST: This option aims to maintain the existing town centre boundary in order to create a vibrant retail area. In order for this objective (provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies) to be met it is likely that a large area would need to be given over to employment uses. In order to ensure the district's retailing needs are met as well as creating new, modern employment space, it is likely that higher density development would be required, however this would need to be done carefully in order to maintain the character of the town centre.</p> <p>MT:</p> <p>LT:</p>	<p>ST: This option aims to maintain the existing town centre boundary and apply a more flexible approach to edge-of-centre sites to help consolidate retail uses and create a vibrant retail area. In order for this objective (provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies) to be met it is likely that a large area would need to be given over to employment uses. Despite being flexible in peripheral areas, it is likely that higher density development would be required in order to ensure the district's retailing needs are met as well as creating new, modern employment space, however this would need to be done carefully in order to maintain the character of the town centre.</p> <p>MT:</p> <p>LT:</p>	<p>ST: This option aims to extend the existing town centre boundary in order to allow for additional retail floorspace and create a vibrant retail area. In order for this objective (provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies) to be met it is likely that a large area would need to be given over to employment uses. Extending the town centre boundary (and identifying a suitable site for employment development) could enable the creation of new, modern employment space within this area whilst ensuring the district's retailing needs are also met.</p> <p>MT:</p> <p>LT:</p>	<p>ST: This option aims to review and amend the town centre boundary (based on the results of a capacity study), but to also take a more flexible approach to the uses permitted within the town centre. This would allow for boundary changes if required, as well as addressing any increase in vacant units as a result of boundary changes or otherwise (by allowing a higher percentage of non-retail uses in the central area). This would help create a vibrant retail area which is the focus for shopping, leisure and commercial uses.</p> <p>MT:</p> <p>LT:</p>	<p>ST: The 'business as usual' approach would maintain the existing town centre boundary, as set by Saved Policy R1, to help consolidate retail uses and create a vibrant retail area which is the focus for shopping, leisure and commercial uses. In order for this objective (provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies) to be met it is likely that a large area would need to be given over to employment uses. In order to ensure the district's retailing needs are met as well as creating new, modern employment space, it is likely that higher density development would be required, however this would need to be done carefully in order to maintain the character of the town centre.</p> <p>MT:</p> <p>LT:</p>
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Summary

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

Mansfield Local Plan SA Report:

Appendix E: Appraisal of housing growth options

SA Objective 1: Housing						
Option 1: 279 dpa 5,580		Option 2: 328 dpa 6,560		Option 3: 376 dpa 7,520	+	Option 4: 451 dpa 9,020
						+ / ?

Selected baseline information and discussion of effects

The whole of Mansfield district, along with the Ashfield and Newark and Sherwood districts, has been defined as a 'housing market area' HMA, across which people travel to work and move house. Since April 2001 delivery rates in Mansfield have averaged 309 dwellings per year, with 2015/16 delivering the highest number (389), despite considerable land having had the benefit of planning permission or a resolution to grant planning permission. Since 2012, 14.4% of all completions have been affordable homes. The districts housing market is generally not as strong as other areas in Nottinghamshire and as the country as a whole. This is reflected in the lower than average house prices and relatively low council tax 'value' across the existing housing stock. The average house prices in Mansfield are £199,152 compared to £176,283 in the rest of the East Midlands. However, Mansfield has seen a 2.81% increase across the year 2014-2015, where the East Midlands region only saw a 1.02% increase. As is expected in many areas across the country, the proportion of older person headed households is expected to increase at least until 2033.

Option 1

Option 1 is the lowest housing target option, looking to plan for 279 dwellings per annum (overall 5,580). This figure would fall below the objectively assessed need projection in the SHMA (Strategic Housing Market Assessment), but reflects the latest Standardised Methodology calculation of need. Provision of land to meet this target would provide no flexibility in the delivery of homes, which would be less likely to support the needs of the existing population as well as people moving into the District.

This level of growth would be the least likely to meet needs associated with economic aspirations, and therefore there may potentially be a shortage in the amount and type of homes that people require. A **minor negative effect** is predicted. Whilst this target would be likely to deliver a substantial proportion of identified demographic needs, it provides little flexibility and may not fully support economic growth aspirations.

Option 2

Option 2 looks to bring forward 328 dwellings per annum (overall 6,560) across the plan period. This level of growth would provide a degree of flexibility in the achievement of identified housing needs.

This option would deliver housing in-line with predicted economic growth for the district; which is still likely to be above the average number of dwellings delivered across the last 20 years in the district. Therefore, negative effects ought to be avoided in this respect.

Some of the larger strategic sites would not need to be delivered at this level of growth and this would reduce flexibility and housing choice across the district compared to a higher provision target. Nevertheless, a **minor positive effect** is predicted as this option ought to match economic needs and provide some flexibility.

Option 3

Option 3 looks to bring forward 376 dwellings per annum (overall 7,520) across the plan period. This would be in-line with OAHN and provide a 30% buffer over the standard methodology calculated needs. It is therefore more likely to generate positive effects with regards to housing provision.

This level of growth would require the release of more sites at the urban fringe, which ought to increase housing choice, and an increase in affordability.

There would also be some flexibility in the delivery of housing to achieve economic aspirations. It is also more likely that a 5 year housing supply could be maintained at this level of growth. Consequently, a **significant positive effect** is predicted.

Option 4

Option 4 looks to bring forward 451 dwellings per annum (overall 9,024) across the plan period. This would bring forward the highest level of growth across the district. At this level of growth, a large number of site options identified across the district would be available for development. There would be greater flexibility and choice in housing at this level of growth. Therefore, this option is most likely to have **significant positive effects** on housing delivery and the achievement of a 5 year supply.

However, should all identified sites be delivered in full over the plan period, there could be an 'oversupply' of housing in the longer term, which might lead to increased migration from surrounding districts or 'saturation' of the housing market. These are uncertain effects though.

SA Objective 2: Health and Wellbeing

Option 1: 279 dpa		Option 2: 328 dpa		Option 3: 376 dpa		Option 4: 451 dpa	+
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Selected baseline information and discussion of effects

The health of Mansfield's population varies across communities. Overall though, there is a life expectancy that is lower than the national average. Male life expectancy is 75.6 which is 1 year lower than the national average of 76.6, whilst female life expectancy stands at 80.4 which is 1.4 years lower than national figures. Mansfield also has a higher percentage of early deaths of people under the age of 75 caused by heart attacks, strokes and cancer. The percentage of people in the district categorised as obese at 28% is 4.4% higher than England as a whole. In addition, 18,032 households in the district contain one or more people suffering from a long-term limiting illness. It represents just under half of all households in the district and is higher than the national figure of 33% (2011 census).

Across Mansfield, the largest concentration of health (GPs) and leisure facilities is within the town centre, of which a number to the south of the town have reached maximum capacity and already under an increasing amount of pressure.

New development has the potential for a number of effects upon different facets of health and wellbeing. On one hand, growth will put pressure on existing health facilities, which could be detrimental in terms of access to healthcare. However, major developments must also contribute to enhanced provision of health facilities, whether this be at existing facilities, satellite facilities or entirely new facilities.

With regards to housing provision, this can also have benefits for wellbeing by ensuring that residents are able to live in suitable and affordable homes. New development can also contribute new social infrastructure which has benefits for health, or it could lead to a loss of open space for particular communities.

With regards to closing the inequality gap, this is dependent upon communities benefiting from development rather than being negatively affected. There are numerous communities that are within the top 10% and top 20% deprived areas within the country including Market Warsop centre, communities in the centre of Mansfield and to the east / south east of Mansfield near Ratcher Hill and Ransom Wood Business Park.

Option 1

This option will deliver homes mostly within the urban area, which ought to help tackle deprivation in the inner urban areas of Mansfield in particular (by providing affordable housing and associated improvements to infrastructure and services). However, this level of growth presents a risk of not meeting housing needs in full, which could be detrimental in terms of general market provision, affordable homes and specialist homes for elderly and more vulnerable people. This is a potential negative effect, but it is unclear whether this would be any worse than the baseline position.

At this level of provision, it would be less likely that strategic greenfield sites would be released, which would reduce the potential for strategic improvements in social infrastructure (schools, recreation, health for example) as part of such developments.

On balance, a **minor negative effect** is predicted.

Option 2

This option is likely to see similar effects as mentioned above.

Given the location of potential development sites in the urban areas, accessibility to a GP and other community facilities is good for the majority of sites. However, there may be increased pressure on existing facilities, and it would be more difficult to secure new onsite facilities due to the lower scale of growth at individual developments.

The lower number of homes likely to be delivered across the plan period should help to minimise amenity impacts that may arise at certain development sites.

Within Market Warsop and generally to the north and west of the town centre there are a number of GPS that have capacity at present and could accommodate the modest amount of development likely to occur in this area under this option.

Overall, a **neutral effect** is predicted for this option. Whilst negative effects on communities ought to be avoided, and new facilities should be able to accommodate growth, there would be more limited opportunities to secure strategic improvements to healthcare and leisure facilities (assuming that strategic greenfield release was held back at this level of supply).

Option 3

This level of growth is likely to involve similar development in the urban areas compared to option 2. However, it is also likely to bring forward more sites (including strategic sites) on the urban periphery. These sites at present would not all be accessible (especially to those without a car) to current health and leisure facilities. However, due to the strategic nature of the sites there could be the potential for opportunities to deliver new and improved health and leisure facilities alongside development. Depending on the location of growth, such improvements could also benefit existing deprived communities (to the south east of the District for example) helping to reduce the gap in inequalities.

Growth at certain strategic sites could also present opportunities to improve access to and encourage recreational activities by enhancing green infrastructure provision. Delivery of a greater number of developments should also help to ensure that housing needs are met, benefiting a wider range of the population. Consequently, a **minor positive effect** is predicted for this option overall.

Option 4

At this level of growth a large number of development site options would need to be brought forward for development. As per options 2 and 3, sites within the urban areas ought to have good access to health facilities and leisure opportunities. However, they could put additional pressure on such facilities. It is unclear whether the level of growth involved would cause capacity problems in the longer term, but it is more likely with this option.

However, this level of growth could also provide the best opportunity to secure new health and recreation facilities at strategic sites, along with better access to existing services by supporting public transport improvements. The need to release several strategic sites for development would also mean that multiple deprived communities across Mansfield could benefit from better access to homes and social infrastructure enhancements. In particular, this could include communities to the south east of Mansfield urban area, within and adjacent to Market Warsop, and at Pleasley Hill.

As this option also provides greater choice and flexibility in housing, it is more likely that the housing needs of the District will be met (including specialist housing).

In combination with the potential to secure new and enhanced facilities, this should ensure that overall, **significant positive effects** are generated. Conversely, this option would lead to the most disturbance in the short term due to construction, amenity concerns and a loss of open space. These factors could have **minor negative effects** on the wellbeing of some communities.

SA Objective 3: Open space and culture

Option 1: 279 dpa		Option 2: 328 dpa		Option 3: 376 dpa	+		Option 4: 451 dpa	+	+
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Selected baseline information and discussion of effects

Option 1

Option 1 is the lowest growth option and therefore in terms of loss of open space and cultural facilities, this level of growth is most likely to avoid the loss of current facilities such as allotments and open space (whether formal or informal). This is due to greater flexibility in site selection. In particular, there would be a lower requirement to release greenfield sites on the urban periphery, which would help to preserve the green infrastructure corridors running through these areas. This Option is likely to lead to **minor positive effects**, focusing on the retention of existing spaces. It is not considered to be a significant positive however due to the lesser opportunities to enhance existing spaces through development. These opportunities tend to exist better for larger scale development proposals.

Option 2

Option 2 looks to bring forward 328 dwellings per annum (overall 6,560) across the plan period. As with option 1, this level of growth is more likely to avoid the loss of current facilities such as allotments and open space. The effects on cultural assets are also likely to be lower. Therefore it is similarly predicted to be positive with regards to open space and recreation preservation.

There would be greater opportunities to achieve the provision of large scale improvements to open space and recreational facilities compared to Option 1. However, this approach is still only predicted to have **minor positive effects** as the effects would most likely be limited to one or two broad locations within the District.

Option 3

This level of growth would be likely to lead to a greater loss of open space compared to option 2 as it would require increased release of greenfield land both within and outside the urban area. This is potentially negative for some communities, though it ought to be possible to compensate for a loss of facilities. Nevertheless, a **minor negative effect** is predicted as some communities will consider a loss of existing open space as detrimental.

Conversely, this level of growth would present better opportunities to introduce enhancements to green infrastructure and incorporate open space/ landscaping into the design of the larger strategic

sites in particular. This could lead to increased public access to areas of green space and help to link green corridors from the more rural areas and the town centres. In the longer term, this could generate **significant positive effects** for communities across the district.

Option 4

This level of growth would be likely to lead to a greater loss of open space compared to options 1, 2 and 3 as it would require the most release of greenfield land both within and outside the urban area. This is potentially negative for some communities, though it ought to be possible to compensate for a loss of facilities. At this scale of growth it is more likely the net loss of open space would be greater, and so **significant negative effects** are more likely.

Conversely, this level of growth would present the best opportunities to introduce enhancements to green infrastructure and incorporate open space/ landscaping into the design of the larger strategic sites in particular. This could lead to increased public access to areas of green space and help to link green corridors from the more rural areas and the town centres. In the longer term, this could generate **significant positive effects** for a wider range of communities across the district.

SA Objective 4: Community Safety

Option 1: 279 dpa	?	Option 2: 328 dpa	?	Option 3: 376 dpa	?	Option 4: 451 dpa	?
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Selected baseline information and discussion of effects

Construction work has the potential to lead to increased migration and visitation to the district, which in turn could be correlated to increased crime. New development (particularly on accessible routes) may also attract increases in burglary and vehicle crime, though this could be mitigated through design measures.

Conversely, increased growth could help to provide accommodation and jobs to residents that may otherwise be inclined to consider offending. This would have positive effects in the longer term.

Each of the options is likely to involve growth in the urban areas, given the principle of supporting development in the urban area before releasing greenfield land on the urban fringes. The inner urban areas are where crime is concentrated, and therefore increased growth in these areas could contribute to increased opportunities for crime.

Option 1

Option 1 looks to bring forward 279 dwellings per annum (overall 5,580) across the plan period. This lower level of growth would involve fewer construction activities and temporary workers and visitors to the District, which is less likely to result in crime and anti-social behaviour. Furthermore, the opportunities for increased criminal activity on new housing estates would be lower.

At a lower level of growth it may be more difficult to access an affordable home, which could have negative influences on people who are vulnerable to offending.

It is difficult to draw direct links between the level of growth and crime, so these potential effects (both negative and positive) are **uncertain** and only likely to be minor in any case.

Option 2

Option 2 looks to bring forward 328 dwellings per annum (overall 6,560) across the plan period. This is likely to have similar effects to Option 1. However, there would be greater potential for people to access an affordable home and specialised accommodation for offenders perhaps. This option also better supports economic growth aspirations, which is positive in terms of job opportunities. It is more likely that positive effects could occur, but again this is uncertain. Similarly, a greater amount of construction activity and new homes could provide the conditions for increased criminal activity / anti-social behaviours.

However, it is difficult to draw direct links between the level of growth and crime, so these potential effects (both negative and positive) are **uncertain**.

Option 3

Option 3 looks to bring forward 376 dwelling per annum (overall 7,520) across the plan period. This would be more likely to achieve housing needs, which can have a positive influence in terms of preventing re-offending. However, an increase in construction activities could lead to greater opportunities for crime and anti-social behaviour in the short to medium term (associated with crime on construction sites, increased workers and a higher number of new homes that could attract crime).

However, it is difficult to draw direct links between the level of growth and crime, so these potential effects (both negative and positive) are **uncertain**.

Option 4

Option 4 looks to bring forward 451 dwellings per annum (overall 9,024) across the plan period. This level of growth perhaps has the greatest potential to lead to an increase in crime within and around the District. This is due to an increasing amount of migration of construction workers, an increase in homes (as targets for burglaries), and development on accessible routes into the main centres within the district (which are often targets for criminal activity). Conversely, this approach is most likely to provide affordable housing and jobs to residents, which can help to prevent offending in the longer term.

This option is most likely to generate significant effects. However, it is difficult to draw direct links between the level of growth and crime, so these potential effects (both negative and positive) are **uncertain**.

SA Objective 5: Social capital

Option 1: 279 dpa		Option 1: 328 dpa		Option 2: 376 dpa	+		Option 3: 451 dpa	+	
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Selected baseline information and discussion of effects

The district contains many community facilities both in Mansfield and Warsop Parish. This includes schools with out of hour's facilities, places of worship, and community centres all of which often hold community activities and provide social capital benefits. The places of worship are highly concentrated in the built up urban areas and large existing housing estates, located along the A617 to the east of the town. Community service centres and schools are more dispersed throughout the whole of Mansfield district.

Development that is within close proximity to community facilities is likely to benefit from improved community links. This in turn can help to retain community cohesion and support the viability of these facilities. Each of the options is positive in this respect, as they all involve development in the urban areas at locations with broadly good accessibility to community facilities.

At some of the sites (particularly those at the urban periphery) the link to facilities is poorer, and so such developments would be less likely to support social capital development. However, large strategic sites offer an opportunity to deliver new facilities that should have significant benefits for new and existing communities.

Option 1

Option 1 would involve development at locations which are mostly within reasonable or good proximity to existing community facilities (i.e. within the defined urban areas). Therefore, the residents moving to these areas should have opportunities to support and benefit from community facilities and an established sense of identity. This ought to encourage the retention of cultural diversity and encourage community engagement. However, it is unlikely that development on smaller urban sites would involve the critical mass to support new facilities on site. Therefore, a **minor positive effect** is predicted overall.

Option 2

Option 2 is similar to Option 1 although does provide a greater amount of growth. This can help establish community spirit and encourage cultural diversity and community engagement as people move into the area. That being said, it is unlikely that development on smaller urban sites would involve the critical mass to support new facilities on site. Therefore, a **minor positive effect** is predicted overall.

Option 3

This level of growth is likely to require the delivery of the majority of sites identified within the urban area, as well as larger / strategic sites at the edge of Mansfield / Market Warsop.

Whilst the strategic sites are further away from the urban centres, there are existing community facilities that could be accessed in these locations (albeit the choice and proximity is less extensive compared to sites in the built up urban areas). Large scale development also presents the opportunity to deliver new facilities that can benefit new and existing communities.

In this respect, **significant positive effects** could be generated in the longer term for some communities. However, this level of growth could require the release of several sites that are currently used or have previously been used for community use. The loss of these facilities could be perceived as negative by certain communities, even if there are contributions to improved facilities elsewhere. Consequently, **minor negative effects** are recorded too.

Option 4

Similar to option 3 this level of growth would require the release of larger / strategic greenfield sites for development, but to a greater extent. Therefore, there ought to be even further opportunities to deliver strategic improvements to community infrastructure. At this level of growth, there may also be better potential to secure transport improvements by linking developments together. These factors ought to contribute to a **significant positive effect** for some communities in the longer term.

However, the loss of land that is currently or formerly used for community facilities would also be most likely to occur under this approach, and so negative effects for some communities could occur with regards to social capital (whether this be an actual or perceived loss of facilities and community identity).

The larger scale of growth on the urban fringes may also have an adverse effect on the character of existing communities in these areas, and without an appropriate mix of housing could lead to segregated communities. Consequently, **minor negative effects** are predicted for this option alongside the positive effects discussed above.

SA Objective 6: Biodiversity

Option 1: 279 dpa		Option 2: 328 dpa	?	Option 3: 376 dpa	?	Option 4: 451 dpa	+
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Selected baseline information and discussion of effects

Mansfield has a number of biodiversity assets including local wildlife sites and ancient woodland. There are also nine local nature reserves and a number of SSSIs both within and adjacent to the district. The east of Mansfield has a large number of biodiversity assets, both inside the district boundary and on the edge of the plan area including the Sherwood ppSPA. Cumulatively this leads to a Mansfield having a rich biodiversity offering at present.

Development within the plan area will increase the likelihood of biodiversity assets being affected by growth. However, a large proportion of the sites available for development also fall into areas of potential biodiversity enhancement. Therefore, there may be opportunities for improvements to green infrastructure, with benefits for wildlife.

Option 1

This option would lead to the lowest level of housing growth, and is therefore likely to have the least effects upon biodiversity. The precise effects upon biodiversity would be dependent upon the sites proposed for allocation. However, at a lower level of growth there is greater flexibility in site choice as well as less cumulative land lost to development. This ought to allow for sites in the urban area to be accommodated first, especially on land that has lower biodiversity value. A number of sites have the potential to enhance biodiversity as well because they fall within habitat opportunity areas. Smaller sites may provide lesser opportunities for such enhancements though. As a result, the effects are likely to be **neutral** overall.

Option 2

Option 2 looks to bring forward 328 dwellings per annum (overall 6,560) across the plan period. At this level growth, despite being higher than Option 1, there is still flexibility in site choice as well as less cumulative land lost to development. This ought to allow for sites in the urban area to be accommodated first, especially on land that has lower biodiversity value.

It may still be necessary to bring forward strategic greenfield sites on the urban fringes under this option. However, it ought to be possible to avoid the most sensitive locations (i.e. adjacent to the ppSPA and / or along the River Maun) or to deliver less dense developments with greater amounts of greenspace. Nevertheless, development on the strategic / larger greenfield sites could have potential negative effects on biodiversity due to a loss of greenfield land, and disturbance to habitats during construction and operation (e.g. lighting, recreational pressure). These larger sites may also provide opportunities for enhancement though, and so the potential for negative effects could be offset somewhat.

Due to the lower amount of growth involved for this option, it is more likely that negative effects could be avoided. As discussed above, there is also potential for enhancements in some locations. A **neutral effect** is therefore predicted on balance (though there is a degree of uncertainty related to which sites are allocated and the mitigation / enhancement measures to be employed).

Option 3

This option would require a larger number of sites to be developed across the District. Therefore, the effects this could have on biodiversity assets are likely to be greater than for options 1 and 2.

Although this level of growth could still allow for some degree of flexibility in which sites come forward, it is more likely that several larger greenfield sites on the edge of the urban area would need to be released. The potential to avoid the most sensitive locations would therefore be lower.

There may also be potential for enhancements, and on strategic sites the opportunities ought to be greater compared to options 1 and 2.

Overall, a **minor negative effect** is predicted. Whilst there could be a loss of open space, and development close to sensitive biodiversity sites, the potential for enhancement ought to offset these effects somewhat. Consequently, the effects are not predicted to be significant, but this would be dependent upon successful mitigation and green infrastructure being a central principle of development. Therefore, there is a degree of uncertainty.

Option 4

Option 4 looks to bring forward 451 dwellings per annum (overall 9,024) across the plan period. This level of growth would be more likely to have effects upon biodiversity, as it would require a larger number of greenfield sites at the urban periphery to be released as well as those within the urban area.

It would be difficult to avoid the most sensitive areas under this approach, and therefore there may be a greater amount of development in close proximity to and within areas of wildlife value such as the along the River Maun and close to the ppSPA. This growth could result in negative effects upon biodiversity, as there would likely be disturbance to species, increased recreational pressure and the potential to fragment habitats.

The HRA does not anticipate there to be significant negative effects on the ppSPA as a result of this level of growth, not least because some enhancements could be secured. However, the overall effects are predicted to be significant when other habitats are taken into account. Enhancement on sites ought to help reduce the significance of the effects, and may even support improvements to habitat quality. However, at this stage, a precautionary approach is taken.

SA Objective 7: Built and natural environment

Option 1: 279
dpa

Option 2: 328
dpa

Option 3: 376
dpa

Option 4: 451
dpa

+

Selected baseline information and discussion of effects

Mansfield has 252 listed buildings and 4 Scheduled Monuments. There is also a Registered Park and Garden in Mansfield - Mansfield Cemetery.

Taken from the Mansfield Buildings and Risk Register 2014/15, 10% of the District's Statutory Listed structures have been found to be 'at risk' – i.e. between risk Grades 1 and 3A. 2% of the District's Statutory Listed structures have been found to be in severe risk of rapid deterioration – i.e. Risk grade 1/1A.

The majority of sites available for development do not contain any designated heritage assets within their boundaries. This is more the case for the sites at the urban fringes, with those in the urban area (particularly in the central areas) being located close to historic features and within the Conservation Areas. Development in these areas could therefore potentially affect the setting of heritage assets and the character of the built environment. All three of the options are likely to have similar effects in this respect though, because there is a focus on sites within the urban area before the release of greenfield land on the urban fringes.

The release of greenfield land at the urban fringes could however, have more prominent effects on landscape character (whether this be positive or negative).

Option 1

This level of growth would afford the greatest degree of flexibility in terms of site choice and would therefore be better able to direct development to the least sensitive locations. The overall scale of growth would also be lower, and so effects on the character of the urban fringes would be anticipated to be lower. A focus on urban development before greenfield release could still mean that there are site specific effects on heritage and culture though, and these would need to be managed through site specific policies and / or topic based policies that deal with such matters.

Overall, this option is predicted to have a **neutral effect**.

Option 2

There is not anticipated to be a significant difference between Option 1 and Option 2 on the built and natural environment. There is likely to be some flexibility in site selection, and site specific effects should be possible to manage. Even though the scale of growth is higher than Option 1, overall this Option is predicted to have a **neutral effect** for similar reasons provided for Option 1.

Option 3

This level of growth is likely to lead to more prominent effects on the built and natural environment as there would be a need to release a greater amount of greenfield sites on the urban fringe. This would reduce flexibility in site choice and may therefore necessitate growth in more sensitive landscapes. The rural nature of the landscape in these areas would likely be eroded, though some sites could present opportunities for enhancement (for example at Ratcher Hill Quarry).

It is anticipated that the effects in the urban areas would be similar to the other three options, as the suitable sites here would be expected to be allocated under each option as a key component of the spatial strategy.

Overall, this level of growth is predicted to have **minor negative effects**. Whilst there would be more prominent effects on landscape compared to option 1, the effects on the built environment would not be anticipated to be significantly different. There would still also be a degree of flexibility in site choice to allow the more sensitive landscapes to be avoided.

Option 4

Due to a larger number of sites being allocated under this option, there is greater potential for development to have effects upon the built and natural environment. In the urban areas, it may be necessary to develop additional sites that fall within the Conservation Areas, and it would also be necessary to release a larger amount of greenfield land on the urban fringes.

The ability to avoid the more sensitive areas would be lower (and / or the amount of land set aside for green infrastructure might be lower), and therefore effects on locally important landscapes such as along the River Maun and in-between Market Warsop, Church Warsop and Meden Vale could be more likely to experience negative effects. Whilst there may be potential for enhancement at some sites, and the retention of green infrastructure ought to be possible, there is still a likelihood of residual negative effects on landscape in particular. Consequently a **significant negative effect** is predicted. A degree of uncertainty is noted to account for the potential to mitigate effects and / or achieve enhancements in some areas.

SA Objective 8: Natural resources: Water

Option 1: 279 dpa		Option 2: 328 dpa		Option 3: 376 dpa	?	Option 4: 451 dpa	
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Selected baseline information and discussion of effects

The river quality in Mansfield is monitored by the Environment Agency. Water samples are taken at regular intervals along rivers and canals, then analysed for their chemistry, biology, nitrate and phosphate content. The River Meden has; Chemistry: A (very good) Biology: A Nitrates: 6 Phosphates: 3 The River Maun has: Chemistry: C Biology: C-E Nitrates: 3-6 Phosphates: 3-5. The close proximity of some of the strategic sites to key watercourses could increase the potential for negative effects upon water quality in these locations, whether this be at the construction phase or during operation.

The majority of sites within the urban area do not fall within areas at risk of fluvial flooding. However, there are sites that are intersected by areas of surface water flood risk. It is presumed that application of flood mitigation measures and SUDs would help to ensure that development on these sites is suitable. Likewise, it is presumed that development would not be permitted unless there is suitable drainage and sewerage infrastructure in place to accommodate additional inputs.

None of the sites on the urban periphery fall within areas at significant risk of fluvial flooding, though several sites run adjacent to watercourses in Mansfield and Market Warsop. There are areas of potential concentrated surface water run-off on a number of these large sites though. However, given the large greenfield nature of such sites there ought to be good opportunities to implement natural and sustainable drainage systems as part of development.

Option 1

At this level of provision, there would be lesser need to release sites on the urban periphery adjacent to watercourses. There would also be less pressure on the capacity of existing wastewater treatment infrastructure. There should also be a greater flexibility in the choice of sites, and so those with a greater risk of flooding ought to be possible to avoid. The effects on water quality and flooding should therefore be **neutral** for this option.

Option 2

Option 2 is similar to Option 1 in that the scale of development should mean that flexibility in site selection should allow water quality effects and flood risk issues to be minimised. There may be some pressure on larger sites which have pockets of higher flood risk, however these will likely to be able to be mitigated with sustainable drainage and other site specific measures. The effects on water quality and flooding are therefore predicted to be **neutral** for this option.

Option 3

At this level of growth, there would be a greater need to release strategic / larger greenfield sites on the urban periphery. This could involve development on sites adjacent to the River Maun for example; with potential negative effects on water quality (due to construction activities for example). However, there would be flexibility in the choice of sites still at this level of growth, which ought to ensure that significant effects are avoided.

Due to the higher amount of development sites promoted under this option, it is also more likely that some of the sites could be at risk of surface water flooding. However, similar to option 2, the effects ought to be possible to mitigate through the application of sustainable urban drainage systems and the avoidance of the most sensitive locations.

Pressure on waste water treatment infrastructure would be greater for this option, but it is uncertain whether this would have negative effects.

Overall, an **uncertain effect** is predicted for this option as it is more likely that negative effects could arise depending upon the location of sites allocated for development. However, effects would not be anticipated to be significant.

Option 4

This highest level of housing delivery is likely to have the greatest effects upon water across the district. This is due to reduced flexibility in site choice (as more sites would be required within and outside the urban areas potentially close to watercourses), and an overall increase in inputs to the drainage and waste water networks.

Whilst the majority of sites would still not be at significant risk of fluvial food risk at this level of growth, some would be likely to be affected by surface water flooding, and the need for multiple strategic sites could mean that those that are most affected may need to be released. Likewise, a greater number of sites adjacent to the River Maun could be involved, including strategic site options to the north of Mansfield. This could increase the potential for negative effects on water quality.

For sites that are more 'strategic', the incorporation of SUDs should help to reduce the risk of flooding and also seek to enhance the environment to ensure positive outcomes for water quality. However, at this stage, a precautionary approach is taken and **minor negative effects** are predicted. Significant effects are not anticipated as the risk of flooding on most sites is relatively low, and the strategic nature of urban periphery sites should also allow for enhancement opportunities. For example, to the east of the town opportunities have been identified for wetland creation.

SA Objective 8: Natural resources: Air quality

Option 1: 279 dpa		Option 2: 328 dpa		Option 3: 376 dpa	?	Option 4: 451 dpa	?
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Selected baseline information and discussion of effects

The Council currently has no Air Quality Management Areas, but has been monitoring and assessing levels of NO₂ on Chesterfield Road North, Pleasley, the junction of Chesterfield Road North and Poplar Drive, and the Debdale Lane/Chesterfield Road North traffic lights, Mansfield.

The 2017 Air Quality Progress Report showed that although Mansfield has some high-reading NO₂ diffusion tubes, the results for all except one (Debdale Lane) are below the annual objective of 40ug/m³.

A detailed report of NO₂ monitoring carried out in the Pleasley area concluded that an Air Quality Management Area was not required there, as the evidence suggested a slight but steady reduction in NO₂ concentrations. However, monitoring by diffusion tubes has continued in the area

The draft Parking for new developments Interim Planning Guidance (IPG), sets out that if development is within easy walking distance (300m) of the town centre or served by a frequent bus service (2 per hour), then parking standards can be reduced, to discourage the use of the private car.

There is an assumption made that higher levels of growth will lead to greater potential for detrimental effects on air quality due to increased traffic. However, at higher levels of growth, additional development would need to be on land at the urban fringes of Mansfield and Market Warsop. To the east of the District air quality is not recorded as being of particular concern, likewise to the south of the district heading towards Nottingham and Newark. At Market Warsop air quality is not identified as a significant issue either. However, to the west of the District at Pleasley and heading towards Mansfield Woodhouse along Debdale Lane, there are higher levels of NO₂ concentrations. Though these areas are not allocated as AQMAs at the moment, significant growth here has the potential to contribute to increased emissions. With this being said though, local air quality modelling suggests that air quality is likely to improve over the plan period (despite local plan growth) due to advances in technology.

Option 1

At this level of housing provision, growth is likely to be in-line with or lower than recent rates of delivery. Therefore, it is predicted that effects on air quality are likely to be neutral or potentially positive (given that delivery of new homes could be higher in the absence of such an approach).

This level of housing provision is likely to bring forward sites mostly within the existing urban areas within Mansfield and to a lesser extent Market Warsop. Many of these sites are well connected to the town centres by public transport links and are also accessible to services and facilities. Therefore, it is likely that the number of and length of additional trips made by private car would not be significant when compared to the projected baseline position. This approach should also help to encourage sustainable methods of travel.

The location of developments would be mostly away from areas of potentially poor air quality, with the exception of a handful of sites towards the north west of the Mansfield Urban Area. Therefore, an increase in exposure to poor air quality also ought to be minimal. Overall, this option constitutes a **minor positive effect** on air quality, as a focused approach to development in the urban area should help to reduce inward trips from the edge of the settlement (which might be more likely should there be an unplanned approach to development).

Option 2

This level of housing provision is likely to have similar effects to Option 1. However, the higher provision of housing could lead to increased car trips, with a greater proportion of these needing to be located at the urban fringes. Given that air quality is projected to increase (despite housing growth),

the effects on air quality from this level of growth is predicted to be **neutral**. Though there would be an increase in car trips and emissions, this is not likely to have negative effects for communities.

Option 3

This higher level of growth would likely result in a greater number of sites being considered for development on the urban periphery. These areas are broadly less well connected compared to sites in the urban areas, and so development is likely to result in longer trips and a reliance on car travel. Dependent upon the location of strategic sites, there could be negative effects on air quality, notably development close to Pleasley. At this level of growth there would be flexibility in site options to avoid this area though, and so an **uncertain effect** is predicted.

Option 4

This highest level of growth is likely to have the greatest effect on the districts air quality, as it will require the release of more land, and in particular this would be likely to involve strategic sites to the west of Mansfield close to Pleasley.

Whilst such strategic sites could help to improve public transport infrastructure and deliver local facilities, there would still be an increase in traffic along Chesterfield Road North and Debdale Lane, both of which have been flagged for their potential exceedance of air quality standards.

There is therefore potential for **minor negative effects** on air quality as a result of this option. The effects are not predicted to be significant, as the magnitude of effects would not be substantial and a new strategic development alone would be unlikely to lead to a significant enough change to warrant allocation of an AQMA in the area. Furthermore, air quality modelling suggests that air quality in the district ought to improve over the Plan period due to technological advances. Nonetheless, an increased rate of housing provision could have a counter effect upon an improving baseline position with regards to air quality. There is uncertainty whether this would lead to notable negative effects though.

SA Objective 8: Natural resources: Soil quality

Option 1: 279
dpa

Option 2: 328
dpa

Option 3: 376
dpa

Option 4: 451
dpa

Selected baseline information and discussion of effects

The urban periphery of Mansfield falls mostly within grade 2 and 3 agricultural land. However, this data is historical, and upon further inspection, it is clear that a number of the sites have been previously developed and are now less suitable for agricultural purposes. Nevertheless, at higher levels of growth, there is a need to release a greater amount of land that is categorised as agricultural. Several site options are also former or existing allotments, and so the loss of these assets would be more likely to occur at higher levels of growth too.

Each of the options will lead to development of land in the urban areas as a first step before consideration of greenfield land release on the urban fringes. Consequently, much of the land involved would not be agricultural in nature in these areas. In fact, where land is contaminated development may present opportunities for remediation, which would be positive in terms of soil quality.

Option 1

Planning to supply this level of housing is less likely to affect agricultural land with sites likely to be focussed in the urban area and to a lesser extent at the urban fringes. That being said, it is likely there would be some agricultural land needed for development, albeit lower than other options. There would be greater flexibility to avoid Grade 2 land under this option.

In the context of the amount of agricultural land available across the District and the wider region, the effects are considered to be **neutral** for this option.

Option 2

Planning to supply this level of housing is less likely to affect agricultural land than Options 3 and 4, but more so than Option 1. There may be a need to release some greenfield sites in the urban area and at the urban fringes (though there would be greater flexibility to avoid grade 2 land in particular).

In the context of the amount of agricultural land available across the District and the wider region, the effects are considered to be **neutral** for this option.

Option 3

Planning to supply this level of housing is likely to bring forward development on a number of sites that are currently on the urban periphery and defined as grade 2 and 3 agricultural land. Consequently, there is likely to be a loss of such resources in these areas. The flexibility in site choice is lower compared to options 1 and 2, and so there may be a greater potential for Grade 2 land to be affected under this option. The ability to avoid sites that are in use as allotments is also lower, and so overall, a **minor negative effect** is predicted. The effects are not considered to be significant, as the amount of agricultural land likely to be lost (*approximately 100ha*) is not substantial in the context of the district and the wider region (*less than 3% of the total Grade 2 and 3 lands combined*) and a lower amount would be Grade 2.

Option 4

Planning to supply this level of housing is most likely to have negative effects upon soil across Mansfield, due to the need to develop many of the site options available across the plan area. This would be more likely to include grade 2 agricultural land as the ability to avoid certain sites would be reduced. The overall amount of land lost could be up to 50 ha greater than option 3, and approximately 35ha of the total could be Grade 2 land.

Whilst these effects are clearly more substantial than options 2 and 3, the negative effects are still not considered to be significant. The total loss of agricultural land would be in the order of 3% of Mansfield's total, and only 4% of Grade 2 land should these resources be affected¹). Consequently a **minor negative effect** is predicted.

¹ *Approximately 4000 ha of agricultural land Grade 2 and 3 in total, with potentially 120 ha involved at this level of growth (35 of which may be Grade 2).*

SA Objective 8: Natural resources: Resource use

Option 1: 279
dpa

Option 2: 328
dpa

Option 3: 376
dpa

Option 4: 451
dpa

Selected baseline position and discussion of effects

The delivery of resource efficient developments that have low embodied carbon is not dependent upon the overall level of growth across the district. Influential factors are site conditions, design and viability factors. Therefore, the options are unlikely to perform differently in this respect with regards to resource use.

The overall level of growth would however lead to an increased demand for materials to build new developments and supporting infrastructure. In this respect, option 2 would have the least effects and option 4 the most notable effects. However, provision of increased housing growth in Mansfield over the Plan period could better help to manage needs beyond the plan period. Therefore, the long term effects of each option could be anticipated to be similar.

One potential difference between the options relates to the opportunities to achieve higher quality design on new developments. Although this is a site specific issue, a general principle is that larger scale greenfield sites could have better potential to deliver higher quality design due to economies of scale and higher land values.

Option 1

This level of provision is likely to involve fewer strategic / large development sites, and therefore the potential to deliver higher quality schemes (in terms of sustainability) on strategic sites may be more limited. This is very much likely to be a continuation of the current baseline position. Consequently, a **neutral** effect is predicted.

Option 2

Similar to Option 1, this level of growth is likely to involve fewer large / strategic greenfield sites, and therefore the potential to deliver higher quality schemes may be more limited. This is very much likely to be a continuation of the current baseline position. Consequently, a **neutral** effect is predicted.

Option 3

This level of provision could perhaps incorporate sustainable design to a better degree as there would be a greater number of strategic developments involved. Consequently, a **minor positive effect** is predicted in the longer term. Compared to Options 1 and 2 there will be an increased use of natural resources during construction. However in the longer term, the effects are unlikely to be significant.

Option 4

This highest level of provision would result in a higher amount of natural resources used in the development process and across the lifetime of the plan. However, the involvement of a greater number of large / strategic greenfield sites ought to lead to a greater proportion of the housing stock being designed to higher standards of resource efficiency in the longer term.

On balance a **minor positive effect** is predicted. Though there is greater potential for higher quality development, the overall increase in resources used over the plan period offsets these positive effects somewhat.

SA Objective 9: Natural resources: Waste and Recycling

Option 1: 279
dpa

Option 2: 328
dpa

Option 3: 376
dpa

Option 4: 451
dpa

Selected baseline information and discussion of effects

In 2013/14 the average residual household waste per household in Mansfield was 547.95kg, this is more than both the national (507.87kg) and regional (495.5kg) averages. There has been a trend of household waste declining over recent years, regionally and nationally, although this trend has reversed in Mansfield in the last three years.

In 2013/14, 38.12% of household waste was sent for reuse, recycling or composting in Mansfield. This is less than the East Midlands percentage of 45.3% and the England percentage which is 42.6%. Recycling in Mansfield appears to be reasonably constant in the last few years 2012-2014, after a big increase from 2005 to 2010.

Option 1

An increase in homes is likely to generate increased waste during construction, and also once occupied, as a greater number of households will require waste services. The need for expanded collection rounds will also increase to match growth in homes. At this level of growth, the effects are predicted to be **neutral**, as growth is likely to be limited to the urban areas and would not be above levels expected to come forward in the absence of the Plan.

Option 2

As per Option 1, the effects are predicted to be **neutral**. Despite the number of households rising and the subsequent services needed, the level of housing provision is not substantially higher than past rates of delivery, or what might be anticipated to come forward in the absence of a plan. The pattern of growth would also be largely confined to the urban areas, which makes for efficient waste collection.

Option 3

The higher level of housing provision under this scenario would generate a greater amount of waste during construction compared to Options 1 and 2. This would also require increased waste collection and disposal services, as there would be more homes to collect from over a wider area.

This scale of housing provision is higher than what might be expected to occur in the absence of the Plan. Therefore, a **minor negative effect** could occur within the District within the Plan period. However, this would reduce the need for housing delivery beyond the Plan period, and so the long term effects in terms of waste generated from new homes are unlikely to be substantially different.

Option 4

This highest level of housing provision is likely to lead to a greater amount of waste being generated during construction and the occupancy of new homes. The delivery proposed is much higher than projected needs, to allow for an element of flexibility, but this is likely to lead to a higher level of housing delivery compared to options 1, 2 and 3. Though a **minor negative effect** is predicted, these are not predicted to be significant because waste generation in other areas ought to be reduced (e.g. from surrounding authorities) and / or the longer term implications would not be substantially different.

SA Objective 10: Energy

Option 1: 279 dpa

Option 2: 328
dpa

Option 3: 376
dpa

Option 4: 451
dpa

Selected baseline information and discussion of effects

Mansfield's total energy usage reduced by 14.4% between 2008 and 2013. This represents a bigger reduction than both the East Midlands average (6.9%) and the UK average (7.8%). In 2011, the estimate of carbon dioxide emissions for Mansfield was 4.5 tonnes per head. Since 2009 there has been a reduction in carbon dioxide emissions of 0.5 tonnes per head for Mansfield.

An increase in growth and a greater amount of homes (rather than people living in bigger households) will lead to an overall increase in energy usage. However, the energy efficiency of new homes compared to the existing stock ought to be better given the higher standards involved. Therefore, the per capita energy usage could continue to fall (As well as emissions) despite the level of growth.

Whilst Option 4 is likely to lead to the greatest amount of energy usage in the district overall, the effects are not considered to be significant given that energy efficiency and the amount of energy generated from renewables could increase.

With regards to opportunities to establish district energy networks, this is more dependent upon the location and mix of development rather than levels of growth overall. However, larger mixed-use developments are more likely to be suitable. In this respect, Option 3 (which would involve more large scale developments) may be the most likely to establish suitable decentralised energy networks. However, no specific opportunities have been identified and there are considerable uncertainties.

Option 1

Generally, energy use and efficiency is more dependent on the design rather than the location and amount of growth. However, this level of housing provision, being the lowest, is least likely to lead to an increase in energy consumption during the construction and occupation of new homes.

Neutral effects are predicted against the baseline.

Option 2

Similar to Option 1, the overall provision of housing is predicted to have a **neutral** effect with regards to energy usage.

Option 3

This option would involve a higher level of housing provision compared to Options 1 and 2, and so energy consumption could be expected to be greater. However, a greater proportion of the District's housing stock would be more energy efficient. In the longer term this could offset the overall level of growth involved and so the effects are still predicted to be **neutral**.

Option 4

As the highest level of housing provision, energy consumption would be the greatest overall. However, similar to Option 3, there would be an even greater proportion of the housing stock built to a higher level of energy efficiency in the longer term. This ought to offset the increase in overall energy use somewhat and so only a **minor negative effect** is predicted.

It should also be acknowledged that increasing housing provision in Mansfield could lead to a reduction in energy use in other districts and would also mean (theoretically) that the need for more homes beyond the Plan period was reduced. Therefore, the effects are relative to the timescales and spatial areas being considered. For example, a lower level of housing provision in the Plan period could mean that more homes are required beyond the Plan period both in Mansfield and the wider area. Therefore, the effects would merely be displaced from one area (or time period) to another.

SA Objective 11: Transport

Option 1: 279
dpa

Option 2: 328
dpa

Option 3: 376
dpa

Option 4: 451
dpa

+

Selected baseline information and discussion of effects

Mansfield is easily accessible from the A1 and M1 and has direct road links from the city of Nottingham. Public transport in the town is good and the local rail network, the Robin Hood Line, provides visitors with a return service between Worksop and Nottingham. Mansfield Train Station is situated within the heart of the town centre and is only a few minutes' walk away from the main market square. Mansfield has excellent bus links and is serviced by a bus station in the town centre on Quaker Way. It is connected to the train station by a covered pedestrian footbridge.

The draft Parking for new development IPG, sets out that if development is within easy walking distance (300m) of the town centre or served by a frequent bus service (2 per hour), then parking standards can be reduced, to discourage the use of the private car.

There are a number of key transport routes in and around Mansfield that have particular transport issues at peak times.

An increase in housing growth is assumed to bring with it an increase in the number of car trips, particularly from new development areas. Whilst the location of some sites will allow for access to services, facilities, jobs and public transport, growth on most of the larger strategic sites at the urban fringes is likely to be less accessible to services and may not encourage sustainable transport. However, the larger strategic sites ought to provide opportunities to secure certain facilities on-site as well as being viable for expanded bus routes. It is not anticipated that any of the strategic development opportunities would support substantial new strategic routes though, and so the current network would likely be pressured by development.

Option 1

This lower level of housing provision is unlikely to lead to a substantially greater number of car trips than the projected baseline position. The majority of sites under this option would likely be in accessible locations, and the need for development outside the urban area would be low.

Conversely, there would be fewer opportunities to secure infrastructure (schools, health facilities, expanded bus routes) improvements at the edge of the urban area, and so longer term positive effects for new and existing residents in these areas would be less likely to occur. Consequently, a **neutral effect** on transportation is predicted overall.

Option 2

This level of growth is similar to recent completion rates, and is therefore unlikely to lead to a substantially greater number of car trips than the projected baseline position.

The majority of sites under this option would likely be in accessible locations in the urban area, though some development on the fringes of the urban area would be required. Such development could help to fund improvements in infrastructure for communities in certain parts of the district (for example, schools, health, highways and public transport). However, this would likely be limited in geographical scope, as the release of urban fringe sites would not need to be significant.

A **minor positive effect** could be generated for certain communities, but the overall picture for the District is likely to be **neutral** with regards to impacts on transport and accessibility.

Option 3

This slightly higher level of housing provision would necessitate development at a number of the larger strategic sites on the urban fringe. These sites could generate funding towards improved public transport and the delivery of local facilities which could benefit new and existing communities.

This is a **minor positive effect** with regards to reducing the need to travel and encouraging public transport use.

However, many of these sites are also located on the urban periphery, and therefore continuation of car use trends to access work (in particular) may be promoted. This could increase pressure on some of Mansfield's most congested roads, such as the A60 running north to south through Mansfield. However, there is a degree of flexibility of which sites could be developed and sites that are already well connected to public transport routes could be favoured over those with poor links and / or difficulties in making them well-connected. Overall, a mixed effect is likely with **minor positive effects** reflecting potential improvements in public transport use and access to facilities, but **minor negative effects** associated with increased congestion on key routes at peak times.

Option 4

This level of housing provision is likely to lead to the greatest amount of pressure on the existing transport network. In particular, the higher provision of homes could attract migration into the District and bring overall levels of car use and trips higher than the baseline position. In terms of the location of 'additional development' beyond options 1, 2 and 3, this would be at the urban fringes of Mansfield and Market Warsop. Consequently, the length of trips made to access town centres and other facilities would be longer. Having said this, larger strategic sites would be more likely to support new community facilities and enhanced public transport links, which should benefit existing and new communities. A number of strategic sites are also within close proximity to job opportunities (though it is not possible to determine whether residents would access these jobs).

Despite these **minor positive effects**, this option would lead to an overall increase in the number of car users on the road, as well as leading to longer trips. This could contribute to congestion on key routes, which is a potential **significant negative effect**.

SA Objective 12: High quality employment

Option 1: 279 dpa		Option 2: 328 dpa		Option 3: 376 dpa		Option 4: 451 dpa	+
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Selected baseline information and discussion of effects

In June 2015, 80.2% of people in Mansfield were economically active. Of these, 5.8% were unemployed. The unemployment rate in Mansfield has been dropping quickly from its peak in 2011/12.

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

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

There are a number of business parks across Mansfield that are located within close proximity and adjacent to sites that have been highlighted as presenting opportunities for residential development.

Each of the options would involve growth in the urban area as a key element of the strategic approach. This would provide accommodation for workers within close proximity to a major source of jobs in the District (i.e. the town centre). This is a positive effect for each option. The differences in effects related to the additional growth on urban fringe sites are discussed below.

Option 1

The necessity to release greenfield land would be the lowest for this option, and it may not be necessary to deliver strategic extensions at the urban fringes. The flexibility in site choice at this level of provision would be greater and so it would be unlikely that employment land would be lost as a result of residential development.

This approach could also discourage business investment due to the lesser amount of population / workforce growth compared to the other options.

The number of construction jobs benefiting local residents would also be lower at this scale of growth. Whilst negative effects on employment land would be unlikely, the positive effects related to workforce accommodation would be limited.

This level of housing provision would not be likely to fully support the economic aspirations of the LEP, and so potential negative effects on the economy could be generated (lack of accommodation for a growing workforce / lower investment). On balance, a **minor negative effect** is predicted.

Option 2

The necessity to release greenfield land would still be relatively low for this option, but there would be a requirement to release a small number of larger / strategic sites. At this level of housing provision, there would still be flexibility in site choice and so it would be unlikely that suitable employment land is lost as a result of residential development.

This level of housing provision ought to help achieve economic growth aspirations, and would provide more jobs in construction compared to Option 1. Consequently a **minor positive effect** is predicted.

Option 3

This level of housing provision would be more likely (than options 1 and 2) to meet the accommodation needs of a growing workforce, which ought to have positive implications for businesses looking to locate in the district. It would also help to retain skilled workers provided that the opportunities for higher skilled jobs arose as well. This constitutes a **minor positive effect**.

There may be greater pressure on the release of employment land for residential uses at this scale of growth, though it ought to be possible to limit this to poorer quality sites.

Overall, a **minor positive effect** is predicted.

Option 4

This highest level of provision would require a greater number of sites to be developed, including several strategic sites. This could lead to the loss of employment land and / or residential development in areas that constrains future employment opportunities. This is a **minor negative effect**, but not thought to be significant as sufficient employment land should still be available to deliver jobs growth.

Conversely, this approach would support a larger workforce, and may be more likely to help retain skilled workers, which could help to support economic growth and a more diverse workforce. There would also be a greater number of jobs in the construction industry associated with the design and building of new homes. A **significant positive effect** is predicted for this option to reflect these potential benefits in terms of workforce and job creation.

An increase in migration could lead to an increase in competition for local jobs though should there not be a corresponding increase in employment opportunities locally.

SA Objective 13: Enterprise and innovation

Option 1: 279 dpa		Option 1: 328 dpa		Option 2: 376 dpa		Option 3: 451 dpa	+	?
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Selected baseline information / discussion of effects

Enterprise and innovation is closely linked with high quality employment and a modern economic infrastructure. It is considered unlikely that high quality employment site options would be lost to other uses, and for each option, such opportunities could be identified as potential areas of expansion.

For example, the Mansfield I-centre is designed to support, resource and inspire new and emerging businesses by providing office space, high specification telecommunication, and on-site business support including child care. This is located on the Oakham Business Park to the south-east of Mansfield town centre.

Housing growth nearby to business parks would not directly lead to knowledge-based industries investing in the District, but could help to provide infrastructure improvements (for example public transport links) to these areas, which could be attractive for prospective employers. The provision of housing to accommodate a workforce is also necessary to encourage retention of skilled workers and the return of university students.

With regards to education, each approach would contribute to enhancements in provision (whether this be extensions or new facilities). However, for Option 1 and 2, the ability to secure such improvements on-site would be less likely given the smaller nature of urban site options. This may be problematic should certain educational facilities be 'landlocked'. At the larger strategic sites, there ought to be better opportunities to secure new high quality education facilities, and so Options 3 and 4 (to a greater extent) are positive in this respect.

Option 1

This level of provision is considered less likely to deliver the housing needs of the District, which could have indirect effects in terms of supporting a suitable workforce for local business. The overall lower level of growth would also lead to reduced investment in infrastructure improvements, and so does little to create the conditions to encourage investment in knowledge based industries and skills development. Consequently, this option is predicted to have a **minor negative effect** effect.

Option 2

This level of provision would be primarily focussed in existing urban areas and only likely to include a small amount of development at strategic sites. This could limit the potential for strategic infrastructure improvements (in education, transport and business land for example).

However, this level of growth would be more supportive of economic aspirations, and thus encourage investment in the local economy. It is unclear whether this would lead to the growth in knowledge based industries, skills development and innovation though. Therefore, a **neutral effect** is predicted overall.

Option 3

This level of housing provision would better support a growing workforce and would help to secure a greater level of investment in infrastructure improvements (including higher quality educational facilities at strategic developments). Consequently, a **minor positive effect** is predicted.

Option 4

This level of growth would have similar positive effects to option 3, but they would be of a greater magnitude due to higher levels of investment in infrastructure and homes. There would also be a potentially larger workforce should housing availability attract increased migration to the District.

A **significant positive effect** could therefore accrue in the long term.

Though unlikely, this option might lead to the loss of employment land for residential use, which could prevent business growth in certain parts of the District. However, this is considered more likely to affect smaller, poorer quality employment land as it is unlikely that residential development would be promoted within or immediately adjacent to the high quality business parks. An **uncertain** (minor negative) effect is recorded to reflect this potential issue.

SA Objective 14: Modern infrastructure

Option 1: 279 dpa		Option 2: 328 dpa		Option 3: 376 dpa	?	Option 4: 451 dpa	?
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Selected baseline information and discussion of effects

The release of suitable employment land for housing could have negative effects on business infrastructure, particularly if the sites are suitable for high quality / knowledge-based employment. It is considered unlikely that such high quality sites would be lost to residential development though, even for the highest level of housing growth under option 4.

With regards to infrastructure improvements, options 3 and 4 have the greater potential to improve public transport links and road networks in peripheral areas (through contributions from strategic site development), which could benefit businesses operating in these areas such as at Crown Farm Industrial Estate, Ransom Wood Business Park, Bellamy Road Industrial Estate, Oak Tree Business Park and Millenium Business Park.

All development has the potential to improve the provision of high speed broadband provided that this is encouraged / required as part of the development management process.

Overall, there is uncertainty relating to how the options would affect economic infrastructure. However, options 3 and 4 would broadly be more likely to generate **minor positive effects** due to a greater investment in new infrastructure as part of strategic developments and the overall increase in local spending as a result of increased housing provision (which ought to attract / support jobs growth).

Options 1 and 2 are predicted to have neutral effects.

Summary of effects

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.

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			?	?

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.

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.

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.

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.

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.

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.

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.

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).

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.

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.

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.

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.

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.

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.

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.

APPENDIX F: THE SITE APPRAISAL FRAMEWORK

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

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

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

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

Sustainability Appraisal Framework		GIS Layers required for appraisal	Thresholds for Site Assessments	Notes	LIKELY EFFECTS	POTENTIAL MITIGATION / NOTES	Assumptions	Difficulties
SA Objective	Relevant decision making criteria							
4) To improve community safety, reduce crime and the fear of crime	<ul style="list-style-type: none"> Will it contribute to a safe, secure and stable built environment? 	<ul style="list-style-type: none"> Site polygon; Coal Authority Mapping – High Risk Areas 	Stable land (in relation to mining legacy)	ALL SITES	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	N/A	Mapping from the Coal Authority to be used which identifies 'High Risk Areas'. Any site which falls within or straddles an area of high risk will be assessed as having a significant negative effect. Precautionary approach taken.	Impact from development on reducing crime and fear of crime are considered neutral as the impact of development on crime is dependent upon urban design and a series of secondary factors not directly related to the allocation of sites.
			Potential stability issues as a result of mining legacy	ALL SITES	Negative effect likely as site within area of high risk as a result of mining legacy.	Further investigation required into the severity of the issue to ensure use of suitable construction techniques.		

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

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

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

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

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SA Objective	Relevant decision making criteria							
			<p>Within 300m of strategic green infrastructure network (but outside of designated sites)</p> <p>OR</p> <p>Falls within habitat opportunity areas</p>				<p>Allocations which fall in or within 300m of the following elements of the GI network have potential to provide a net gain in biodiversity or enhancements:</p> <ul style="list-style-type: none"> Publicly accessible green space; Trails networks NCC Cycle Network and Trails; 	
			Does not fall within 300m of strategic infrastructure network and does not fall within habitat opportunity areas.					

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

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

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

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SA Objective	Relevant decision making criteria							
			Development of the site likely to result in the loss of a heritage asset and / or setting	ALL SITES:	Significant negative effect as the development of the site may result in the loss of a heritage asset and / or setting	This effect cannot be mitigated as heritage assets are irreplaceable. Proposed demolition must be justified in accordance with the DM policy on Listed Buildings and proposals must bring substantial benefits to the community that would outweigh the loss. Adequate records of assets due for demolition are required.		

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

Sustainability Appraisal Framework		GIS Layers required for appraisal	Thresholds for Site Assessments	Notes	LIKELY EFFECTS	POTENTIAL MITIGATION / NOTES	Assumptions	Difficulties
SA Objective	Relevant decision making criteria							
8b) To manage prudently the natural resources of the district including water (and associated flooding and quality issues), air quality, soils and minerals <i>Water / flooding</i>	<ul style="list-style-type: none"> Will it help to reduce flood risk and flooding 	<ul style="list-style-type: none"> Flood Zone 2; Flood Zone 3; Indicative areas of surface water run off; EA surface water flooding 1 in 30 layer; Indicative areas of low permeability. 	No negative impacts: The site has a low risk of fluvial flooding (within FZ1) and is outside areas identified as being susceptible to increased risk of surface water flooding;	ALL SITES:	Neutral effect on flooding as no apparent flooding issues.	All developments should not increase and also seek to reduce the risk of flooding throughout the lifetime of the development. Flood Risk Assessments (FRA) may be required on a site-by-site basis according to national guidance.	<ul style="list-style-type: none"> All development should be prioritised for allocation within Flood Zone 1, where possible. Only 'less vulnerable' and 'more vulnerable' may be suitable for allocation in FZ2, without the application of an exceptions test. 'More vulnerable' uses* = Dwellings, residential institutions, drinking establishments, nightclubs, hotels, some non-residential institutions. 'Less vulnerable' uses* = Shops, offices (A2 and B1), restaurants, cafes, takeaways, general industry, storage and distribution, assembly and leisure, some non-residential institutions, emergency service stations (not operational during flooding). <i>*As per DCLG Technical</i>	<ul style="list-style-type: none"> The Environment Agency Flood Risk mapping has been used to inform whether sites are located within a flood zone. This doesn't differentiate between Zones 3a and 3b (functional flood plain) but shows a 'worst case scenario'. Exceptions test required for 'highly vulnerable' uses in Zone 2. Exceptions test required for 'essential infrastructure' and 'more vulnerable' uses in Zone 3a with 'highly vulnerable' not permitted. Exceptions test required for 'essential infrastructure' in Zone 3b with 'highly', 'more' and 'less
			The site has a medium risk of fluvial flooding (inside FZ2) and/or is in an area with a low or medium risk of surface water flooding (1 in 1000, or 1 in 100, or less);	ALL SITES:	Negative effect as the site is located within Flood Zone 2. Negative effect as there is a likely increased risk of surface water flooding (i.e. located within an indicative area of surface water run off shown by the SFRA or EA data, and/or low soil permeability.	Developments within flood zone (FZ) 2 are subject to the Sequential Test, following this assessment; consider vulnerability classifications (see difficulties column). Consider SA findings to inform the decision making process regarding allocation of sites.		

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

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

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

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SA Objective	Relevant decision making criteria							
11a) To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken by the most sustainable mode available <i>Sustainable modes of travel</i>	<ul style="list-style-type: none"> Will it utilise and enhance existing transport infrastructure? Will it help to develop a transport network that minimises the impact on the environment? Will it reduce journeys undertaken by car by encouraging alternative modes of transport? 	<ul style="list-style-type: none"> Site polygon; Mansfield Town Centre Mansfield Woodhouse and Market Warsop District Centres; ITN route network Bus stops / rail stations 	Mansfield Town Centre is within 1.3 km and therefore easily accessible by at least 2 non-car modes of transport (OR) Site is within 200m of a bus stop / train station	RESIDENTIAL SITES:	Significant positive effect likely as site is within close proximity to a bus/train route and / or Mansfield Town Centre.	N/A	Non-car modes of transport = Walking, cycling, bus, rail. Proximity to bus stops and district centres has been measured by walking route assessment from the centre of the site in order to give a general indication of distance involved.	
			Site is within 200m of a bus stop / train station with regular service (3 or more per hour)	NON-RESIDENTIAL SITES:	Significant positive effect likely as site is within close proximity to a bus/train route	N/A	The National Traffic Survey (2012) produced by the DfT advises that the maximum distance that pedestrians would be prepared to walk for commuting trips is 1.3km;	
			A District Centre is within 1.3 km and therefore easily accessible by at least 2 non-car modes of transport (OR) Site is within 400m of a bus stop / train station	RESIDENTIAL SITES:	Positive effect likely as site is within close proximity to a bus/train route and / or Mansfield Town Centre.	Improved access to bus services may be required.	Most jobs and services and onward travel connections are provided in Mansfield Town Centre, and to a lesser extent in the District Centres (Market Warsop and Mansfield Woodhouse).	
			Site is within 400m of a bus stop / train station	NON-RESIDENTIAL SITES:	Positive effect likely as site is within close proximity to a bus/train route	Improved access to bus services may be required.	Employment uses may be within 1.3km of Mansfield or a District Centre, but not necessarily be accessible to some that do not have good access to the urban areas. Therefore, only proximity to a bus stop / train station is considered.	
			Site is not within 1.3km of Mansfield Town Centre or a District Centre (AND) Site is more than 400m from a bus stop or train station	RESIDENTIAL SITES:	Negative effect as site does not easily enable access to sustainable modes of transport	Improved access to bus services are likely to be required.		

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

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

Sustainability Appraisal Framework		GIS Layers required for appraisal	Thresholds for Site Assessments	Notes	LIKELY EFFECTS	POTENTIAL MITIGATION / NOTES	Assumptions	Difficulties	
SA Objective	Relevant decision making criteria								
12) To create high quality employment opportunities	<ul style="list-style-type: none"> Will it reduce unemployment? 	<ul style="list-style-type: none"> Site polygon. 	The site provides for over 5ha of land for employment uses	RESIDENTIAL SITES:	X	X	<p>Development of non-employment uses on sites that are not previous or active employment sites should be appraised as having a neutral effect.</p> <p>5ha threshold selected for significant effect as it represents the size of existing established business parks such as Ransom Wood (which provide a larger scale and wider range of employment opportunities).</p>	<p>Limited information on potential employment sectors which would locate on sites within the district. Due to this, it is difficult to come to a conclusion on the potential to create 'high quality' employment opportunities with any degree of certainty.</p>	
				NON-RESIDENTIAL SITES:	Significant positive effect	N/A			
			The site provides up to 5ha of land for employment uses	RESIDENTIAL SITES:	X	X			
				NON-RESIDENTIAL SITES:	Positive effect as the site provides employment opportunities.	N/A			
			Residential sites on land that was not previously used for employment purposes	RESIDENTIAL SITES:	No significant effect	N/A			
				NON-RESIDENTIAL SITES:	X	X			
			The development of the site would not incorporate employment opportunities although the site would be suitable	RESIDENTIAL SITES:	Vacant sites that were previously used for employment are considered suitable for employment for the purposes of this appraisal.	Negative effect as development results in the loss of a suitable employment site.			Consider the wider evidence for employment need through the Local Plan site allocation process.
				NON-RESIDENTIAL SITES:	X	X			
			The development of the site results in the loss of an active employment site	RESIDENTIAL SITES:	Significant negative effect as development results in the loss of an active employment site.	Consider the wider evidence for employment need through the Local Plan site allocation process.			
				NON-RESIDENTIAL SITES:	X	X			

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

Sustainability Appraisal Framework		GIS Layers required for appraisal	Thresholds for Site Assessments	Notes	LIKELY EFFECTS	POTENTIAL MITIGATION / NOTES	Assumptions	Difficulties
SA Objective	Relevant decision making criteria							
			The development results in the loss of a vacant educational facility or site	RESIDENTIAL SITES:	Negative effect as the development results in the loss of a vacant educational facility or site.	NCC should be consulted before development takes place to ensure the vacant facility is not required for future educational needs in the locality. No mitigation as the site is too small to provide contributions.		
				NON-RESIDENTIAL SITES: (Only residential uses are required to provide / contribute towards education).	Negative effect as the development results in the loss of a vacant educational facility or site.	NCC should be consulted before development takes place to ensure the vacant facility is not required for future educational needs in the locality.		
			The development of the site results in the loss of an educational facility which is currently in use	ALL SITES	Significant negative effect as the development results in the loss of an educational facility which is in use.	Replacement of facility likely to be required.		

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

	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														/					
AECOM 42	55	Tall Trees mobile homes New Mill Lane														/					

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

Housing Sites

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

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

Housing Sites

			SA1. Housing	SA2. Health	SA3. Green Spaces and Culture	SA4. Community Safety	SA5. Social Capital	SA6. Biodiversity (A. Designated Sites)	SA6. Biodiversity (B. Enhancement)	SA7. Built and Natural Assets (A.. Heritage)	SA7. Built and Natural Assets (B. Landscape)	SA8. Natural Resources (A. Soil)	SA8. Natural Resources (B. Flooding)	SA8. Natural Resources (C. Ground water)	SA9. Waste	SA10. Energy	SA11. Transport (Sustainable modes)	SA11. Transport (B. Access to Schools)	SA12. Employment	SA13. Innovation	SA14. Business Land & Infrastructure
AECOM 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													/						

Mansfield Local Plan SA Report: Appendix H, Consultation responses on the Interim SA Report

Comment ID	Organisation	SA related comment	Response
PO/97		<p>(Site 55)</p> <p>The Sustainability Appraisal deals specifically with our clients site - Tall Trees Mobile Homes as AECOM Site 52 and MDC Site ID 55. Generally, we agree with the assessment save for SA6 and SA9. Our clients site is not covered by any such biodiversity designation. That part of the site contained within ID55 is manicured grassland most of which has the benefit of planning permission for static caravans. Development of the site will not have a 'significant negative effect'. The biodiversity interest is located within the River Maun valley and valley sides not on our clients land. Whilst there may be flood issues in the River Maun valley, it sits some 20 metres lower than our clients land. Flooding will not occur on our clients land and development of our clients land would not worsen a flood situation elsewhere. We believe this Appraisal should be reassessed.</p>	<p>Aecom ID is Site 42 not 52.</p> <p>SA6 – The site falls within the criteria for '<i>potential significant effects</i>'. (27m to Maun Valley Local Nature Reserve and is adjacent to Maun Woodlands LWS).</p> <p>The site options assessment is to highlight high level constraints and to give an indication as to the <u>potential</u> significance of effects and the issues that the Council should consider. This does not mean that effects will definitely occur.</p> <p>SA9 – The scoring is correct against the site criteria for flooding (which does not differentiate between the proportion of sites falling into areas of flood risk). However, it is acknowledged that only a very small portion of the site falls within areas at risk of flooding. This has been clarified on the proforma for SA9 and in the summary to make it clear that flood risk is unlikely to be a significant issue.</p>
PO/126		<p>(Site 53)</p> <p>It is not accepted that the development would lead to a substantial loss of Grade2/3 agricultural land as set out in the SA/SEA summary. The agricultural use of these areas are low level grazing at present, and as a part of the overall availability of such land across Mansfield, Nottinghamshire, or the region, it is not considered that the development of this site can be considered as substantial.</p>	<p>The SA proforma summary for site 53 does not state that 'substantial' loss of agricultural land would occur (though the reference to Grade 2 is incorrect – all land is Grade 3). It is scored negative as per the thresholds in the site methodology – i.e. it contains Grade 3 land. The summary for site 67 (Which incorporates site 53 and several other sites) does state that the loss of agricultural land would be 'substantial'. Whilst this is a somewhat subjective issue, the total loss is in the order of 23ha. A loss of 20ha best and most versatile land is considered significant by DEFRA. The criterion does not differentiate between the use of</p>

			<p>agricultural land, simply the grade of land. As this area is all categorised as Grade 3, a negative effect is likely. It is not known whether the land is grade 3a or 3b, but a precautionary approach is taken in the absence of specific local evidence. In the context of the region, it is certainly not substantial, but incremental loss of agricultural land can contribute to bigger cumulative impacts.</p>
PO/109		<p>For sites such as AECOM34 (ID30) where it could be expected that run off water could endanger water quality in the River Maun and potentially increase the risk of flooding (at Packmans Bridge),so how does the SA assess these impacts (see doc G,page 26).This deliverability issues-also see NPPF flooding policies</p>	<p>There are no site criteria looking at water quality, as the potential for pollution is dependent upon a pathway being identified. At this high level of assessment it is not possible to make these judgements.</p> <p>Downstream flooding is not included in the site assessment criteria. All sites could potentially lead to increased flooding downstream, though it is presumed that policy requirements would limit this. Without flood modelling it is not possible to accurately predict impacts and fairly compare site options.</p>
PO/237	Historic England	<p>HELAA 26, Land at Windmill Lane - The SA identifies this site as having a positive effect on the historic environment, and the SA Summary in the Preferred Options paper sets out "there are no environmental constraints identified". The site lies within The Park Conservation Area which does not seem to be picked up on in any of the Preferred Options documents and on the basis of low density development undertaken in the early part of the 21st century it is not clear whether 37 units could be achieved on this site without causing substantial harm to the Conservation Area. No reference is made to the relevant Conservation Area Management Plan for The Park CA which includes design guidance. There are TPOs within, or at the boundary, of the site too all of which contribute to the CA. As such, it is not clear how any impact on the development has been</p>	<p>The Councils Conservation Officer completed the assessment of the impact on heritage assets for each of the sites using the agreed methodology.</p> <p>The SA site assessment proformas state that the site is derelict, which is why a potential positive effect is identified.</p> <p>The council has commissioned a Heritage Impact Assessment which will inform the Local Plan.</p>

		considered in relation to the impact on significance of heritage assets in terms of NPPF requirements for considering the historic environment in the plan making process, and in relation to how a "positive" effect was concluded in the SA.	
PO/245	Historic England	HELAA 105, Land at 7 Oxclose Lane - The SA identifies this as having a 'neutral' impact on the historic environment. It is not clear how any impact on the significance of the Conservation Area and nearby Listed Buildings has been taken into account.	<p>The Councils Conservation Officer completed the assessment of the impact on heritage assets for each of the sites using the agreed methodology.</p> <p>Site is derelict and does not contribute positively to the setting of the Conservation Area or listed buildings.</p> <p>The council has commissioned a Heritage Impact Assessment which will inform the Local Plan.</p>
PO/242	Historic England	HELAA 60, Land off Ley Lane - The SA identifies this as having a negative impact on the historic environment. Notwithstanding the negative outcome in the SA, it is not clear how any impact on the significance of the Conservation Area has been taken into account.	<p>The negative effects are related to the proximity to areas of archaeological significance.</p> <p>The council has commissioned a Heritage Impact Assessment which will inform the Local Plan.</p>
PO/238	Historic England	HELAA 23, Sandy Lane - The SA identifies this as having a neutral impact on the historic environment. It is not clear how any impact on the significance of the setting of the nearby Grade II* has been considered or how the impact on that significance has been assessed, or whether 63 dwellings could be achieved on the site without causing any harm to the significance of the heritage asset. If it is possible to mitigate any harm through scale, layout and design then this should be explored in the SA and set out clearly to inform the Plan process.	<p>The Councils Conservation Officer completed the assessment of the impact on heritage assets for each of the sites using the agreed methodology.</p> <p>The council has commissioned a Heritage Impact Assessment which will inform the Local Plan.</p>
PO/239	Historic	HELAA 28, Debdale Lane/Emerald Close - The SA identifies this as having a neutral impact on the historic	Debdale Hall is well screened by trees and is over 300m from the site. Site is relatively small and contained parcel of

	England	environment. It is not clear how any impact on the significance of the setting of nearby Listed Buildings at Debdale Hall has been taken into account either individually, or cumulatively with sites 29 and 64.	land, which does not contribute to the open setting of the Hall. Cumulative impacts are not identified as part of the site assessment process. The council has commissioned a Heritage Impact Assessment which will inform the Local Plan.
PO/240	Historic England	HELAA 29, Sherwood Rise - The SA identifies this as having a negative impact on the historic environment. Notwithstanding the negative outcome in the SA it is not clear how any impact on the significance of the setting of nearby Listed Buildings at Debdale Hall has been taken into account either individually, or cumulatively with sites 28 and 64.	Proforma explains that potential impacts on the setting of heritage assets could occur. Clarity now provided that this relates to Debdale Hall. Cumulative impacts are not identified as part of the site assessment process. The council has commissioned a Heritage Impact Assessment which will inform the Local Plan.
PO/236	Historic England	HELAA 33, Wood Lane (Miners Welfare) -The SA identifies no significant effects on heritage assets or setting and the HELAA and Site Selection paper offer no other evidence on the matter. As such, it is not clear how any impact of the development on the Grade I church and the Church Warsop Conservation Area has been considered in relation to the heritage significance of those assets.	Clarity provided. No immediate heritage assets close to the site, and the site is not likely to be visible from heritage assets in Church Warsop including the Grade 1 Church of St Peter and Paul. The council has commissioned a Heritage Impact Assessment which will inform the Local Plan.
PO/236	Historic England	HELAA 132 - The SA identifies 'no significant effects' on heritage assets or setting and the HELAA and Site Selection paper offer no other evidence on the matter. As such, it is not clear how any impact of the development on the non-designated heritage asset (local list) has been considered in relation to the heritage significance of the former cinema building. Has there been any consideration of the Plan setting out a requirement for the retention of the façade or	The Councils Conservation Officer completed the assessment of the impact on heritage assets for each of the sites using the agreed methodology. The council has commissioned a Heritage Impact Assessment which will inform the Local Plan.

		whole building as part of any redevelopment proposal?	
PO/241	Historic England	HELAA 54, Former Evans Halshaw Site - The SA identifies this as having a neutral impact on the historic environment. It is not clear how any impact on the significance of the Mansfield Cemetery PAG and its Listed Buildings has been taken into account.	SA proforma covers this – <i>‘Site is near to Historic Park and Garden but no significant impacts likely. Also within a woodland TPO which the design will need to be sympathetic to’.</i> The council has commissioned a Heritage Impact Assessment which will inform the Local Plan.
PO/190		<p>I note the summary sheets for each site and did discuss the details set out for Site No. 57 with [REDACTED] (who was very helpful) at your consultation event held at the Civic Centre last week. I think we both agreed that the 'significant negative effects' upon landscape character as a statement in the summary was actually incorrect from the assessment made and the word 'significant' should be deleted. In my opinion, any harm to landscape character resulting from development would be minimal (it is basically scrub land with a few trees) in the context that the site sits between established houses, particularly along its frontage. If the site is developed, especially for bungalows, then I consider it could be much enhanced by additional planting, particularly of a structural nature at the rear.</p> <p>I would also slightly question the reference to potential for surface water flooding in the summary in view of the history of the site, its location in Flood Zone 1 and the comments contained in the Addendum to the SFRA, the interpretation of which, I think is more negative in the summary than stated in the actual SFRA report.</p> <p>I note that in the summaries of some sites where possible constraints to development are described, these are followed by further comments relating to the potential for mitigation</p>	<p>Word significant removed.</p> <p>The site falls within an area of concentrated run-off, which triggers a potential minor negative effect.</p> <p>Additional sentence added to site proforma to discuss potential for mitigation.</p>

		measures to be introduced. Sites 104, 35 and 36 being examples of this approach. In the case of site 57, and some others, the potential for mitigation measures is not referred to but in reality easily achieved. I would therefore suggest a more consistent approach in terms of the content of the summaries be adopted.	
PO/243	Historic England	HELAA 64, Pheasant Hill and Highfield Close - The SA identifies this as having a negative impact on the historic environment but it is not clear what assets have been considered. There would be an impact on the GII Mill Bank Cottage and its adjoining boundary wall and possibly cumulative impact along with sites 28 and 29 in respect of the setting of Debdale Hall. It is not clear how the significance of heritage assets has been considered, or how the impact of the proposal on that significance has been assessed.	SA refers to non-designated assets. Clarity added that this is Queen Elizabeth Grammar School and Pavillion). Additional clarity provided relating to Mill Bank Cottage. Impacts on Debdale Hall are considered unlikely. The council has commissioned a Heritage Impact Assessment which will inform the Local Plan.
PO/129		(Various references to the SA in this comment), I object to the inclusion of Site 73, Three Thorn Hollow Farm in the Local Plan / Preferred Options, for development of 7.14Ha with 190 homes and offer the following in support of this objection - This site has been Included as preferred site despite only coming forward at the end of 2016 and there having been no public consultation in respect of its suitability. The site was included in the Suitability Assessment and is a preferred option despite issues identified which should negate its suitability for development. Therefore I would raise the following observations in respect of the information detailed in the SA - "Good Access to MARR" - Access to Site 73 is anticipated to be from Blidworth Lane, an over used country lane with a hazardous junction on to Southwell Road to access the MARR	The site appraisal is a high level assessment of constraints and opportunities. It is a decision-aiding tool. Proximity to the A1677 MARR in the SA site methodology does not reflect site access issues. This criteria is to identify sites that are well related to the strategic network. The site is 219m from a bus stop. Criteria does not consider the quality of access such as lighting and footpaths. Congestion associated with individual sites or the Plan as a whole is not discussed in this focused interim SA Report (August 2017). These issues will be addressed in the full SA Report that will accompany the Regulation 19 Consultation on the Plan. The SA identifies that the land is Grade 3 and a negative

	<p>roundabout (B6020/A617/B6191) where the SA has already identified 'significant issues'. This junction is affected at peak times by congestion on Southwell Road and is particularly dangerous for traffic turning right. Impact from this congestion affects residential properties along Southwell Road to the Village Centre and poses dangers to school children at relevant times despite traffic calming measures already in place. Blidworth Lane is a frequently used route for traffic to the conurbation, Nottingham, the M1 and nearby business parks via Blidworth, despite the roads quality and difficult exit junctions at either end. Increased traffic using this route impacts on the narrow main streets in both Rainworth and Blidworth shopping areas with insufficient car parking areas except at the roadside causing further problems. Reference is made within the Plan, to encouragement of healthier lifestyles and the use of cycle networks and walking to work. This could pose significant risks to pedestrians and cyclists crossing roads to access the suggested 'nearby' employment - Risks at Blidworth Lane, Southwell Road and particularly the A617 MARR road. Access to public transport - There is no access to public transport from the site and this is only available with limited services from Southwell Road - via Blidworth Lane which has no footpaths or street lighting and has its existing traffic issues as already detailed. Bus services along Southwell Road at peak times restrict further the flow of traffic. Consideration of additional public transport services along Blidworth Lane would increase the traffic issues on that route with consequential dangers from high speeds and difficulties overtaking even stationary vehicles at bus stops. The SA states that this development is 'not predicted to have significant effect on congestion. I believe that this needs further consideration, as 190 properties with the likelihood of at least one resident in employment and the potential for</p>	<p>impact is recorded on the corresponding site proforma.</p>
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		<p>more including adult children from each household. As a result of the points raised, there is a high likelihood that vehicle traffic would be drastically affected especially at peak times. Many references are made within the Plan and SAs to the close proximity and access to a primary road network, however Objective 9 of plan is to reduce traffic, improve Public transport and the use of cycle routes, which this site does not support. In previous reports comment was made that where this objective could not be achieved for a development, it 'should not add to issues with unsustainable development in outlying areas or increase reliance on cars'.</p> <p>SSSI location on Southern boundary - There would be little scope for future development at this location given the limitations in place with the adjoining SSSI. I understand that future allowances would also have to be made for a potential SPA and risks to a heritage monument, again resulting in a failure to meet Objective 12.</p> <p>Infrastructure - There is none in place as this is a Rural Greenfield site of agricultural land used for food production and part of the local landscape.</p> <p>Contribute to the vitality of Rainworth - Rainworth falls mainly under the NSDC area, and has its own individual village community and identity, as previously commented on. The proposed development of 190 houses with no supporting infrastructure is more likely to overwhelm the vitality of Rainworth impacting on the availability of services, given the lack of resources and development which has already taken place. The SA identifies that the only GP in the area is already at capacity and only one place of worship (both in the NSDC area), with limited schools serving a large area. Further GP services with any capacity are a significant distance away again creating further reliance on vehicles.</p> <p>The neighbourhood parade and District centre (also NSDC area), offers little except food retailers and mini markets which are not easily accessible from the proposed site due</p>	
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		<p>to existing properties and a lack of access, therefore increasing vehicle reliance. The isolated nature of the site and a lack of resources could also restrict social inclusion with the village community. There are limited opportunities for employment within Rainworth and all opportunities appear to be on the Mansfield side of the MARR. I understand that there are no employment or commercial sites identified in Rainworth, and other village industrial sites at Blidworth cause additional problems regarding traffic congestion due to unsuitable minor roads. Rainworth is a village community on the outskirts of Mansfield surrounded by farmland which helps to protect its individual identity. The proposed Rural Greenfield site would have a massive impact on this landscape and its loss impact significantly on the existing residents, whose health and wellbeing is overlooked. It is not clear why the SA does not identify the quality of the agricultural land to be lost, as it is productive farmland used for food production. From the previous consultation regarding the proposed Local Plan and scoping reports, the NFU contributed information regarding on farm renewable energy and the better use of land to meet other government targets, which could be considered a more appropriate for this site (if not to continue for agriculture), given the issues identified. In a recent MDC newsletter, details were given of a Green Flag award with comment which should be consider regarding this site, that they were "very proud of our parks and open spaces and local nature reserves and realise just how important they are to people living and working in the district", I purchased my home in 2013, as a new build property, and am aware that there were significant restrictions placed on the development (4 bungalows on a redeveloped site) and on the homeowners use of the property to protect the local area and its residents regarding unsocial activities and inappropriate development.</p>	
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		<p>These same restrictions must surely be applied to and likely prohibit the considered development of the rural location at site 73. This rural location was the main appeal of my property purchase, with Rainworth and the immediate area offering little else in respect of employment or social facilities. Should any plans for development on site 73 be taken forward, I for one would seriously consider relocating away from the area.</p>	
PO/288	Nottinghamshire County Council	<p>(Site 188)</p> <p>The Interim SA Report scores the site as significant negative for SA6 Biodiversity Designated Sites, which is of considerable concern. It is unclear why the Interim SA Report has scored the site as positive under SA6 Biodiversity Enhancement as no detail is provided as to what such enhancements may entail.</p>	<p>At this level of appraisal, broad constraints and opportunities are identified, not specific measures that could/would be implemented. As recorded on the site proforma for Site AECOM76, the developable area falls within areas identified as potentially suitable for biodiversity enhancement. There is a presumption that development could provide an opportunity for such enhancements to be secured and implemented, which is reflected by a positive score for SA6. However, the site appraisal does not relay actual effects that will occur as a result of the Plan. These are dependent upon which sites are allocated and the policies that are established to support their allocation. These factors will be addressed in the full SA Report.</p>
PO/244	Historic England	<p>HELAA 99, 18 Burns Street - The SA identifies this as having a neutral impact on the historic environment. It is not clear whether HER has been consulted and, in terms of the Plan vision and objectives, whether opportunities to better reveal, enhance or record have been considered for the non-designated heritage asset.</p>	<p>Site is not identified as a non-designated heritage asset.</p>
PO/235	Historic England	<p>HELAA 122, Moorfield Farm - The SA identifies no significant effects on heritage assets or setting and the HELAA and Site Selection paper offer no other evidence on the matter. As such, it is not clear how any impact of the development on the Grade I church and the Church Warsop Conservation Area has been considered in relation to the</p>	<p>The Councils Conservation Officer completed the assessment of the impact on heritage assets for each of the sites using the agreed methodology.</p> <p>The council has commissioned a Heritage Impact Assessment which will inform the Local Plan.</p>

		heritage significance of those assets. The north side of the road is open and currently contributes to significance of both assets.	
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Policy S1 - Spatial Strategy

SA Objective		Summary & Mitigation	
SA1: HOUSING	ST	The policy approach sets a housing target in line with the standard housing methodology requirement, but with added land for increased flexibility. This ought to ensure that housing needs are well planned for over the plan period. The mix of sites proposed should also ensure a five year land supply, so positive effects should be delivered in the short, medium and long term. The target does not specify that a buffer will be applied in the event that there are deliverability issues, but it is clear that the housing target is a minimum and is higher than the standard methodology figure. Policy IM1 also sets a requirement for a plan review which ought to ensure any deliverability issues are identified and addressed.	
	MT		+
	LT		+
SA2: HEALTH	ST	The delivery of a housing target over the plan period to meet objectively assessed housing needs should help to achieve positive outcomes for health and wellbeing, primarily through access to affordable housing, jobs (created from construction and new businesses) and infrastructure improvements (i.e. green infrastructure, social infrastructure etc..). The majority of growth is directed to Mansfield, which as the main urban area ought to benefit most from infrastructure improvements and affordable homes, which could benefit deprived communities in these areas. A minor positive effect is predicted over the plan period, though this could potentially be significant in the longer term if housing and social infrastructure is delivered successfully and to the benefit of communities. The potential for development to disturb communities temporarily or permanently (increased construction and traffic for example) minimises the potential scale of positive effects somewhat, especially in short term.	
	MT		
	LT		+?
SA3: OPEN SPACE AND CULTURE	ST	The strategic approach involves brownfield land development as a key principle, and so the loss of open space ought to be reduced as far as possible. However, it is inevitable that some open space will be lost in and at the edge of the Mansfield urban area in particular. Whilst enhancements could be secured at a number of strategic sites, this would not benefit all communities, and there may still be a perception that effects are negative. Therefore, minor negative effects are identified in the medium to longer term. Given that the approach directs most growth to Mansfield, it ought to be possible to improve and create green infrastructure links from the urban fringes into the town centre, as well as ensuring good access to cultural facilities. Therefore, effects are predicted to be significant in the longer term.	
	MT		
	LT		+
SA4: COMMUNITY SAFETY	ST	Meeting housing, employment and retail needs can have a positive influence on people that may have a propensity to offend (by providing opportunities). However, an increase in construction activities could lead to greater opportunities for crime and anti-social behaviour in the short to medium term (associated with crime on construction sites, increased workers and a higher number of new homes that could attract crime. Crime hotspots across the district are within the Mansfield urban area, and so directing the majority of growth here could possibly exaggerate this trend, or if designed well and opportunities can be taken advantage of by deprived communities, the effects could be positive. As effects upon crime are dependant upon a wide range of other factors, it is unlikely that the plan alone would lead to significant effects (whether positive or negative).	
	MT		
	LT		
SA5: SOCIETY	ST	The strategy focuses the majority of growth to Mansfield, which broadly has good access to local facilities and community activities. Whilst the strategic sites are further away from the urban centres, there are existing community facilities that could be accessed in these locations (albeit the choice and proximity is less positive compared to sites in the built up urban areas). Large scale development also presents the opportunity to delivery new facilities that can benefit new and existing communities. In this respect, significant positive effects could be generated in the longer term for some communities. However, the level of growth proposed will require the release of several sites that have previously been used for community use (i.e. allotments). The loss of these facilities could be perceived as negative by certain communities, even if there are contributions to improved facilities elsewhere. Consequently, minor negative effects are recorded too over the plan period.	
	MT		
	LT		+

SA6: BIODIVERSITY	ST	+	Focusing growth to the Mansfield urban area is positive with regards to the avoidance of disturbance on the more sensitive biodiversity sites in the countryside. However, the scale of growth will involve the loss of greenfield land, mostly on the edge of the urban fringes. These areas, particularly to the east of Mansfield could be sensitive with regards to biodiversity, especially due to the presence of the ppSPA. Though there should be potential to implement strategic green infrastructure improvements through developments, a residual negative effect could remain in the longer term. In the short term, disturbance through construction phases could perhaps be significant if housing and employment land is built out quickly.
	MT		
	LT		
SA7: BUILT & NATURAL ASSETS	ST		The majority of sites available for development do not contain any designated heritage assets within their boundaries. This is more the case for the sites at the urban fringes, with those in the urban area (particularly in the central areas) being located close to historic features and within the Conservation Areas. Development in these areas could therefore potentially affect the setting of heritage assets and the character of the built environment.
	MT		The release of greenfield land at the urban fringes could however, have more prominent effects on landscape character (whether this be positive or negative). The scale of growth proposed will require the release of greenfield sites on the urban fringe. The rural nature of the landscape in these areas would likely be eroded, though some sites could present opportunities for enhancement (for example at Ratcher Hill Quarry).
	LT		Overall, this level of growth is predicted to have both minor negative effects and minor positive effects. The loss of greenfield land on the urban fringes could have negative effects on character in some areas, and lead to enhancements in others. A key feature of the distribution strategy is a focus on the Mansfield urban area, and so there is also potential for effects on the character of the town centre and surrounding areas. This could be positive or negative dependent upon design, and the current condition of development sites (i.e. enhancement on vacant sites).
SA8: NATURAL RESOURCES	ST		The strategy will involve development on a number of sites that are currently on the urban periphery and defined as grade 2 and 3 agricultural land. Consequently, there is likely to be a loss of soil function in these areas. The effects are not considered to be significant, as the amount of agricultural land likely to be lost (approximately less than 100ha) is not substantial in the context of the district and the wider region (less than 3% of the total Grade 2 and 3 lands combined) and a lower amount would be Grade 2. With regards to air quality, development within the urban area and periphery could lead to an increase in car trips. To the north / north west of the Mansfield urban area, near to Pleasley, this could potentially add to existing air quality issues. However, with the introduction of improved road infrastructure, these issues could be mitigated. Furthermore, the Air Quality Study predicts that air quality will improve over the plan period. With regards to water quality, the strategy will involve some development close to the River Maun with potential negative effects on water quality (due to construction activities for example). However, the application of mitigation measures and SuDs ought to ensure that effects are not significant. The overall effects on natural resources are predicted to be negative. However, effects would not be anticipated to be significant.
	MT		
	LT		
SA9: WASTE	ST		This level of growth would require increased waste collection and disposal services. However, a similar level of growth (or higher) could be anticipated without the strategy in place and in a more uncoordinated manner. With regards to distribution, the approach focuses growth into the urban areas of Mansfield and to a lesser extent Market Warsop. This should help to ensure that collection rounds are efficient, rather than promoting a dispersed approach, which can be more difficult to service. Overall, the strategy is likely to have a neutral effect on waste, as these issues are addressed in more detail elsewhere (i.e. District and County Waste Plans) and a similar level of growth might be anticipated anyway in the absence of the Local Plan.
	MT		
	LT		
	ST		An increase in growth and a greater amount of homes (rather than people living in bigger households) will lead to an overall increase in energy usage. However, the energy efficiency of new homes compared to the existing stock ought to be better given the higher standards involved. Therefore, the per capita energy usage could continue to fall in the District (As well as carbon emissions) despite the level of overall growth.

SA10: ENERGY	MT		<p>With regards to opportunities to establish district energy networks, this is more dependent upon the location and mix of development rather than levels of growth overall. However, larger mixed-use developments are more likely to be suitable, or high density development in town/city centres. In this respect, the distribution strategy is positive as it seeks to focus development in the urban area of Mansfield, which generally has higher demands for heat and power. However, it is uncertain whether such networks would be established purely as a result of the scale and distribution of growth. A wider energy strategy would need to be drawn up to drive this forward. Therefore, neutral effects are predicted overall.</p>
	LT		

SA11: TRANSPORT	ST		This level of growth would necessitate development at a number of the larger strategic sites on the urban fringe. These sites could generate funding towards improved public transport and the delivery of local facilities which could benefit new and existing communities. This is a minor positive effect with regards to reducing the need to travel and encouraging public transport use.
	MT		However, many of these sites are also located on the urban periphery, and therefore continuation of car use trends to access work (in particular) may be promoted. This could increase pressure on some of Mansfield's most congested roads, such as the A60 running north to south through Mansfield. However, there is a degree of flexibility of which sites could be developed and sites that are already well connected to public transport routes could be favoured over those with poor links and / or difficulties in making them well-connected.
	LT		Overall, a mixed effect is likely with minor positive effects reflecting potential improvements in public transport use and access to facilities, but minor negative effects associated with increased congestion on key routes at peak times.
SA12: EMPLOYMENT	ST		The policies involve growth in the urban area as a key element of the strategic approach. This would provide accommodation for workers within close proximity to a major source of jobs in the District (i.e. the Business Improvement District). Development should also have good access to existing and planned expansions of business parks and industrial estates.
	MT		Consequently, a positive effect is predicted. The strategy ought to help meet the accommodation needs of a growing workforce, which ought to have positive implications for businesses looking to locate in the district. It would also help to retain skilled workers provided that the opportunities for higher skilled jobs arose as well. This constitutes a minor positive effect.
	LT		There may be greater pressure on the release of employment land for residential uses at this scale of growth, though it ought to be possible to limit this to poorer quality sites. Overall, a minor positive effect is predicted.
SA13: INNOVATION	ST		The housing target should help to support a growing workforce with the right amount and type of homes needed. Growth should also help to secure a greater level of investment in infrastructure improvements (including new higher quality educational facilities at strategic developments). Consequently, a minor positive effect is predicted.
	MT		With regards to education and skills development, the spatial strategy supports growth mainly in the Mansfield Urban Area, which has relatively good access to jobs and public transport. There will also be a need for new development to contribute towards enhancements in education.
	LT		
SA14: BUSINESS LAND & INFRA- STRUCTURE	ST	?	Overall, there is uncertainty about how the strategy would affect economic infrastructure. However, by aiming to meet housing needs and focus growth in accessible areas, this is likely to generate minor positive effects due to a greater investment in new infrastructure as part of strategic developments and the overall increase in local spending as a result of increased housing provision (which ought to attract / support jobs growth).
	MT	?	With regards to infrastructure improvements, the strategy ought to help improve public transport links and road networks in peripheral areas through to Mansfield Town (through contributions from strategic site development). This could benefit businesses operating in these areas such as at Crown Farm Industrial Estate, Ransom Wood Business Park, Bellamy Road Industrial Estate, Oak Tree Business Park and Millennium Business Park.
	LT	?	All development has the potential to improve the provision of high speed broadband provided that this is encouraged / required as part of the development management process.

Summary

The growth and distribution strategy policies are predicted to have mixed effects across the range of sustainability factors. Positive effects are predicted for housing and employment as the strategy aims to deliver housing and employment needs in suitable locations. The employment locations should help to support knowledge based industries, as they are on accessible routes and build upon existing business parks. However, in order to meet needs, the strategy involves the loss of green space, which could have negative effects with regards to access to open space and amenity. At strategic developments, there ought to be good opportunities for green infrastructure enhancement though. Growth within close proximity to the ppSPA has the potential for negative effects upon biodiversity, but the HRA concludes that effects ought to be manageable. Other localised effects may also occur though such as along the River Maun, and so minor negative effects are predicted. Similarly, the loss of open space could have effects upon landscape character, but in some locations these could be positive. Focusing growth into the urban area is likely to have mixed effects, with benefits should development help to find uses for vacant land and buildings, but potential negative effects where growth is within or adjacent to Conservation Areas. On balance, mixed effects are predicted overall on the built and natural environment (minor positives and minor negatives). Effects are likely to be neutral with respect of energy and waste. The majority of growth ought to have good accessibility, as it is located in the urban areas, this is positive as it could enable walking, cycling and the use of public transport. However, in the more peripheral areas, growth could lead to a continuation of car usage, which is negative. Overall, the plan is likely to have positive effects upon health and wellbeing. These relate to improved access to housing and jobs and improvements to green infrastructure and other community facilities in the longer term. Though there could be localised and short term negative effects such as a loss of amenity, it is considered that the overall effects on wellbeing is positive, particularly in the longer term.

Policy S2 Presumption in Favour of Sustainable Development

SA Objective		Summary & Mitigation
SA1: HOUSING	ST	The policy interprets the core planning principles set out in the NPPF, ensuring that there is a presumption in favour of sustainable development. The policy is overarching, so there is no specific reference to housing, but this is covered in further plan policies. However, the policy makes it clear that support for development without delay is a fundamental approach. Whilst this is positive, the effects are not significant given that this is a local reflection of national policy that would need to be adhered to anyway.
	MT	
	LT	
SA2: HEALTH	ST	The policy ought to secure improvements to social and environmental conditions which can include increased opportunities for walking, that green infrastructure is included to help support healthy communities, and that pollution issues are addressed in order to contribute to the health and well being of the community. This ought to have a positive effect upon health and wellbeing. However, the effects are not considered to be significant as the policy detail is contained in other plan policies.
	MT	
	LT	
SA3: OPEN SPACE AND CULTURE	ST	The policy sets the framework for achieving a high quality and sustainable environment by encouraging development that meet the standards set out in other policies within the plan. These measures include encouraging a complementary mix of land uses, protecting and enhancing open space and and contributing to community cohesiveness through place making. This ought to have a positive effect upon health and wellbeing. However, the effects are not considered to be significant as the policy detail is contained in other plan policies.
	MT	
	LT	
SA4: COMMUNITY SAFETY	ST	No significant effects predicted.
	MT	
	LT	
SA5: SOCIETY	ST	The policy sets out the council's commitment to work proactively to secure improvements to social conditions. This is positive in terms of supporting social capital but the policy represents a local interpretation of the NPPF and so neutral effects are predicted.
	MT	
	LT	
SA6: BIODIVERSITY	ST	The policy supports improvements to environmental conditions but significant effects are unlikely given that the policy does not contain specific measures (it is acknowledged that other plan policies provide further detail).
	MT	
	LT	
SA7: BUILT & NATURAL ASSETS	ST	Sustainable development will no doubt need to protect and enhance built and natural assets. Therefore, a positive effect can be presumed. However, the effects are not significant given that this is a local reflection of national policy that would need to be adhered to anyway.
	MT	
	LT	
SA8: NATURAL RESOURCES	ST	Sustainable development will no doubt need to protect and enhance natural resources. Therefore, a positive effect can be presumed. However, the effects are not significant given that this is a local reflection of national policy that would need to be adhered to anyway.
	MT	
	LT	

SA9: WASTE	LT	MT	ST	No significant effects predicted.
SA10: ENERGY	LT	MT	ST	No significant effects predicted.
SA11: TRANSPORT	LT	MT	ST	Sustainable development will no doubt need to ensure that transport and accessibility issues are a key factor in development decisions. Therefore, a positive effect can be presumed. However, the effects are not significant given that this is a local reflection of national policy that would need to be adhered to anyway.No significant effects predicted.
SA12: EMPLOYMENT	LT	MT	ST	The policy seeks to secure improvements to economic conditions in Mansfield and instills a presumption in favour for development supporting economic growth. This should subsequently support the growth of employment with as little delay as possible. The policy also clarifies that the NPPF will guide developmet that does not relate to policies withn the Local Plan. Therefore, a minor positive effect is predicted.
SA13: INNOVATION	LT	MT	ST	Quicker determination of planning applications and a clear steer towards sustainable growth ought to support innovation and investment. However, the effects are not significant given that this is a local reflection of national policy that would need to be adhered to anyway.
SA14: BUSINESS LAND & INFRA- STRUCTURE	LT	MT	ST	The policy seeks to secure improvements to economic conditions in Mansfield and instills a presumption in favour for development supporting economic growth. Whilst this would have a positive effect by making it clear that sustainable economic growth is a priority, the effects are not significant as the policy does not provide any specific details.

Summary

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

Policy S3 Supporting economic and housing growth through urban regeneration

SA Objective		Summary & Mitigation
SA1: HOUSING	ST MT LT	Encouraging the delivery of high quality housing and mixed use developments should have a positive effect on housing provision and delivery in the district. Facilitating the regeneration of redundant or dated housing stock should also help to meet the changing housing needs of local people and improve the quality of housing stock overall.
SA2: HEALTH	ST MT LT	Stronger walking and cycling links within the town centre and to and from green infrastructure throughout the district should encourage and support healthy lifestyle choices.
SA3: OPEN SPACE AND CULTURE	ST MT LT	The policy supports development that improves green infrastructure and open space. Where such measures are secured, this would have a positive effect with regards to access to open space (particularly where development would involve the regeneration of vacant land with little recreational value).
SA4: COMMUNITY SAFETY	ST MT LT	Regeneration should help to reduce fear of crime by improving the physical appearance and usage of the built environment. Encouragement for schemes which improve road safety should also be positive.
SA5: SOCIETY	ST MT LT	The policy supports developments that involve the creation and enhancement of social infrastructure such as civic space. Should regeneration involve such elements, then a positive effect could be generated. Support for regeneration in general should also have positive effects if it leads to the creation of new communities or benefits for existing communities. In the long term, minor positive effects are predicted.
SA6: BIODIVERSITY	ST MT LT	The policy supports the creation of green infrastructure and wildlife corridors. Should new schemes involve these elements, there would be a positive effect on biodiversity in the longer term. Should these principles be applied to the regeneration sites in policy S5, this could involve improvements along the Maun Valley. Minor positive effects are predicted.
SA7: BUILT & NATURAL ASSETS	ST MT LT	The policy supports development that seeks to enhance townscape, civic spaces and achieve the restoration of heritage assets. The restoration of river ecology of the River Maun is also supported. This is likely to encourage development that would have a positive effect on built and natural assets. Whilst positive, this broad policy alone is unlikely to deliver significant effects. However, further detail is included within other policies of the plan.
SA8: NATURAL RESOURCES	ST MT LT	The effects upon air quality are predicted to be neutral. As the majority of regeneration opportunities are likely to be within the urban area on vacant or underused land/buildings, the effects on agricultural land would be neutral too. In terms of water quality, the policy could have benefits by encouraging improvements to river ecology, but the effects are uncertain. The policy also seeks to ensure that flood risk and climate change is considered in regeneration schemes. Overall, the effects of the policy are predicted to be neutral.

SA9: WASTE	LT	MT	ST	The policy encourages the reuse of previous developed land which should have a positive effect on waste through the recycling of underutilised land.
SA10: ENERGY	LT	MT	ST	No significant effects predicted. Energy is not discussed in the policy.
SA11: TRANSPORT	LT	MT	ST	The policy supports development that would result in improved transport arrangements, walking routes and the cycle network in the district. This is likely to have a minor positive effect by shaping regeneration schemes.
SA12: EMPLOYMENT	LT	MT	ST	The policy proposes a series of measures that should deliver improvements to built environments in employment areas within the district. Collectively, this could encourage further investment which should subsequently support employment growth.
SA13: INNOVATION	LT	MT	ST	No significant effects predicted. The policy does not specifically refer to a requirement for regeneration to support knowledge-based economies.
SA14: BUSINESS LAND & INFRA-STRUCTURE	LT	MT	ST	No significant effects predicted, though regeneration-led development could involve infrastructure improvements. An uncertain effect is predicted at this stage.

Summary

The policy is predicted to have mostly minor positive effects on a range of sustainability factors by encouraging appropriate regeneration. This should help to improve the housing stock (SA1), employment land options (SA12) and accessibility (SA11). Dependent on scheme details there could also be positive effects with regards to enhancements to the built environment (SA7), green infrastructure (SA3) and biodiversity (SA6). These positive effects should contribute to benefits on health and wellbeing (SA2) and social capital. No negative effects are predicted.

Policy S4 Delivering key regeneration sites

SA Objective	Policy	Summary & Mitigation
SA1: HOUSING	ST MT LT	This policy doesn't specifically relate to housing, but residential uses could form part of an appropriate development at each of these sites. Therefore, minor positive effects are predicted.
SA2: HEALTH	ST MT LT	The key regeneration sites are located nearby Mansfield town centre which should support a healthier lifestyle for end users through reduced reliance on private car and public transport from the provision of services and facilities within a walkable distance. However, the wider health implications of this policy will be dependant on the nature of proposals that come forward on these sites. However, it is more likely that positive effects would be generated as a result of regeneration. This includes access to housing, new jobs and the creation of more attractive places.
SA3: GREEN SPACES AND CULTURE	ST MT LT	This policy doesn't specifically relate to the improvement of green spaces or helping people to increase their participation in cultural activities. However, this could be part of an appropriate development opportunity, particularly if public / open space is a feature of regeneration (which is encouraged through S4). It is unclear the extent to which green infrastructure would form a key part of regeneration. However a positive effect is likely given the direction provided through SA4. Stating that GI enhancement should be a feature of development on these sites would increase certainty that positive effects would occur.
SA4: COMMUNITY SAFETY	ST MT LT	The redevelopment of key sites is likely to improve the image of the area, increase surveillance and help improve perceptions of safety. There are no known land stability issues on the identified sites.
SA5: SOCIETY	ST MT LT	The policy allocates sites for regeneration which have potential to deliver new homes, shops, offices, leisure and community facilities. This can subsequently deliver environments that foster social activity which can have a positive effect on the current baseline position. However, as the policy does not provide sufficient detail to comprehensively assess the social impacts, an uncertain (positive) effect is predicted at this stage.
SA6: BIODIVERSITY	ST MT LT	The regeneration opportunity sites do not fall within areas designated for their biodiversity value. However, site S5 is adjacent to a Local Nature Reserve consisting of deciduous woodland and water-based habitats. Depending on the type, layout and design of development, potential negative effects on this environment could occur. It should be possible to mitigate potential impacts through the use of landscape buffers and the creation of new greenspace. There may also be potential for enhancement along the River Maun corridor. On balance a neutral effect is predicted.
SA7: BUILT & NATURAL ASSETS	ST MT LT	Site S5a falls within the town centre Conservation Area, whilst S5c/S5d lay adjacent to the area and S5d contains a building of local interest. Site S5b is less sensitive with regards to designated assets, but does provide a gateway to the town centre. Though development within and adjacent to the Conservation Area would be likely to change the character of the town, this ought to be for the better given that there are several vacant buildings and derelict land. However, this will be reliant upon well designed developments that respect and enhance the current built environment. On balance, a minor positive effect is predicted, as regeneration should help to improve the appearance of the built environment and key gateways into the town centre. Effects on landscape are unlikely to be significant given that these are brownfield sites in the urban area with relatively poor visual amenity value.

SA8: NATURAL RESOURCES	ST	Yellow	<p>No significant effects predicted with regards to soil as the land is wholly brownfield and does not contain agricultural land. With regards to air quality, development is not expected to lead to a substantial increase in pollution and there are no existing issues in these locations. The effects on water quality are unlikely to be significant provided that mitigation is in place to manage effects from construction in the short term.</p> <p>Overall, the effects are predicted to be neutral in the longer term. There are areas of potential land / buildings on parts of the regeneration sites which could be remedied through development. This would be positive. With regards to flooding, several of the sites fall into areas of Flood Zone 2/3 as well as presenting surface water flooding risks. Development may therefore need to be restricted to certain uses and / or flood risk will need to be mitigated. A minor negative effect is predicted to reflect these potential issues (Though S4 states that regeneration schemes ought to improve climate change measures).</p>
	MT	Red	
	LT	Red	
SA9: WASTE	ST	Green	<p>The overarching policy supports the redevelopment of brownfield sites. This policy approach is considered to have a positive effect upon the minimisation of waste as it seeks to maximise brownfield land which in itself is re-use / recycling. The effects are minor.</p>
	MT	Green	
	LT	Green	
SA10: ENERGY	ST	Green	<p>As centrally located sites in the urban area, regeneration here could present opportunities to incorporate district heating schemes or other low carbon energy technologies. This could link to existing buildings in the urban area, with the potential for significant positive effects. However, the likelihood of such effects occurring is unclear at this stage and would be dependent upon feasibility and viability factors. Therefore, an uncertain effect is predicted at this stage. It is recommended that the policy encourages development to consider the suitability of district energy schemes as part of the regeneration strategy.</p>
	MT	Green	
	LT	Green	
SA11: TRANSPORT	ST	Green	<p>The key regeneration sites are located nearby Mansfield town centre which should support sustainable transport modes such as walking and cycling ahead of less sustainable public transport and private car. There are a range of facilities within close proximity including GPs, leisure and community facilities. If housing was part of the regeneration of these sites, residents would have good accessibility. Likewise, employment and leisure opportunities at these sites should be accessible to existing communities by walking and cycling (for those in close proximity) and by public transport.</p>
	MT	Green	
	LT	Green	
SA12: EMPLOYMENT	ST	Grey	<p>The policy seeks to encourage regeneration which should have a positive effect on employment subject to these sites coming forward for redevelopment. Positive effects may include supporting local businesses and the local labour force during construction or the delivery of new employment space. These effects are likely to occur in the long-term as the scale of these sites are such that their redevelopment would likely be phased (and there are deliverability issues to overcome).</p>
	MT	Grey	
	LT	Green	
SA13: INNOVATION	ST	Grey	<p>It is unclear whether regeneration would involve the provision of employment land / buildings that is suitable for knowledge based economies, and skills development. The central location may be less appealing to industries that desire good access to the strategic road network. Consequently, a neutral effect is predicted.</p>
	MT	Grey	
	LT	Grey	
SA14: BUSINESS LAND & INFRA-STRUCTURE	ST	Grey	<p>The policy encourages the redevelopment of sites with potential to deliver new retail and office units. Regeneration schemes on these sites are also likely to be of a scale sufficient to deliver infrastructure which can have a local positive effect on the baseline position if its extent exceeds that required to make the scheme deliverable. For example, this may involve improvements to key junctions, establishing new cycle and walking routes, and the provision of high quality employment space. Minor positive effects are predicted in the medium to long term.</p>
	MT	Green	
	LT	Green	

Summary

The policy seeks to encourage the regeneration of brownfield land located within and on the fringes of Mansfield town centre. Development could possibly have positive effects with regards to housing, employment, recreation or retail provision. However, this depends upon scheme details. Each site has good accessibility to services and facilities, and should therefore be positive with regards to accessibility. To achieve a positive effect for most objectives. However, as the policy does not provide detail on the nature of the regeneration of these sites, some effects are uncertain at this stage. Provided that green infrastructure forms a key principle of regeneration on these sites, there could possibly be improvements with regards to open space and biodiversity. However, the policy does not explicitly mention these factors. Likewise, the sites fall within areas of high heat demand and could possibly present good opportunities for low carbon energy schemes. These factors would need to be explored though. There could be negative effects due to flood risk on several of the sites, but it ought to be possible to mitigate effects so that they are not significant. Overall, the effects of regeneration are mostly positive, and this should contribute to positive effects on health and wellbeing in the long term. The appearance of gateway locations into the town centre should also be improved given that these sites are either wholly or partly derelict/vacant.

Policy S5 Development in the Countryside

SA Objective	Policy	Summary & Mitigation
SA1: HOUSING	ST MT LT	Restricting parts of the district from development for housing could restrict the total number of new affordable homes to be provided in rural areas. However this is balanced out by focussing development in areas in need of development / redevelopment which can involve unfit properties.
SA2: HEALTH	ST MT LT	By directing development towards urban areas and the villages rather than open countryside it increases the likelihood that people will live close to health providers. The policy also supports development of community services and facilities that meet a proven local need in open countryside areas, which may also have a positive effect on the baseline position.
SA3: GREEN SPACES & CULTURE	ST MT LT	Restricting development in the countryside and constraining support to small-scale employment, residential development, recreation and other suitable uses is unlikely to deliver open space enhancement. Though a small amount of open space may be lost, the magnitude of loss would be small and unlikely to be of strong recreational value. On balance, a neutral effect is predicted.
SA4: COMMUNITY SAFETY	ST MT LT	As this policy helps to direct development towards the urban areas of the district it can support the regeneration of less desirable areas of the district which may also help reduce crime and/or the fear of crime. An uncertain effect is predicted.
SA5: SOCIETY	ST MT LT	The policy supports the development of community services and facilities where a need can be demonstrated. This may have a positive effect on social capital although it is unlikely to be significant. On balance, a minor and localised positive effect is predicted.
SA6: BIODIVERSITY	ST MT LT	Though there may be a loss of open space with some value for biodiversity, the effects would not be anticipated to be significant given that development would be mostly small scale and need to respect landscape character and function. Overall, neutral effects are predicted.
SA7: BUILT & NATURAL ASSETS	ST MT LT	The policy alongside Policy NE1 seeks to safeguard and where possible enhance the appearance and character of the landscape. The effects of this are highly dependent on the nature and extent of development that comes forward during the plan period. However, a minor positive effect is predicted, as the policy should ensure that development at least protects built and natural assets, if not deliver enhancements. In particular, the provision to ensure that separation with nearby settlements is maintained and that cumulative effects do not occur should have significant positive effects in the longer term.
SA8: NATURAL RESOURCES	ST MT LT	The policy aims to protect the best and most versatile agricultural land where possible. This ought to have a minor positive effect; but where development is likely to have benefits for rural communities it is possible that land would still be lost. It may also be beneficial to state that higher quality land should be avoided hierarchically (i.e. Grade 2 should only be developed if there is no suitable Grade 3 land). As worded, a minor positive effect is predicted.

SA9: WASTE	LT MT ST		Preventing large scale development in the countryside and directing development into the urban areas will encourage the re-use of previously developed land and therefore contribute positive to recycling of land. It will also minimise the amount of waste generated in rural areas, which is typically more difficult to collect. Measures in the policy to encourage development in open countryside on previously developed land should support this further. Overall, minor positive effects are predicted.
SA10: ENERGY	LT MT ST		Supporting the re-use and refurbishment of existing buildings in the countryside ought to improve the energy efficiency of older buildings; having a positive effect on energy usage. Restricting development in the countryside ensures that the majority of development is focused within urban areas that provide better opportunities for sustainable energy such as district heating. The policy further supports renewable energy developments in open countryside areas, having a potential long-term positive effect on sustainable energy in the district. Recommendations - Measures could be put in place to require properties undergoing redevelopment that are not connected to the main's gas and electricity network to be connected if possible and make use of low carbon technologies.
SA11: TRANSPORT	LT MT ST		Restricting development in the countryside will reduce reliance upon the private car in that development will be concentrated in those areas best served by public transport, essential services, jobs and retail. The policy further supports the development of transport infrastructure in the open countryside and emphasises the importance of new development to be appropriately accessible by sustainable transport. These measures seek to minimise potential negative effects on transport infrastructure in the countryside and are thus likely to have a neutral effect on the current baseline.
SA12: EMPLOYMENT	LT MT ST		The Policy allows for tourist related development and alternative use of existing buildings in the countryside which contributes towards job creation and diversification. The effects are not considered to be significant on a district-wide level, but could have strong benefits for certain communities.
SA13: INNOVATION	LT MT ST		No significant effect predicted.
SA14: BUSINESS LAND & INFRA-STRUCTURE	LT MT ST		No significant effect predicted.

Summary

The policy is likely to have a positive effect on rural communities by restricting development to acceptable uses. This should protect the character of the countryside, whilst ensuring that local needs for housing, community facilities and economic activity is met. Restricting development in the countryside ought to reduce the number of properties located in poorly accessible areas.

P1 - Achieving high quality design

SA Objective	Policy	Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST	This policy seeks to ensure that new developments achieve high quality design that is healthy, safe and attractive. The effects of the policy are positive in relation to the delivery of suitable housing. One of the aims of the policy relates to the achievement of 'Building for Life' standard for major new developments. This ought to lead to the building of a greater number of homes that are designed to meet community needs throughout their lives. Building for Life also encourages developers to create places that are more socially friendly and inclusive for a range of users and to demonstrate that an appropriate mix of homes will be delivered. The effects are predicted to be positive across the Plan period, as any major development should lead to the delivery of higher quality homes. However, the benefits to communities would most likely be felt in the medium to long term when a greater proportion of the housing target has been achieved. The effects could perhaps be significant in the long term.
	MT	
	LT	
SA2 - To improve health and wellbeing, and reduce health inequalities	ST	From a health & wellbeing perspective there may be positive long term cumulative effects associated with improved design and support for regeneration activities. The policy is relatively high level and is designed to set the framework for all the other design policies. Therefore, the effects are not predicted to be significant. A key theme of BFL (which is part of the policy) is to create neighbourhoods that are friendly to pedestrians and allow children to play safely; by lowering speed limits for example. By providing opportunities for physical activity, this could also help to improve wellbeing and decrease health inequalities in the longer term. Another important aim of the guide is to enable more individuals to have access to essential services, which is beneficial for wellbeing. Overall the policy is likely to have minor positive effects on health.
	MT	
	LT	
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST	The policy does not explicitly mention green space or cultural heritage, but does seek to put the quality of place first. This ought to include consideration of open space and links to culture. Furthermore, the Building for Life guide encourages developers to provide spaces of distinct character and part of this would require the protection and enhancement of the existing landscape. The guide encourages developers to work with the contours of the land, to collaborate with the potential of any older buildings or structures for conversion. There are also resultant social benefits because the guide aims to inspire designers to orientate homes so that they are positioned to allow residents to have views of such features.
	MT	
	LT	
SA4 - To improve community safety, reduce crime and the fear of crime	ST	High quality developments should by definition be safe and attractive places. However, there is no explicit reference to these issues in the policy, and so neutral effects are predicted.
	MT	
	LT	
SA5 - To promote and support the development and growth of social capital across the district	ST	The policy aims to ensure community participation by taking into account the opinions of local residents/stakeholders to influence the design and operation of developments. This should help to improve resident satisfaction as it shows that their decisions are helping to influence decisions that are being made. Furthermore, the policy emphasises that the importance of the local character of the area to be taken into account throughout design, which should help to retain and improve community identity. Minor positive effects are predicted as a result. The BFL guide also encourages developments that are accessible to public transport, services and facilities. This ought to reduce reliance on the private car and enable residents to participate in society. By creating suitable, flexible homes that can be lived in over a long time period, residents who have a strong community connection will be more able to stay in their homes. This could help to foster community identity. Overall, a minor positive effect is predicted.
	MT	
	LT	
SA6 - To increase biodiversity levels across the district	ST	There is no direct link between the policy and biodiversity, but these factors are addressed in other policies. One of the themes within the BFL12 guide is focused on 'working with the site and its context' and this involves maximising opportunities to protect, enhance and create wildlife habitats. Whilst this is a positive principle, it does not set more detail or requirements relating to wildlife when compared to the existing policy framework. Therefore, the effects of the policy are likely to be negligible.
	MT	
	LT	
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST	The policy is designed to ensure that high quality design is achieved. Whilst the policy is not explicit in terms of heritage, townscape, and natural environmental assets, it does provide an over-arching steer towards high quality design, which ought to complement the more detailed policies that cover these specific issues. Furthermore, a section of the building for life guide focuses on the cultural importance of old and existing structures/buildings in terms of providing a focal point for a development. The guide also refers to the importance of local habitats for protection and enhancement as a means of protecting and enhancing the character of the landscape. Whilst such principles already exist within the current policy framework (and within other proposed Plan policies), the strong emphasis on place within the BFL12 should ensure that it is at the centre of developments. Consequently a minor positive effect is predicted over the entire plan period.
	MT	
	LT	

SA8 - to manage prudently the natural resources of the district	ST		The policy does not explicitly deal with the management of natural resources. However, developers are encouraged to pedestrianise streets and reduce car reliance as a principle within the BFL12. This could help to improve air quality and lower the consumption of fuel. Whilst this is positive with regards to natural resources, the magnitude of effects is likely to be low (Travel behaviours are influenced by a much wider range of factors). The policy could be enhanced by encouraging sustainable design as a key principle of high quality design.
	MT		
	LT		
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST		The policy does not explicitly consider how waste and resources should be managed through design, construction and operation. However, the BFL12 guide encourages designers to ensure that convenient & dedicated recycling/general waste storage is provided for homes. This is positive, but not a substantial departure from existing policy requirements. Therefore, only minor positive effects are predicted.
	MT		
	LT		
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source	ST		A key aspect of the policy is to ensure high quality of design, and whilst not specifically referred to, this could include the use of the design techniques to improve energy efficiency, renewable energy use and compliance with environmental assessment standards (e.g. BREEAM) to demonstrate this. A section of the BFL guide focuses on working with the site and its context and part of this mentions the potential for newly designed homes to maximise the opportunities provided by natural resources. For example, new homes are encouraged to be orientated to maximise solar gains that would reduce the need for artificial lighting and possibly heating in some cases. Heating and lighting are large consumers of energy in Britain's homes so this could be beneficial. Given that no specific standards need to be achieved however, the effects of this policy in isolation are unlikely to be significant.
	MT		
	LT		
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST		Though high quality design may well involve consideration of accessibility and connections between developments, this is not an explicit requirement of the policy. However, the BFL guide focuses on transport for new developments. Developers are encouraged to increase the number of homes that are within a reasonable proximity to good public transport routes (e.g high frequency bus services/trams/train stations). This principle should help to promote accessible developments and complements other plan policies relating to accessibility and transport. Consequently, a minor positive effect is predicted overall.
	MT		
	LT		
SA12 - To create high quality employment opportunities	ST		The quality of development is unlikely to affect the delivery of housing or employment developments. The BFL12 is focused on well designed homes and neighbourhoods rather than employment opportunities. Therefore neutral effects are predicted.
	MT		
	LT		
SA13 - To develop a strong culture of enterprise and innovation	ST		The policy promotes high quality design, which could help to support companies that provide innovative design features (for example, architects, landscapers, planning consultancies). The magnitude of effects is likely to be low though, as this policy alone is unlikely to drive business activities and enterprise. A minor positive effect is predicted over all time periods.
	MT		
	LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST		From the information contained within the policy, it is insufficient to determine any impact that the policy has in relation to the sustainability objective. However, there is one aspect featured within the policy that may have a positive impact on this objective. This is because the policy is focused on transforming areas through regeneration and a key part of regenerating areas would include the provision of new technologies and infrastructure to support development. An uncertain positive effect is predicted at this stage.
	MT		
	LT		

Summary

Policy D1 P1 provides a framework for the design policies in the Local Plan and is therefore fairly high-level. This accounts for the positive effects being no significant effects identified and mostly minor in nature. neutral effects predicted across the range of sustainability objectives. However, some minor positive. Positive effects impacts are predicted as the policy provides a clear direction towards the achievement of high quality design which involves communities in decision making (SA5). It also promotes attractive built environments (SA7) which in turn could increase investment (SA13). The policy also sets out a requirement to consider and deliver place-making principles and Building for Life 12 (BFL12). IN this respect, minor positive effects are predicted for a range of sustainability objectives (SA1, SA2, SA3, SA5, SA7, SA8, SA9, SA10, SA11). These relate primarily to the environmental and social benefits that could result from having new communities within the area being assessed against the BFL guide (e.g better connections, enhanced character and sense of place, community cohesion, quality housing). A significant positive effect is also recorded for housing in the longer term, as application of the principles within BFL12 ought to better help meet specific housing needs as more quality schemes are approved. The majority of effects are not predicted to be significant as no solid requirements are provided and the principles in the guide are not a substantial departure from the existing policy framework (or other proposed policies in the Local Plan that deal specifically with issues such as connectivity, design and character).

P2 - Safe, Healthy and attractive Development

SA Objective	Policy			Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST			The link between this policy and the sustainability objective would likely be a neutral one. From the detail provided it is not possible to determine any positive or negative impacts that would occur as a result of this policy. This is because the policy doesn't go into detail on issues such as housing variety and affordability. Though the policy is likely to contribute to more attractive and marketable developments, the effects on rates of house building and delivery are predicted to be neutral over the entire plan period. This is because the Policy is focused on specific factors that are unlikely to affect the viability of developments or slow down the planning process.
	MT			
	LT			
SA2 - To improve health and wellbeing, and reduce health inequalities	ST			The policy is likely to have positive effects on health and wellbeing in the short, medium and long term. This is because the policy aims to ensure that built and natural features are retained to secure a sense of place/identity, which could contribute to improving mental/social well-being. In addition, the policy strives to promote physical activity, which can also contribute towards improving the health of residents and visitors to the District. Achieving safe developments should also be positive with regards to peoples wellbeing by helping to reduce the fear of crime.
	MT			
	LT			
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST			This policy is designed to ensure that developments are healthy and attractive for occupants and visitors alike. Developments would be supported where they create new open spaces and maintain/enhance the natural environment. As a result, the link between this policy and this particular sustainability objective is positive as it should allow current and future residents/occupants to benefit from improved landscapes and enhancements to green spaces. The effects are not likely to be significant though as there are no specific features or assets identified for creation or enhancement. The effects are likely to be of a greater magnitude in the longer term though as more developments are delivered (with potential improvements to open space alongside).
	MT			
	LT			
SA4 - To improve community safety, reduce crime and the fear of crime	ST			An important feature of this policy is that it aims to ensure the provision of safe and secure developments. The policy specifically refers to crime reduction as a key requirement for new developments (i.e ensuring they are sufficiently lit and using natural surveillance for example). Consequently, positive effects are predicted with regards to contributing to a reduction in crime and the fear of crime in new developments. The effects are not likely to be significant as the policy measures are not a significant departure from the current policy position. The policy could be enhanced by referring to the need for high standards of security and considering secure by design principles.
	MT			
	LT			
SA5 - To promote and support the development and growth of social capital across the district	ST			The policy does not cover factors such as community engagement, neighbourhood activities and community facilities. Therefore, the effects of the policy are predicted to be neutral over the Plan period.
	MT			
	LT			
SA6 - To increase biodiversity levels across the district	ST			There is a positive link between this policy and the sustainability objective. This is due to the policy seeking to: - Retain as much of the natural environment as is possible. - Provide enhancements to the landscape, e.g street trees. Such measures should help to ensure that local wildlife features are protected and / or new features to be introduced into developments. Whilst positive effects are predicted, these are unlikely to be significant as the policy does not explicitly refer to the need to protect and enhance habitats (these factors are however covered in greater detail by other Plan Policies).
	MT			
	LT			
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST			A key aim of the policy is to ensure the retention and enhancement of key features of the built and natural environment. An example of this would be ensuring that any proposals for tall buildings do not conflict with their local area by restricting views of key cultural and heritage assets within the area. Subsequently, the policy is predicted to have a positive effect on the environmental assets of the District. The effects are not predicted to be significant in the short or medium term, as enhancements are less likely to have been delivered. In the longer term, it is more likely that the effects would be significant because a greater number of enhancements may have been secured through developments.
	MT			
	LT		+	
SA8 - to manage prudently the natural resources of the district	ST			The Policy is not strongly correlated with the management of natural resources. Consequently, neutral effects are predicted over the Plan period.
	MT			
	LT			

SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST	Yellow	The policy is designed to secure healthy and attractive developments for both residents of and visitors to developments, e.g houses and offices. One key way in which the policy is designed to achieve this is through the provision of sufficient waste storage and recycling facilities in such developments. There is therefore a positive link between the policy and the sustainability objective across the medium and long term. However, the impact of the policy is less certain in the short term as it doesn't address how waste would be managed during the construction phase for example. Effects are not likely to be significant as the policy is not a substantial departure from the current policy framework. The policy could be enhanced by including a requirement for development to ensure that there is adequate access for the collection of waste.
	MT	Green	
	LT	Green	
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source	ST	Grey	The detail contained within this policy suggests that any impact on energy efficiency and/or generation of renewable energy would be negligible, i.e it is not clear whether there would be an increase in energy efficiency as a result of this policy. The Policy is not strongly correlated with energy usage, efficiency or generation. Consequently, neutral effects are predicted over the Plan period.
	MT	Grey	
	LT	Grey	
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST	Green	The policy aims to maintain and enhance the local transport network. It suggests that a key feature of a healthy and attractive development is to improve opportunities for sustainable transport use. The policy specifically refers to providing opportunities for physical activity and cycle storage and this therefore could reduce reliance on individual vehicles and help to ensure that access to services/jobs is made by more sustainable modes of transport. However, the effects are not likely to be significant as transport and travel trends are influenced by a much wider range of factors and the policy does not propose any specific measures for achieving more sustainable travel.
	MT	Green	
	LT	Green	
SA12 - To create high quality employment opportunities	ST	Grey	The detail contained within this policy suggests that there is likely to be a neutral effect on the creation of high quality employment opportunities. There is no clear evidence contained to suggest that there would be an increase in local skilled jobs; though this is captured by other Plan policies.
	MT	Grey	
	LT	Grey	
SA13 - To develop a strong culture of enterprise and innovation	ST	Grey	As above, the policy contains no clear evidence to suggest any positive or negative effects in relation to enterprise and innovation. The effect of the policy would therefore be neutral. Whilst there may be benefits in terms of delivering healthy and attractive developments (which may help to support better learning environments), this policy alone would not increase levels of qualifications or jobs in specialist sectors.
	MT	Grey	
	LT	Grey	
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST	Yellow	Businesses may be more likely to be attracted to occupy buildings and sites due to: - Potentially lower levels of crime and better security. - Developments are required to retain and enhance the natural environment which should provide health benefits to any new employees of these businesses. - Developments are also required to create attractive streetscapes and this would have a positive impact on the mental wellbeing of any occupants/visitors. The policy is unlikely to have an influence on the introduction of new technologies though. Overall, uncertain (positive) effects are predicted.
	MT	Yellow	
	LT	Yellow	

Summary

The policy is predicted to have mostly positive effects across the range of sustainability effects. However, these are all minor effects with the exception of a potential long term significant positive effect with regards to the protection and enhancement of built and natural heritage (SA7). There are also likely to be minor positive effects relating to open space (SA3), biodiversity (SA6) and community safety (SA4), all of which would contribute to improved health and wellbeing (SA2). The effects on economic factors are neutral in terms of job creation (SA12) and enterprise (SA13), but there may be positive (but uncertain) effects in terms of creating a modern economy (SA14). Minor positive effects are also recorded for waste management (SA9) and transportation (SA11).

P3 - Connected Developments

SA Objective	Policy	Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST	The focus of the policy is on how different developments are connected together, encouraging sustainable travel and the safe use of transport networks. These factors are unlikely to have an effect on housing delivery or affordability. Consequently, neutral effects are predicted over the whole Plan period for housing.
	MT	
	LT	
SA2 - To improve health and wellbeing, and reduce health inequalities	ST	One key issue that is addressed by this policy is how 'walkable' developments are and how easy they are to navigate by the public. Encouraging developments to adopt such principles should lead to positive effects on health due to increased levels of exercise. Furthermore, the policy aims for streets to be used more as social spaces as opposed to just traffic routes. This could have some minor benefits with regards to physical and mental wellbeing. The effects are no likely to be significant, as the policy is not a substantial departure from existing policy (though it is more focused on active use of routes). Furthermore, patterns of travel are influenced by a wider range of factors that this policy does not address.
	MT	
	LT	
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST	The policy is focused more on the layout of developments and sites and their positioning in relation to other areas. It does not go into detail into specific issues on the functionality of these spaces in terms of the provision of green spaces/cultural facilities and therefore no real link can be established between this policy and the sustainability objective. Neutral effects are predicted.
	MT	
	LT	
SA4 - To improve community safety, reduce crime and the fear of crime	ST	The aim of the policy is to make streets that are more pedestrian friendly and secure. As a result, this should help to improve actual and perceived road safety. The policy also specifically mentions that car parking is to be more complementary to the pedestrian environment and also more secure. Overall, a minor positive effect is predicted as the likely outcomes would be significant with regards to levels of crime (which is influenced by a greater range of factors).
	MT	
	LT	
SA5 - To promote and support the development and growth of social capital across the district	ST	The policy is designed to ensure that developments are easier to navigate, are more walkable and are better connected services/facilities within the wider area. The policy aims to ensure streets are more pedestrianised and also that existing transport routes (inc. bus routes) are improved. This should help to improve access for residents to nearby services and employment opportunities. The effects are not predicted to be significant.
	MT	
	LT	
SA6 - To increase biodiversity levels across the district	ST	The policy has no direct link to biodiversity and is likely to result in neutral effects across the entire plan period.
	MT	
	LT	
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST	The policy seeks to ensure that the design of highways retains the identity and character of the areas in which they are situated. There is also a desire to improve the use of streets as public spaces, which could add to their vibrancy. Being mindful of the street scene when establishing parking arrangements is also important as on street parking can detract from the character of the built environment. Overall, the policy is predicted to have minor positive effects on the built environment in the medium and long term.
	MT	
	LT	
SA8 - to manage prudently the natural resources of the district	ST	A positive link between this policy and the sustainability objective can be drawn. This is due to the fact that the policy strives to ensure that communities are walkable. This could contribute to a reduction in individual vehicle usage, with associated improvements to local air quality and a reduction in the use of fuel. The effects would be very small scale and only likely to occur in the long term given the likelihood that most residents may still choose to travel by car. There are unlikely to be effects upon water or soil quality.
	MT	
	LT	

SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST		The policy does not deal directly with waste management issues (which are covered in other elements of the Plan). However, ensuring effective off-street parking can assist in the efficient collection of waste and recyclables. Nevertheless, a neutral effect is predicted. The policy could be enhanced by requiring that parking arrangements do not encourage on-street parking.
	MT		
	LT		
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source	ST		The policy aims to increase walkability and public transport usage, which could lead to a minor reduction in the use of energy from private vehicle travel in the medium to long term (i.e. once a number of accessible new developments have been delivered). However, the effects are not likely to be significant given that the benefits would be mostly limited to new developments and are not likely on their own to lead to large changes in travel behaviours. There would be no effects with regards to renewable energy generation.
	MT		
	LT		
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST		The policy aims to increase connectivity and encourage walking, cycling and public transport; all of which could help to contribute to a reduction in individual vehicle usage. The policy should therefore have positive effects in terms of reducing the number and length of trips made by cars. The effects are not significant given the importance of other factors in the influence of transport and travel patterns.
	MT		
	LT		
SA12 - To create high quality employment opportunities	ST		The policy focuses on the layout of developments and sites and their positioning in relation to other areas. Alone, this would not support the creation of higher skilled jobs and reduce unemployment. Consequently, neutral effects are predicted.
	MT		
	LT		
SA13 - To develop a strong culture of enterprise and innovation	ST		The policy is not likely to have any effect on the development of businesses with a culture of enterprise and innovation.
	MT		
	LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST		A positive link between this policy and the sustainability objective can be established. This is due to the fact that the policy aims to improve access from developments to wider areas and services, this means that residents from housing developments for example are likely to have improved access to areas of employment. Subsequently, this could act as a benefit to both businesses and their employees.
	MT		
	LT		

Summary

The Policy has the greatest effect upon social factors such as accessibility, which can benefit health and wellbeing, social cohesion and transport. The focus on well connected developments should also help to reduce reliance on the car with subsequent decreases in energy use and emissions. Whilst the effects are positive, they are not predicted to be significant. No negative effects are predicted.

Policy P4 Comprehensive Development

SA Objective	Policy	Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST	The policy seeks to ensure housing development is supported with appropriate infrastructure and secures adequate levels of planning contributions. A positive effect is subsequently predicted as this should result in high quality housing developments with good social and physical infrastructures, suitable for all potential end users. A significant positive effect is predicted on housing over the longer term, by ensuring that proposals which require comprehensive phasing over a number of years are delivered effectively without jeopardising potential further development.
	MT	
	LT	
SA2 - To improve health and wellbeing, and reduce health inequalities	ST	The policy would ensure that development of larger sites does not come forward in small parcels that would not trigger thresholds for infrastructure contributions. Over the medium to longer term this would have a positive effect on health by ensuring that contributions were secured towards enhancements to health facilities.
	MT	
	LT	
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST	The policy should have a positive effect as comprehensive developments ought to involve better opportunities for the creation of strategic green infrastructure. This should also continue in the long term as phasing and subsequent stages of development also need to be comprehensively planned, requiring the same measures. There is no explicit mention of the need for such measures though, so there is a degree of uncertainty.
	MT	
	LT	
SA4 - To improve community safety, reduce crime and the fear of crime	ST	Comprehensive developments that are masterplanned are more likely to create stronger links between different phases of development, which could help to create a stronger sense of community and place. Ensuring that developments contribute to social infrastructure (through planning contributions) could mean that new community facilities are provided, which would also have a positive effect in terms of creating diversionary activities for youths (which can reduce antisocial behaviour and crime). A positive effect is predicted in the medium and long term as the level of development (and contributions) increases. However, there is no explicit mention of the need for such measures though, so there is a degree of uncertainty.
	MT	
	LT	
SA5 - To promote and support the development and growth of social capital across the district	ST	Comprehensive developments that are masterplanned are more likely to create stronger links between different phases of development, which could help to create a stronger sense of community. Ensuring that developments contribute to social infrastructure on site (by avoiding piecemeal development) could mean that new community facilities are provided, which would also have a positive effect in terms of providing somewhere for community groups to meet and organise events. A positive effect is predicted in the medium and long term. However, as there is no explicit mention of the need for such measures, there is a degree of uncertainty.
	MT	
	LT	
SA6 - To increase biodiversity levels across the district	ST	Comprehensive developments are more likely to deliver strategic improvements to biodiversity, especially at a strategic level. However, as there is no explicit mention of the need for such measures, there is a degree of uncertainty.
	MT	
	LT	
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST	It is unlikely that the historic and natural environment would be affected differently (in terms of damage or loss) if development was on a piecemeal basis or planned comprehensively. However, ensuring that new or revised proposals help to link different phases of development, would create a more natural pattern of development that respects the character of the built environment. This could have a positive effect in the longer term when the development is built out.
	MT	
	LT	
SA8 - to manage prudently the natural resources of the district	ST	This policy will not have an affect on the use of or management of natural resources in new development, as this would be anticipated to be the same regardless of how the developments where phased. A neutral effect is predicted over the plan period.
	MT	
	LT	

SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST		This policy is unlikely to have an effect on whether new developments provide adequate design for waste management. There is also unlikely to be any effect on the efficiency of construction in terms of waste and recycling. Neutral effects are therefore predicted over the plan period.
	MT		
	LT		
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source	ST		Changes to the layout and design of development on previously permitted or allocated sites could be less positive in terms of their design if there are changes to orientation that affect how buildings benefit from 'solar gain'. Uncertain effects are predicted at this stage because the extent to which current permissions and allocations apply these principles are unknown (and whether these would be altered).
	MT		
	LT		
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST		The policy ought to have a positive effect over the short, medium and long term as it will help to ensure that new or amended proposals still provide appropriate infrastructure (presumably this will involve suitable access). The policy requires a masterplan for development over 5ha for 150 dwellings, and this will be able to articulate the requirements clearly and have a plan to work to over the development period.
	MT		
	LT		
SA12 - To create high quality employment opportunities	ST		The policy has no direct links to economic factors, but is likely to support long term developments through phased developmet that is supported by adequate infrastructure and does not 'sterilise' nearby developable land.
	MT		
	LT		
SA13 - To develop a strong culture of enterprise and innovation	ST		Ensuring that comprehensive developments contribute to infrastructure provision (which may include educational facilities) ought to have a positive effect in the longer term with regards to education facilities. However, these factors are not mentioned explicitly and so there is uncertainty.
	MT		
	LT	?	
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST		Masterplanning larger sites may help to ensure that infrastructure such as high speed broadband, electric charging points and district heating is able to be better delivered on a phased basis (which might not be possible with piecemeal smaller developments). A positive effect may occur in the longer term as the critical mass to deliver infrastructure and the conditions have been created to allow for its implementation. However, these factors are not mentioned explicitly and so there is uncertainty.
	MT	?	
	LT	?	

Summary

The Comprehensive Development policy is likely to lead to a **significant positive effect** on housing (SA1) by ensuring that the levels and mix of housing remain appropriate in the event that new proposals come forward. There would also be **positive effects** on health (SA2) green spaces (SA3), community safety (SA4) community development (SA5) biodiversity (SA6) heritage (SA7) and accessibility (SA11) as comprehensive development is more likely to be strategically planned and provide adequate provision for social, physical and environmental infrastructure. However, there are some uncertainties related to these effects given that these are not explicitly identified within the policy.

P5 Climate change in new development

SA Objective	Policy	Summary & Mitigation
SA1: HOUSING	ST	This policy approach would ensure that all development contributes to mitigating and adapting to climate change, including through the sustainable location of development, energy and water efficient design and construction, and efficient use of natural resources. It also seeks to ensure that homes are flexible to include measures in the longer term should they not be viable at this point in time. In the short term the need to build to meet stricter standards may affect viability, but there is reference to measures being practical and viable, and so effects would be minimal. In the longer term, viability should be less of an issue as the standards required through the building regulations are increased. Overall, neutral effects are predicted.
	MT	
	LT	
SA2: HEALTH	ST	The policy ought to ensure that new developments are designed to be in sustainable locations with good access to a range of community facilities allowing increased opportunities for walking and cycling, and which include green infrastructure which can help support healthy communities. Buildings ought to be more resilient to climate change, such as rising temperatures, ensuring comfortable environments for living and working benefitting the well being of the most vulnerable groups. There would be a positive effect in the longer term as the stock of sustainable housing increases.
	MT	
	LT	
SA3: HERITAGE	ST	The policy would seek to reduce carbon emissions and promote adaptation measures in new development. This could help to protect heritage assets and make them more resilient to the effects of climate change such as increased flood risk and heat. The creation of green infrastructure could promote improved access to heritage assets, although the likelihood of these effects occurring is unclear.
	MT	
	LT	
SA4: COMMUNITY SAFETY	ST	Although the policy requires the creation of green infrastructure (which could have positive implications in terms of establishing safe routes of travel), the effect on community safety are expected to be neutral as the focus of the policy would do little to reduce crime and fear of crime.
	MT	
	LT	
SA5: SOCIETY	ST	The potential for district heating schemes and green infrastructure enhancement could help to bring communities together to influence and benefit from these schemes. The effects are considered to be uncertain at this stage, as the policy does not (and cannot) ensure that community groups would engage in climate change adaptation and mitigation schemes.
	MT	
	LT	
SA6: BIODIVERSITY	ST	The policy requires development to include measures to mitigate and adapt to climate change including enhancements to the district's network of green infrastructure. This could have positive effects for biodiversity, but it is unclear what adaptation measures would be secured at this stage and the extent to which they would benefit biodiversity. The policy does not explicitly state that adaptation should take account of effects on biodiversity, but these factors are dealt with comprehensively in policy NE7.
	MT	
	LT	
SA7: BUILT & NATURAL ASSETS	ST	The policy requires development to consider layouts and building designs which should provide improved resilience to climate change. This ought to have a positive effect on the built environment by reducing risk to flooding and heat stress. Adaptation measures such as green infrastructure improvements could also help to enhance the environment.
	MT	
	LT	
SA8: NATURAL RESOURCES	ST	National standards already set requirements for water efficiency in new developments, and it is unlikely that developments would significantly surpass these standards unless it was feasible and attractive for developers to do so. However, the policy does require all development to at least consider the potential for water management measures and the use of SuDs. The policy is therefore predicted to have a minor positive effect on natural resources (water) in the short to medium term. It is expected that the requirements to deliver higher efficiency standards and natural SuDs will continue to increase over the plan period, and thus the measures outlined in this policy are more likely to become standard practice in the longer term. The policy does not explicitly seek to tackle flood risk (as it is covered elsewhere in the Plan), but encouraging green infrastructure and SuDs, should contribute to minor positive effects.
	MT	
	LT	
SA9: WASTE	ST	The policy requires development to consider how waste reduction / efficiency can be achieved; which ought to have beneficial effects in terms of reducing the amount of waste that is generated and sent for disposal.
	MT	
	LT	
	ST	National standards already set requirements for energy and water efficiency in new developments, and it is unlikely that developments would significantly surpass these standards unless it was feasible and attractive for developers to do so. However, the policy does require all development to at least consider

SA10: ENERGY	MT	the potential for energy and water efficiency measures and renewable / low carbon energy systems. This would reduce carbon emissions beyond those requirements set by national standards, but is reliant on developers to take the lead. The policy is therefore predicted to have a positive effect on natural resources in the short to medium term. It is expected that the requirements to deliver low carbon developments will continue to increase over the plan period, and thus the measures outlined in this policy are more likely to become standard practice in the longer term. It also seeks to ensure that homes are flexible to include measures in the longer term should they not be viable at this point in time. This should allow improvements to be made to homes in the long term too (presuming that developments are designed so that future technologies and changes to the building are not 'sterilised').
	LT	
SA11: TRANSPORT	ST	The policy focuses on measures to help mitigate and adapt to climate change. This includes consideration of sustainable transport and travel facilities. It is presumed this could include on-site measures to encourage walking and cycling such as cycle parks etc. It could also involve measures to improve permeability and the promotion of walking and cycling. Measures such as green infrastructure enhancement can also encourage walking and cycling. These factors could have a positive effect on modes of travel. However, as the policy does not deal with the location of development, the effects will be limited. Therefore, only minor positive effects are predicted.
	MT	
	LT	
SA12: EMPLOYMENT	ST	This policy will support and encourage the development of higher quality buildings that ought to be more attractive to potential occupiers. However, this is not linked to the quality and diversity of jobs on offer, and thus the effects are considered to be neutral on employment.
	MT	
SA13: INNOVATION	ST	This policy aims to ensure that all development includes measures to mitigate and adapt to climate change, including reducing CO2 emissions. It is unlikely that this alone would raise educational attainment levels or specifically create jobs in high knowledge sectors and is therefore considered to have no significant impact upon this objective.
	MT	
	LT	
SA14: BUSINESS LAND & INFRA-STRUCTURE	ST	This policy aims to ensure that all development includes measures to mitigate and adapt to climate change, including adopting energy efficient, water efficient, and low carbon building design and layout. This is likely to contribute to the design and construction quality of new employment units which are of a type required by businesses which ought to have a positive effect upon the quality of buildings and infrastructure.
	MT	
	LT	

Summary

The policy approach is likely to have a positive effect on energy, waste and natural resources by minimising the requirement for resource use and ensuring that developments are flexible enough to incorporate further improvements in the longer term. There could also be positive effects on the built and natural environment by helping to enhance green infrastructure and create more resilient developments. Whilst the policy supports sustainable modes of transport, the success of measures would be dependent upon the location of developments and links to the wider network. Therefore, positive effects relating to travel are also only likely to be minor.

P6 – Home extensions and alterations

SA Objective	Policy	Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST	The policy permits appropriate home extensions and improvements, which is positive in relation to housing as it allows people to create the homes they wish to live in. However, the policy is not a departure from existing policy and therefore a neutral effect is predicted.
	MT	
	LT	
SA2 - To improve health and wellbeing, and reduce health inequalities	ST	The policy refers to the need to consider amenity in new developments. This ought to ensure that development does not have a negative effect on wellbeing for neighbours. Whilst this is positive, the effects are likely to be negligible as the existing policy framework already ensures that these issues are considered. The number of people affected and the magnitude of effects is low and so neutral effects are predicted.
	MT	
	LT	
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST	The policy requires that there should be no significant adverse impact on the character and appearance of the dwelling or street scene', which may imply that garden space should be conserved. The effects on general access to green space and culture are insignificant though. Neutral effects are recorded.
	MT	
	LT	
SA4 - To improve community safety, reduce crime and the fear of crime	ST	The policy has no relation to community safety, crime or the fear of crime. As such, a neutral effect is predicted.
	MT	
	LT	
SA5 - To promote and support the development and growth of social capital across the district	ST	The policy will allow people to stay in their existing homes, which might help to support a stronger sense of community (by allowing people to live in areas for a longer period of time). Whilst this is positive, the policy is not a substantial departure from the existing policy position and the likelihood of effects uncertain.
	MT	
	LT	
SA6 - To increase biodiversity levels across the district	ST	The policy does not detail any criteria that should be met that relate to biodiversity protection or enhancement to allow extensions and alterations to existing homes. Therefore, a neutral effect is predicted.
	MT	
	LT	
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST	To enable any extensions or alterations to existing homes, it is required that development should result in no significant effects on the character/appearance of the surrounding area or dwelling. This should have minor positive effects in terms of the built environment. However, the effects are not predicted to be significant.
	MT	
	LT	
SA8 - to manage prudently the natural resources of the district	ST	The policy does not address issues relating to air quality, flooding or raw material consumption. As such, neutral effects are predicted.
	MT	
	LT	

SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST		The policy does not relate to waste management, either in the construction or operational phase. Therefore, the effects are predicted to be neutral.
	MT		
	LT		
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source	ST		The policy is focused on criteria that should be met and these relate more to social considerations that should be accounted for when providing alterations or extensions to homes. The policy does not deal with specific factors related to building design/layout that would ultimately have an effect on energy efficiency. Therefore, the effect of this policy is predicted to be neutral over the plan period.
	MT		
	LT		
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST		Although the policy does make some reference to vehicle parking, it does not address the wider issue of sustainable transport and any considerations that should be taken into account to reduce the number of journeys by personal vehicles. As such, the policy is predicted to have a neutral effect.
	MT		
	LT		
SA12 - To create high quality employment opportunities	ST		Given its specific focus on home extensions and alterations, the policy is not predicted to have any effect on job creation or income levels. Therefore neutral effects are recorded.
	MT		
	LT		
SA13 - To develop a strong culture of enterprise and innovation	ST		Levels of qualification and jobs in specialist sectors are unlikely to be affected by the policy. Therefore, neutral effects are predicted.
	MT		
	LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST		The policy is not relevant to business development. Therefore, effects are predicted to be neutral.
	MT		
	LT		

Summary

For the majority of sustainability topics, a neutral effect is predicted. This is due to the very specific focus of the policy, the small magnitude of effects and the fact that the existing policy framework already considers such issues. Therefore, in the absence of such a policy, it is unlikely that the effects would be significant. One positive effect is predicted which relates to the protection of the character of the built environment. However, this is unlikely to be significant. No policy enhancements are recommended as other proposed policies provide detail in relation to environmental and social factors.

Policy P7 Amenity

SA Objective	Policy	Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST	No significant effect.
	MT	
	LT	
SA2 - To improve health and wellbeing, and reduce health inequalities	ST	The policy seeks to permit developments where noise, light, odour, vibration, overshadowing and loss of privacy are managed so that there are no significant adverse effects on amenity. This should contribute towards a positive effect on health and well being for new and existing residents. The effects are not likely to be significant given that the policy is not a significant departure from the current policy context or standard practice.
	MT	
	LT	
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST	No significant effect
	MT	
	LT	
SA4 - To improve community safety, reduce crime and the fear of crime	ST	No significant effect
	MT	
SA5 - To promote and support the development and growth of social capital across the district	ST	No significant effect
	MT	
	LT	
SA6 - To increase biodiversity levels across the district	ST	No significant effect
	MT	
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST	No significant effect
	MT	
	LT	
SA8 - to manage prudently the natural resources of the district	ST	No significant effect
	MT	
	LT	
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST	No significant effect
	MT	
	LT	

SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable sources	ST		No significant effect
	MT		
	LT		
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST		No significant effect
	MT		
	LT		
SA12 - To create high quality employment opportunities	ST		No significant effect
	MT		
	LT		
SA13 - To develop a strong culture of enterprise and innovation	ST		No significant effect
	MT		
	LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies	ST		No significant effect
	MT		
	LT		

Summary

The policy is likely to contribute to positive effects on health (although these are not considered significant against the baseline). The effects on all other sustainability factors are likely to be neutral given the specific focus on amenity.

Policy P8 Shop front design and signage

SA Objective		Summary & Mitigation
SA1: HOUSING	ST MT LT	The policy requires shop front development to retain any existing independent access to upper floors of buildings and encourages these to be from the street. This along with other policies within the plan could encourage the residential use of accommodation above shops, subsequently resulting in a positive effect on meeting local housing need. However, this policy alone is unlikely to have any significant effects on the current baseline so only minor effects would be anticipated. There is also an element of uncertainty.
SA2: HEALTH	ST MT LT	No significant effect predicted. The design of shop fronts is unlikely to affect health and wellbeing.
SA3: OPEN SPACE AND CULTURE	ST MT LT	The policy could have minor benefits through the protection of shop frontages that contribute to the culture of town and district centres.
SA4: COMMUNITY SAFETY	ST MT LT	Restrictions on the use of certain security measures (e.g. roller shutters) could be a negative effect with regards to businesses not being able to implement the crime reduction measures of their choice. If there are regular issues with crime, internal shutters may not be sufficient with regards to the protection of non-toughened glass windows. This is a minor and uncertain negative effect, but one that could be reduced by adding an element of flexibility to the policy that allows well integrated external shutters in appropriate circumstances.
SA5: SOCIETY	ST MT LT	No significant effect is predicted.
SA6: BIODIVERSITY	ST MT LT	No significant effect predicted.
SA7: BUILT & NATURAL ASSETS	ST MT LT +	The policy sets out measures to ensure the retention of the character of shop fronts and features of architectural and historic interest. The policy further requires development to be of a design, scale and character that respects the traditional design of shop fronts. These measures should support the preservation of the townscape, positively contributing to local place-making and culture. Requirements for advertisements to not effect the setting of listed buildings should further support the preservation of local heritage. The effects in the longer term could be significant as it ought to prevent cumulative changes to the character of places.
SA8: NATURAL RESOURCES	ST MT LT	No significant effect predicted.
SA9: WASTE	ST MT LT	No significant effect predicted.

SA10: ENERGY	LT MT ST	No significant effect predicted.
SA11: TRANSPORT	LT MT ST	No significant effect predicted.
SA12: EMPLOYMENT	LT MT ST	No significant effect predicted.
SA13: INNOVATION	LT MT ST	The policy restricts the use of certain advertising and display methods which could stifle the ideas and marketing choices of certain businesses. This is a very minor effect though regarding innovation, as businesses should be able to easily work around such restrictions.
SA14: BUSINESS LAND & INFRA-STRUCTURE	LT MT ST	No significant effect predicted.

Summary

The policy is predicted to broadly have a neutral effect on the majority of sustainability factors. The only positive effects are likely to be generated with regards to the historic environment (SA7), and these could be significant in the longer term as the policy should help to prevent a cumulative deterioration in the character of retail areas. Minor benefits could also be generated with regards to the protection of the character of cultural assets (SA3). Uncertain negative effects are predicted regarding crime (SA4) as the policy restricts certain types of security measures.

Policy H1 Housing allocations

SA Objective	Policy	Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST	The policy allocates a range of sites that will help to meet the identified housing needs within the district. Combined with committed development, the scale of housing land identified is likely to meet needs in a range of communities, provide choice and flexibility and help to maintain a 5 year land supply. Consequently, a significant positive effect is predicted in the short, medium and long term.
	MT	
	LT	
SA2 - To improve health and wellbeing, and reduce health inequalities	ST	The housing provision could be specialist housing, such as care homes, which may improve the health and well being of the community. Furthermore, the delivery of this policy may have an indirect positive effect as new housing development can bring s106 or CIL funding as part of the schemes, which could be used to provide GP services or recreational opportunities to encourage more active lifestyles. The majority of sites are within close proximity to a GP, though the capacity of some is being exceeded and so contributions towards new provision will be required. Amenity concerns ought to be managed through other plan policies.
	MT	
	LT	
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST	The policy is likely to produce a direct negative effect in the short term on providing opportunities for people to enjoy the district's green spaces, as a number of the sites include greenfield land and/or open space. However, it should be noted that most sites have good access to existing green and open space. New development should also support the creation/enhancement of green space which should have a positive effect in the longer term once it has been established.
	MT	
	LT	
SA4 - To improve community safety, reduce crime and the fear of crime	ST	The development of housing could have positive effects with regards to the provision of housing for potential offenders. However the effects are uncertain and therefore neutral effects are predicted overall.
	MT	
	LT	
SA5 - To promote and support the development and growth of social capital across the district	ST	The policy will encourage new residents to the area, which will help the growth of new communities. New housing sites also provide the opportunity for existing residents who are unable to find a house at this stage to get onto the property ladder. This should help to build social capital, and provide people with the opportunity to purchase their own homes and become more active in the community in years to come. All of the sites allocated are adjoined or nearby existing neighbourhoods which they have the potential to integrate with. To encourage this integration, it is advised that properties are sensitively designed and do not 'enclose' themselves. The majority of sites have good access to community facilities, and some may include the delivery of new facilities through development agreements. Although positive, the effects are considered to be minor, as social capital is influenced by a wider range of factors.
	MT	
	LT	

SA6 - To increase biodiversity levels across the district	ST	?	<p>Sites proposed for allocation within in the urban area are unlikely to have a direct effect on biodiversity as they are small scale and not within close proximity of wildlife sites. However, several sites on the edge of the urban area are adjacent to Local Wildlife Sites and / or within close proximity to a SSSI and the potential SPA. In particular there is potential for negative effects at sites that are located to the east of the urban area within close proximity to the potential SPA. Cumulative development here could possibly lead to disturbance to wildlife through increased recreational pressure and also the removal of greenfield land. The HRA concludes that the effects are unlikely to be significant though. Consequently, provided that mitigation and enhancement is secured, the effects ought to be possible to manage. Site H1(v) is adjacent to Hills and Holes and Sookhole SSSI. There is therefore potential for significant negative effects due to disturbance, a loss of supporting habitat, and recreational pressure. There will be a need to ensure that there are substantial buffers between the site and the SSSI; as well as strengthening green infrastructure links. This site falls within a biodiversity opportunity area for calcareous natural grassland and so such mitigation / enhancement ought to be possible (particularly given the scale of the site). A number of other sites at the urban periphery also fall within biodiversity opportunity areas, and so it should be possible to secure appropriate mitigation and enhancement in these areas too. Overall, the effects across the district are considered to be negative, but there is uncertainty about the significance of such effects. Sites that fall within biodiversity enhancement opportunity areas ought to include the requirement to secure improvements as part of the development brief.</p>
	MT		
	LT		
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST		<p>The allocated sites in the urban area are not likely to have a significant effect on landscape character. However, there are a number of sites on the urban edge that are within or adjacent areas that are classified locally as sensitive to development (or where character should be maintained and reinforced). There could therefore be negative effects on landscape character due to an expansion of the urban area. It may be possible to provide mitigation measures as part of developments, but it is uncertain the extent to which these would be implemented. Overall, a minor negative effect is predicted. In the main, it is unlikely that scheduled monuments or listed buildings will be effected by allocated sites. However, a handful of sites are adjacent to listed buildings and fall within the Mansfield Town Centre Conservation Area. Development could affect the character of the built environment in these locations. This could be negative, but is unlikely to be significant as development will need to meet the requirements of other plan policies on design and is small scale in nature. There may also be opportunities for positive effects where development is on vacant sites. Overall, the effects on the historic environment are predicted to be minor.</p>
	MT		
	LT		
SA8 - to manage prudently the natural resources of the district	ST		<p>Whilst there is likely to be increased resource usage as a result of new housing development, it is predicted that there will be no significant effect as housing would come forward anyway in the absence of allocations. With regards to soil, the majority of sites are within the urban area or on the urban periphery. Those in the urban area do not fall within land classified as agricultural in nature. Of those at the periphery, there is only one site that would lead to the permanent loss of approximately 16ha of Grade 2 agricultural land (Site H1v). A number of other sites fall within Grade 3 agricultural land totalling less than 30ha. It is unclear how much of this land is grade 3a or 3b. A minor negative effect is predicted to account for the loss of soil resources. The effects of the housing allocations on air quality are predicted to be neutral. Development is in accessible locations, and ought to help reduce the need for travel as well as encouraging more sustainable modes of travel. Modelling shows that air quality will not deteriorate over the Plan period. With regards to water quality, the majority of allocated sites are not within close proximity to watercourses, and so pollution from development is considered unlikely.</p>
	MT		
	LT		

SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST		Whilst the provision of new homes may generate additional waste to the current baseline, no significant effect is likely due to the scale of development and the existing infrastructure in place. It is likely housing sites would come forward in absence of the Plan therefore allocating sites close to existing neighbourhoods will help continue or expand the existing waste collection services more easily. Neutral effects are predicted.
	MT		
	LT		
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source	ST		Most of the housing allocations are located in areas with good access to local services and public transport. The need to travel should therefore be broadly similar to the existing situation. For those sites at the urban periphery, access to services may not be as good as those within the urban area / closer to the town centre. However, public transport services are available. A number of the larger sites at the periphery of the urban area should also have good access to nearby employment opportunities, which should help to reduce travel distances. Overall, the effects upon the transport network are unlikely to be significant, and growth is less likely to lead to an increase in carbon emissions than would be the case if growth was not managed. The effects in this respect are therefore predicted to be positive, but not significant. There is a possibility to explore opportunities for district heating as there is a heat priority area reasonably close to some housing and employment sites (for example site H1d). This regeneration area could present opportunities to secure district heating, but the effects at this stage are uncertain as they are not identified in the Plan.
	MT		
	LT		
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST		
	MT		
	LT		
SA12 - To create high quality employment opportunities	ST		The policy is concerned with housing allocations and therefore the effects upon employment are minor. None of the allocations are on land that is in existing use as employment, nor will any high quality employment land be lost. The provision of sufficient housing to meet local needs should have benefits with regards to the retention of a suitable workforce.
	MT		
	LT		
SA13 - To develop a strong culture of enterprise and innovation	ST		No significant effects are likely, although providing new homes alongside new employment opportunities increases the chance of high skilled workers wanting to move to the area if there is a good housing offer.
	MT		
	LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST		No significant effects predicted are predicted.
	MT		
	LT		

Summary

The policy directs a substantial proportion of new housing to a range of deliverable sites across the district. This should generate a significant positive effect on housing (SA1) by helping to meet housing needs over the plan period. The sites are broadly located in accessible locations, either within the urban area or on the urban fringe, therefore within close proximity to existing facilities. This should help to ensure that patterns of travel are broadly sustainable (SA11). Depending on the type of housing delivered, there may be potential for local people to get on the property ladder or provide new homes for people requiring social care, which could have additional benefits with regards to community development (SA5). In the longer term, there are likely to be positive effects on health and wellbeing (SA2), largely due to improved access to affordable housing, but also as a result of facilities and services secured through new development (e.g. enhancements to schools, health facilities, green infrastructure, recreation and public transport). These positive effects could however come at a cost, with potential negative effects upon biodiversity (SA6) in particular that need to be managed. There will also be a loss of agricultural land (SA8), though in the context of resources across the district and wider region, the effects are not significant. There also is likely to be a loss of public open space/green space. These losses would need to be avoided where possible, and replaced and enhanced as part of development contributions. In the short term, negative effects are recorded (SA3), but these could be offset in the longer term once enhancement measures are implemented. The effects on the historic environment (SA7) are not anticipated to be significant, and although development at the urban fringe could affect some areas of locally important landscape (SA7), the effects should be possible to manage to ensure that significant harm is avoided.

Policies H2 Committed Housing Sites

SA Objective		Summary & Mitigation
SA1: HOUSING	ST MT LT	The policy is predicted to have a positive effect on the delivery of housing by ensuring that the listed sites within the policy remain allocated for housing even after their planning permission has lapsed. This helps to provide greater certainty to the market that such sites will be suitable throughout the plan period.
SA2: HEALTH	ST MT LT	No significant effect predicted.
SA3: HERITAGE	ST MT LT	No significant effect predicted.
SA4: COMMUNITY SAFETY	ST MT LT	No significant effect predicted.
SA5: SOCIETY	ST MT LT	No significant effect predicted.
SA6: BIODIVERSITY	ST MT LT	No significant effect predicted.
SA7: BUILT & NATURAL ASSETS	ST MT LT	No significant effects predicted.
SA8: NATURAL RESOURCES	ST MT LT	No significant effects predicted.
SA9: WASTE	ST MT LT	No significant effects predicted.

SA10: ENERGY	LT	MT	ST	No significant effects predicted.
SA11: TRANSPORT	LT	MT	ST	No significant effects predicted.
SA12: EMPLOYMENT	LT	MT	ST	No significant effects predicted.
SA13: INNOVATION	LT	MT	ST	No significant effects predicted.
SA14: BUSINESS LAND & INFRA-STRUCTURE	LT	MT	ST	No significant effects predicted.

Summary

The policy is predicted to have a positive effect on the delivery of housing (SA1) by ensuring that the listed sites within the policy remain allocated for housing even after their planning permission has lapsed. No significant effects have been predicted for other sustainability objectives, as the listed sites have already been granted planning permission. There is therefore an assumption that key planning issues will already have been addressed. It is also expected that the majority of committed developments will be built-out, and so these already form part of the baseline position for housing delivery.

Policy H3 Housing density and mix

SA Objective		Summary & Mitigation
SA1: HOUSING	ST MT LT	The policy requires development to provide a range of dwelling sizes and types that contribute towards mixed and balanced communities and meet local need. This is predicted to have a positive effect on the baseline, as it will support the delivery of housing that is suitable to the requirements of local people. Effects are not predicted to be significant though as this is not a substantial departure from the current policy position.
SA2: HEALTH	ST MT LT	No significant effect predicted.
SA3: GREEN SPACE AND CULTURE	ST MT LT	The policy requires suitable densities, which could help to encourage retention of green space. However, this is dependant upon site characteristics and so uncertain effects are predicted. Where effects do occur, they are not predicted to be significant.
SA4: COMMUNITY SAFETY	ST MT LT	No significant effect predicted.
SA5: SOCIETY	ST MT LT	Supporting mixed communities ought to encourage the development of social capital. The policy would only contribute a small amount towards the growth of social capital though, and so effects are not significant.
SA6: BIODIVERSITY	ST MT LT	No significant effect predicted.
SA7: BUILT & NATURAL ASSETS	ST MT LT	The policy requires the layout of housing development to respect the character and appearance of the local area. Although this sets out a requirement for the preservation of heritage assets and their setting, the policy alone is unlikely to have a significant effect on the current baseline. It should be noted that other policies in the plan address heritage and landscape though.
SA8: NATURAL RESOURCES	ST MT LT	A minor positive effect is predicted as the policy should encourage the efficient use of land.
SA9: WASTE	ST MT LT	The policy encourages the efficient use of land which should reduce the potential waste of land resource. However, this is unlikely to have any significant effects on the current baseline regarding waste generation and management.

SA10: ENERGY	LT	MT	ST	No significant effect predicted.
SA11: TRANSPORT	LT	MT	ST	No significant effect predicted.
SA12: EMPLOYMENT	LT	MT	ST	No significant effect predicted.
SA13: INNOVATION	LT	MT	ST	No significant effect predicted.
SA14: BUSINESS LAND & INFRA-STRUCTURE	LT	MT	ST	No significant effect predicted.

Summary

The policy is predicted to have a positive effect on housing (SA1) as it requires housing developments to be of a size and type that meet local requirements and support the creation of mixed communities (which is also beneficial for community development - SA5). Positive effects are also predicted for heritage and landscape (SA7) as suitable densities will help to better protect character. A neutral effect is predicted for most other sustainability objectives, as the policy is not expected to have any significant impact on their baseline positions due to its focused nature. Uncertain effects are predicted with regards to open space (SA3), relating to the potential for the policy to encourage lower densities (preserving or providing open space) or high densities (which could lead to greater loss of open space).

Policy H4 Affordable housing

SA Objective	Policy	Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST	The SHMA (2015) suggests a policy requirement of 30% affordable housing would be appropriate to address the level of need identified. The SHMA records that market signals evidence for the borough shows increasing in-affordability; reduced levels of mortgage access; increased over crowding; and increased levels of houses in multiple occupation. It is therefore necessary to have a policy to address these issues. Further work suggests that a 30% target might not be viable in all cases, and so it may be difficult to achieve a significant change in the baseline position. However, the policy is flexible so as to achieve the highest viable targets possible taking site conditions into consideration. Higher targets are required in zones (and on land) which are most likely to be viable. This should help to ensure that brownfield sites can be delivered. A significant positive effect is predicted in the medium to long term.
	MT	
	LT	
SA2 - To improve health and wellbeing, and reduce health inequalities	ST	The Policy ought to have positive effects on health and wellbeing for residents able to benefit from the provision of affordable housing.
	MT	
	LT	
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST	No significant effect due to the specific nature of the policy. However, housing affordability requirements could affect the viability of securing other development gains such as open space improvements. The flexibility of the Policy ought to ensure that such issues can be better avoided. However, an uncertain effect is predicted.
	MT	
	LT	
SA4 - To improve community safety, reduce crime and the fear of crime	ST	No significant effect due to the specific nature of the policy.
	MT	
	LT	
SA5 - To promote and support the development and growth of social capital across the district	ST	No significant effect due to the specific nature of the policy. However, housing affordability requirements could affect the viability of securing other development gains such as community facilities. The flexibility of the Policy ought to ensure that such issues can be better avoided. However, an uncertain effect is predicted.
	MT	
	LT	
SA6 - To increase biodiversity levels across the district	ST	No significant effect due to the specific nature of the policy. However, housing affordability requirements could affect the viability of securing other development gains such as biodiversity enhancements. The flexibility of the Policy ought to ensure that such issues can be better avoided. However, an uncertain effect is predicted.
	MT	
	LT	
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST	No significant effect due to the specific nature of the policy. However, a more flexible approach should help to support brownfield development, which could involve derelict land and buildings. Such changes would be positive as there could be an improvement to the character of the built environment. The effects are uncertain at this stage.
	MT	
	LT	
SA8 - to manage prudently the natural resources of the district	ST	No significant effect due to the specific nature of the policy.
	MT	
	LT	
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST	No significant effect due to the specific nature of the policy.
	MT	
	LT	
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable sources	ST	No significant effect due to the specific nature of the policy. However, housing affordability requirements could affect the viability of securing other development gains such as improved resource efficiency / higher levels of sustainable design. The flexibility of the Policy ought to ensure that such issues can be better avoided. However, an uncertain effect is predicted.
	MT	
	LT	

SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST	Provision of affordable homes allows local communities to stay within the district and support the local economy.
	MT	
	LT	
SA12 - To create high quality employment opportunities	ST	No significant effect due to the specific nature of the policy.
	MT	
	LT	
SA13 - To develop a strong culture of enterprise and innovation	ST	No significant effect due to the specific nature of the policy.
	MT	
	LT	
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies	ST	No significant effect due to the specific nature of the policy.
	MT	
	LT	

Summary

The policy is predicted to have significant positive effects upon housing (SA1) by supporting the delivery of affordable housing without affecting the viability of development too much. This should also lead to knock-on positive effects upon health and wellbeing (SA2). The requirement to deliver affordable housing could potentially affect the ability to secure other measures that are reliant upon development contributions (e.g. biodiversity, open space, community facilities). However, whilst negative, these effects are not likely to be significant and / or may not occur. A potential / uncertain (positive) effect is recorded in relation to built heritage (SA7) as the policy better supports brownfield development; potentially leading to an improvement in the character of the built environment.

Policy H5 Custom and Self-Build Dwellings

SA Objective		Summary & Mitigation
SA1: HOUSING	ST MT LT	The policy is predicted to have a positive effect, by encouraging local people to play a role in delivering housing that meets their individual needs. However, the policy will only apply to large developments over 100 dwellings and so the effects are unlikely to be significant.
SA2: HEALTH	ST MT LT	No significant effect predicted.
SA3: GREEN SPACE AND CULTURE	ST MT LT	No significant effect predicted.
SA4: COMMUNITY SAFETY	ST MT LT	No significant effects predicted.
SA5: SOCIETY	ST MT LT	No significant effects predicted as the developments must be in keeping with the design of surrounding homes.
SA6: BIODIVERSITY	ST MT LT	No significant effect predicted.
SA7: BUILT & NATURAL ASSETS	ST MT LT	The policy sets out measures to ensure that development of custom homes is of a high design standard and does not adversely effect the local area as a result of its scale, form, layout or materials. This should ensure that new developments which involve such plots are coherent and do not negatively affect the built environment.
SA8: NATURAL RESOURCES	ST MT LT	No significant effect predicted.

SA9: WASTE	LT	MT	ST	No significant effect predicted.
SA10: ENERGY	LT	MT	ST	No significant effect predicted.
SA11: TRANSPORT	LT	MT	ST	The policy sets out measures to ensure development does not result in any adverse impacts on highway safety and provides adequate parking provision. However, this is unlikely to have any significant effect on the current baseline position.
SA12: EMPLOYMENT	LT	MT	ST	Custom and self-build homes are likely to be delivered by local small-scale housebuilders that employ local people and support a chain of local businesses. The policy has potential to have a minor positive effect on local employment compared to large-scale housebuilders that tend to employ people from a broader geographical area. However, these effects are uncertain at this stage and of low magnitude given that the policy will only apply to larger developments.
SA13: INNOVATION	LT	MT	ST	The policy supports custom house building, which may encourage and allow for more unique and innovative designs and construction techniques. Whilst this is a broadly positive policy in this respect, the effects on the baseline would be negligible.
SA14: BUSINESS LAND & INFRA- STRUCTURE	LT	MT	ST	No significant effect predicted.

Summary

The policy is predicted to have a positive effect on housing (SA1) and townscape (SA7), as it encourages the delivery of custom housing that meets the needs of local people that is well designed, without undermining the delivery of housing as a whole. The policy may also help to support a minor increase in local employment and innovation in design, but these effects are small scale and uncertain.

Policy H6 Specialist Housing

SA Objective		Summary & Mitigation
SA1: HOUSING	ST MT LT	The policy supports the delivery of specialist housing and outlines requirements for its design, layout and accessibility to be suitable for its end user. This should support the delivery of housing for people with disabilities and the elderly. This policy along with other housing policies in the plan should collectively result in a positive effect by favouring housing that meets the need of all people in the district.
SA2: HEALTH	ST MT LT	The policy should contribute positive effects on health and wellbeing of an aging population by ensuring there is suitable accommodation to support lifestyles.
SA3: HERITAGE	ST MT LT	No significant effect predicted.
SA4: COMMUNITY SAFETY	ST MT LT	No significant effect predicted.
SA5: SOCIETY	ST MT LT	No significant effect predicted.
SA6: BIODIVERSITY	ST MT LT	No significant effect predicted.
SA7: BUILT & NATURAL ASSETS	ST MT LT	No significant effect predicted.
SA8: NATURAL RESOURCES	ST MT LT	No significant effect predicted.
SA9: WASTE	ST MT LT	No significant effect predicted.

SA10: ENERGY	LT	MT	ST	No significant effect predicted.
SA11: TRANSPORT	LT	MT	ST	The policy is likely to have minor benefits in terms of accessibility by ensuring that specialist housing is located in areas that can support elderly and disabled people with local retail and community facilities. . Recommendation: It is suggested that the policy includes measures to require specialist housing to be located in areas with good access to public transport. Although locating such housing near retail and community services is likely to considerably reduce the need for potential occupants to travel. People requiring such housing, such as the elderly, are likely to not have access to other forms of transport and may still be capable of using public transport to access wider services and facilities.
SA12: EMPLOYMENT	LT	MT	ST	No significant effect predicted.
SA13: INNOVATION	LT	MT	ST	No significant effect predicted.
SA14: BUSINESS LAND & INFRA-STRUCTURE	LT	MT	ST	No significant effect predicted.

Summary

The policy supports the delivery of specialist housing that meets the need of disabled people and the elderly, subsequently having a positive effect on housing needs (SA1) and wellbeing (SA2). There should also be minor benefits with regards to accessibility (SA11) but it is recommended that the policy includes measures to require specialist housing to be located in areas with good access to public transport. People requiring such housing are likely to not have access to other forms of transport and may still wish to (and be capable of) accessing services further afield.

Policy H7 Houses in multiple occupation and bedsit accommodation

SA Objective		Summary & Mitigation
SA1: HOUSING	ST MT LT	Through encouraging the delivery of multiple occupation and bedsit accommodation, the policy is predicted to have a positive effect on the provision and delivery of such housing types in the district. Measures to ensure that such development contribute towards mixed and balanced communities should further support the creation of sustainable and resilient neighbourhoods.
SA2: HEALTH	ST MT LT	Measures to ensure the adequate provision of internal and external amenity space for future users can support healthy lifestyle choices through the availability of private accessible space to undertake social and recreational activities. However, a neutral effect is predicted on the baseline, as the delivery of amenity space does not directly equate to such usage and this is dependant on the design and layout of amenity spaces which is not addressed in the policy. The magnitude of effects would also be small and the range of people affected limited.
SA3: GREEN SPACE AND CULTURE	ST MT LT	No significant effects predicted.
SA4: COMMUNITY SAFETY	ST MT LT	No significant effects predicted.
SA5: SOCIETY	ST MT LT	The policy supports the development of mixed and balanced communities which should positively contribute to social capital. Effects are likely to be minor and contained to particular communities though.
SA6: BIODIVERSITY	ST MT LT	No significant effects predicted.
SA7: BUILT & NATURAL ASSETS	ST MT LT	No significant effects predicted, though the policy could help to support renovation / use of vacant buildings, which would benefit the character of the built environment.
SA8: NATURAL RESOURCES	ST MT LT	No significant effects predicted.

SA9: WASTE	<div style="display: flex; flex-direction: column; align-items: center;"> <div style="display: flex; gap: 5px;"> <div style="width: 10px; height: 10px; background-color: #00FF00;"></div> <div style="width: 10px; height: 10px; background-color: #00FF00;"></div> <div style="width: 10px; height: 10px; background-color: #00FF00;"></div> </div> <div style="display: flex; gap: 5px; margin-top: 5px;"> <div style="width: 10px; height: 10px; background-color: #00FF00;"></div> <div style="width: 10px; height: 10px; background-color: #00FF00;"></div> <div style="width: 10px; height: 10px; background-color: #00FF00;"></div> </div> <div style="display: flex; gap: 5px; margin-top: 5px;"> <div style="width: 10px; height: 10px; background-color: #00FF00;"></div> <div style="width: 10px; height: 10px; background-color: #00FF00;"></div> </div> </div>	<p>The policy encourages the reuse of previously developed land and vacant buildings which should minimise the waste of land resource. Recommendation: Such accommodation can create difficulties in the storage and management of waste as the original buildings may not be designed to support multiple households with different behaviours. Where possible, storage for waste and recycling receptacles should be enhanced for re-use of existing buildings, whilst ensuring the issue is a key consideration for new built developments.</p>
SA10: ENERGY	<div style="display: flex; flex-direction: column; align-items: center;"> <div style="display: flex; gap: 5px;"> <div style="width: 10px; height: 10px; background-color: #A9A9A9;"></div> <div style="width: 10px; height: 10px; background-color: #A9A9A9;"></div> <div style="width: 10px; height: 10px; background-color: #A9A9A9;"></div> </div> <div style="display: flex; gap: 5px; margin-top: 5px;"> <div style="width: 10px; height: 10px; background-color: #A9A9A9;"></div> <div style="width: 10px; height: 10px; background-color: #A9A9A9;"></div> <div style="width: 10px; height: 10px; background-color: #A9A9A9;"></div> </div> <div style="display: flex; gap: 5px; margin-top: 5px;"> <div style="width: 10px; height: 10px; background-color: #A9A9A9;"></div> <div style="width: 10px; height: 10px; background-color: #A9A9A9;"></div> </div> </div>	<p>No significant effects predicted.</p>
SA11: TRANSPORT	<div style="display: flex; flex-direction: column; align-items: center;"> <div style="display: flex; gap: 5px;"> <div style="width: 10px; height: 10px; background-color: #A9A9A9;"></div> <div style="width: 10px; height: 10px; background-color: #A9A9A9;"></div> <div style="width: 10px; height: 10px; background-color: #A9A9A9;"></div> </div> <div style="display: flex; gap: 5px; margin-top: 5px;"> <div style="width: 10px; height: 10px; background-color: #A9A9A9;"></div> <div style="width: 10px; height: 10px; background-color: #A9A9A9;"></div> <div style="width: 10px; height: 10px; background-color: #A9A9A9;"></div> </div> <div style="display: flex; gap: 5px; margin-top: 5px;"> <div style="width: 10px; height: 10px; background-color: #A9A9A9;"></div> <div style="width: 10px; height: 10px; background-color: #A9A9A9;"></div> </div> </div>	<p>No significant effects predicted. However, parking may be an issue for houses in multiple occupation.</p>
SA12: EMPLOYMENT	<div style="display: flex; flex-direction: column; align-items: center;"> <div style="display: flex; gap: 5px;"> <div style="width: 10px; height: 10px; background-color: #A9A9A9;"></div> <div style="width: 10px; height: 10px; background-color: #A9A9A9;"></div> <div style="width: 10px; height: 10px; background-color: #A9A9A9;"></div> </div> <div style="display: flex; gap: 5px; margin-top: 5px;"> <div style="width: 10px; height: 10px; background-color: #A9A9A9;"></div> <div style="width: 10px; height: 10px; background-color: #A9A9A9;"></div> <div style="width: 10px; height: 10px; background-color: #A9A9A9;"></div> </div> <div style="display: flex; gap: 5px; margin-top: 5px;"> <div style="width: 10px; height: 10px; background-color: #A9A9A9;"></div> <div style="width: 10px; height: 10px; background-color: #A9A9A9;"></div> </div> </div>	<p>No significant effects predicted.</p>
SA13: INNOVATION	<div style="display: flex; flex-direction: column; align-items: center;"> <div style="display: flex; gap: 5px;"> <div style="width: 10px; height: 10px; background-color: #A9A9A9;"></div> <div style="width: 10px; height: 10px; background-color: #A9A9A9;"></div> <div style="width: 10px; height: 10px; background-color: #A9A9A9;"></div> </div> <div style="display: flex; gap: 5px; margin-top: 5px;"> <div style="width: 10px; height: 10px; background-color: #A9A9A9;"></div> <div style="width: 10px; height: 10px; background-color: #A9A9A9;"></div> <div style="width: 10px; height: 10px; background-color: #A9A9A9;"></div> </div> <div style="display: flex; gap: 5px; margin-top: 5px;"> <div style="width: 10px; height: 10px; background-color: #A9A9A9;"></div> <div style="width: 10px; height: 10px; background-color: #A9A9A9;"></div> </div> </div>	<p>No significant effects predicted.</p>
SA14: BUSINESS LAND & INFRA-STRUCTURE	<div style="display: flex; flex-direction: column; align-items: center;"> <div style="display: flex; gap: 5px;"> <div style="width: 10px; height: 10px; background-color: #A9A9A9;"></div> <div style="width: 10px; height: 10px; background-color: #A9A9A9;"></div> <div style="width: 10px; height: 10px; background-color: #A9A9A9;"></div> </div> <div style="display: flex; gap: 5px; margin-top: 5px;"> <div style="width: 10px; height: 10px; background-color: #A9A9A9;"></div> <div style="width: 10px; height: 10px; background-color: #A9A9A9;"></div> <div style="width: 10px; height: 10px; background-color: #A9A9A9;"></div> </div> <div style="display: flex; gap: 5px; margin-top: 5px;"> <div style="width: 10px; height: 10px; background-color: #A9A9A9;"></div> <div style="width: 10px; height: 10px; background-color: #A9A9A9;"></div> </div> </div>	<p>No significant effects predicted.</p>

Summary

The policy is predicted to have a positive effect on the provision and delivery of housing for multiple occupation and bedsit accommodation (SA1). Support for the delivery of mixed and balanced communities should further create sustainable neighbourhoods and contribute to social capital (SA5). Benefits may also be generated with regards to the built environment (SA7) and waste (SA9) by encouraging the reuse of buildings. A neutral effect is predicted for most sustainable objectives as the policy is unlikely to have any effects due to its specific focus.

Policy H8 Accommodation for Gypsies, Travellers and Travelling Show People

SA Objective	Policy	Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST MT LT	The policy sets out the minimum level of pitches and transit spaces that will be provided to support gypsy or traveller communities over the plan period. This will contribute a positive effect to housing for these communities However the effect on the baseline relating to housing delivery would not be significant, given the small number of people that sites would serve.
SA2 - To improve health and wellbeing, and reduce health inequalities	ST MT LT	The policy seeks to address the health requirements of such communities by seeking to locate new sites within close proximity of community facilities such as health infrastructure and provide adequate services including drainage, water supply, electricity, waste and sewage disposal. Protection of existing sites should also ensure security of accommodation space in the longer term, which is positive for wellbeing.
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST MT LT	No significant effect.
SA4 - To improve community safety, reduce crime and the fear of crime	ST MT LT	No significant effect.
SA5 - To promote and support the development and growth of social capital across the district	ST MT LT	No significant effect.
SA6 - To increase biodiversity levels across the district	ST MT LT	No significant effect.
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST MT LT	No significant effect.
SA8 - to manage prudently the natural resources of the district	ST MT LT	No significant effect.

SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST MT LT		No significant effect
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable sources	ST MT LT		No significant effect.
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST MT LT		The policy seeks to ensure that plots have suitable highway access, do not undermine highway safety or have any adverse effects on highway infrastructure by securing sufficient on-site parking provision. This should avoid any negative effects on highways. Locational requirements to ensure access to services and facilities should also be beneficial with regards to reducing the need to travel by car.
SA12 - To create high quality employment opportunities	ST MT LT		No significant effect.
SA13 - To develop a strong culture of enterprise and innovation	ST MT LT		No significant effect.
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST MT LT		No significant effect.

Summary

The policy is predicted to have positive effects in relation to addressing specific housing needs (SA1) and health inequalities (SA2). Whilst this could have substantial benefits for a small number of people, the overall effects across the district are not significant. Design and layout requirements set out in the policy should ensure that sites do not have significant effects on environmental factors and that they are located in accessible locations if possible (SA11).

E1 – Enabling economic development

SA Objective	Policy			Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST	ST	The policy is focused on employment development, and seeks to focus such growth to existing employment areas and allocated land. Consequently, the effects on housing are likely to be neutral. It is not likely that land suitable for housing would be developed given the focus on employment areas.	
	MT	MT		
	LT	LT		
SA2 - To improve health and wellbeing, and reduce health inequalities	ST	ST	The policy focuses on economic growth and development in the district. As such, there is likely to be a positive effect on social wellbeing within the community due to the creation of more skilled jobs. The policy also states that smaller business proposals will be supported where they are located closer to residential areas, thereby providing employment opportunities for people to possibly walk to (encouraging healthier lifestyles). Effects are not predicted to be significant as the policy does not allocate any land as such for development (though this is covered by other policies). Health and wellbeing is also affected by a wider range of factors.	
	MT	MT		
	LT	LT		
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST	ST	The policy does not state whether economic development would be permitted on land that affects green spaces and cultural assets. However, a focus upon undeveloped land and vacant sites on existing key employment areas ought to ensure that open space in other locations is not affected. Having said this, some existing employment areas are located within close proximity to open green space (for example Bellamy Road Industrial Estate and Crown Farm Industrial Estate) and this might be affected by growth in these areas. At this stage, an uncertain effect is predicted over the Plan period.	
	MT	MT		
	LT	LT		
SA4 - To improve community safety, reduce crime and the fear of crime	ST	ST	The policy seeks to achieve economic growth and regeneration, which is proven to lead to social benefits such as increased employment opportunities. Being employed is an important element in the reduction of offending and re-offending. Therefore, the policy ought to have a minor indirect positive effect.	
	MT	MT		
	LT	LT		
SA5 - To promote and support the development and growth of social capital across the district	ST	ST	There is a positive link between this policy and the development of social capital across the district. This relates to regeneration activities and the potential increase in access to employment opportunities for residential areas (business start-ups for example). This could help to improve engagement in community activities and access to jobs and facilities.	
	MT	MT		
	LT	LT		
SA6 - To increase biodiversity levels across the district	ST	ST	Since the policy focuses on economic growth and development, there is no clear link between how economic development would impact on levels of biodiversity within the district. However, a focus on existing employment areas and allocated sites does have potential to impact upon biodiversity (given that Bellamy Road Industrial Estate and Crown Farm Industrial Estate are within close proximity to the proposed potential SPA). Consequently, an uncertain effect is predicted.	
	MT	MT		
	LT	LT		
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST	ST	The policy focuses on economic development and how this would be achieved throughout the district. The principle of locating growth at existing employment areas and new allocated sites ought to ensure that the effects upon the built and natural environment are avoided and should they occur are not significantly negative. Neutral effects are predicted at this stage.	
	MT	MT		
	LT	LT		
SA8 - to manage prudently the natural resources of the district	ST	ST	The policy encourages economic development on existing and allocated employment sites, which ought to make good use of existing infrastructure (thereby reducing the need to utilise additional virgin materials in new development. Additional growth in existing areas could possibly add to air quality issues, but these are unlikely to be significant. Overall a neutral effect is predicted.	
	MT	MT		
	LT	LT		

SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST	-	This policy encourages economic growth and development, which may lead to an increase in waste generation overall. The efficiency of waste practices in both construction and operation would not be influenced by this policy though. A focus on existing employment areas would however help to reduce the need for new resources for construction. Overall, a minor negative effect is predicted in the longer term as levels of growth increase.
	MT		
	LT		
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source	ST	-	Though economic growth could increase the amount of energy consumption in general, the policy is unlikely to have an effect on standards of energy efficiency or the generation of renewable energy. A minor negative effect is predicted overall.
	MT		
	LT		
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST	+	There is a positive link that can be drawn between this policy and sustainable travel. This is because the policy states that smaller proposals, e.g business start-ups, are to be supported when they are within close proximity of residential developments. This would mean a reduction in car reliance and an increased number of people walking to work. Furthermore, a focus on existing employment areas would make use of existing infrastructure and established links to employment areas. A minor positive effect is predicted as it is still likely that trips would be taken by private car at least in the short term.
	MT		
	LT		
SA12 - To create high quality employment opportunities	ST	+	There is a positive link between this policy and the creation of high quality employment opportunities. There is an emphasis on support for proposals that create significant investment and lead to the creation of high-skilled jobs. As such, this would benefit economic output but also provide social benefits such as higher job security and greater opportunities for higher skilled jobs. In the longer term a significant positive effect is predicted as investment opportunities have greater time to be secured.
	MT		
	LT		
SA13 - To develop a strong culture of enterprise and innovation	ST	+	A key theme of the policy is to increase the variety and number of high skilled jobs. This should help to create jobs in the immediate market but also provide the foundations for future development and economic growth. The creation of skilled jobs in the district may also help to retain skilled employees in the district. Minor positive effects are predicted over the Plan period.
	MT		
	LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST	+	There is a positive link that can be drawn between this policy and the SA objective. One of the key aims of the policy is to support proposals for economic development where it involves the creation of significant new employment in specialist skill sectors. In terms of land and infrastructure, the policy supports growth at key employment areas which makes use of existing infrastructure.
	MT		
	LT		

Summary

The policy has a number of positive effects, with the majority related to the economic factors such as job creation (SA12), enterprise (SA13) and economy (SA14). Further benefits are noted with regards to social factors that benefit from employment such as improved health (SA2), reduced crime (SA4) and support for social development (SA5). However, there are several environmental factors where uncertain (SA3, SA6, SA8) or minor negative effects (SA9, SA10) are predicted. With regards to open space and biodiversity, some existing employment areas are within close proximity to strategically important assets, and therefore continued focus of growth here could possibly have negative effects in terms of disturbance to wildlife and the recreational function of open space. However, this would depend on the precise location and design of developments, so uncertain effects are recorded at this stage. Other plan policies provide a framework for dealing with environmental issues.

Policy E2 Sites allocated as new employment areas

SA Objective	Policy	Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST	No significant effect. Housing requirements can be met without pressure to release employment land. The employment sites identified are also more suited to employment extensions and therefore neutral effects are predicted.
	MT	
	LT	
SA2 - To improve health and wellbeing, and reduce health inequalities	ST	The policy seeks to allocate land suited for employment development which should subsequently facilitate business growth in the district. This is predicted to result in an increase of local employment and improved local access to jobs, thus having a positive effect on health and wellbeing. Given that the allocations are both extensions to existing business and industrial parks impacts in terms of amenity and recreational loss of space are not likely to be significant. The inclusion of employment land at SUE1 and SUE2 could potentially have a greater effect on amenity for nearby communities, but these effects ought to be manageable.
	MT	
	LT	
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST	No significant effect is predicted, though it is noted that the allocated employment sites may have effects on surrounding green space. For example, employment elements at each of SUE1 and SUE2 could involve green space. At Jubilee way in particular, development could lead to the loss of areas identified of importance for green infrastructure. Consequently, minor negative effects are predicted both in the short term and the long term.
	MT	
	LT	
SA4 - To improve community safety, reduce crime and the fear of crime	ST	No significant effect likely. Perhaps in the longer term minor positive effects could be generated as result of increased job opportunities.
	MT	
	LT	
SA5 - To promote and support the development and growth of social capital across the district	ST	No significant effect likely with regards to community development. The employment land allocated would not affect existing community facilities.
	MT	
	LT	
SA6 - To increase biodiversity levels across the district	ST	It is possible that development on the allocated sites would lead to the loss of habitats and / or disturbance. In particular, the Ratcher Hill Employment Area is adjacent to a potential proposed SPA, SSSI and local wildlife sites and could therefore lead to disturbance to birds/wildlife in this location. A mitigating factor is that these sites are already occupied, and expansion is in part onto land already previously developed or being used as car parking. Therefore with adequate mitigation, the effects ought not to be significant in the longer term. In the short to medium term significant negative effects are predicted to reflect the effects that would be generated at construction phases in particular. At the Oakfield Lane allocation, there is a local wildlife site in close proximity as well as the site being nearby to the ppSPA. Though the site is relatively small scale, development could disturb wildlife in the short term. However, development could be used to contribute to enhancement adjacent to the site which has been identified as a potential area for improvement. Employment land is also allocated at SUE 1 and SUE2. At Pleasley Hill Farm, the effects are unlikely to be significant as there are no major constraints nearby. However at Land off Jubilee Way, the site falls directly within the ppSPA and is adjacent to a local wildlife site. Development therefore has the potential to have significant short term effects in terms of disturbance and a loss of supporting habitats. Provided that enhancement is secured, it is considered that significant long term effects could be avoided (as discussed in the HRA) though. For each of the sites it will be necessary to undertake local ecological surveys to determine the effects more accurately and identify appropriate mitigation. It is noted however that enhancement opportunities do exist in these locations too.
	MT	
	LT	
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST	The policy is unlikely to have a significant negative effect on landscape character or heritage as the allocated sites are expansions of existing business parks which are already built-up in nature (apart from the employment element at SUE1 and SUE2). Having said this, development would lead to the loss of open/green land which could have negative implications locally on landscape character / visual amenity. There would be a loss of green space on the urban fringes associated with the SUEs (part of which would involve employment land). The majority of sites are within the urban area or fall into landscape zones where 'creation and restoration' is recommended. Therefore, there is potential for positive effects should developments include enhancement. The layout and design of sites will determine whether effects are likely to be positive. However, an uncertain effect is predicted at this stage. The effects on heritage are not predicted to be significant as there are no designated assets nearby and the allocated sites are unlikely to have an effect on the setting of more distant heritage assets.
	MT	
	LT	
SA8 - to manage prudently the natural resources of the district	ST	The policy is unlikely to have a significant effect on water quality or soil resources as the sites allocated are not within groundwater protection areas and do not contain best and most versatile agricultural land. Other policies in the plan should further ensure that any effects that may occur are mitigated. Effects on air quality have not been modelled, but routes towards the majority of allocated sites do not experience air quality concerns. Though business could increase trips (especially from HGVs) it is considered unlikely that effects on air quality would be significant. At this stage, the effects are uncertain.
	MT	
	LT	

SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST		Whilst the development of employment sites may produce more waste in Mansfield, it is considered that waste generation would increase as part of any natural growth, and therefore simply allocating this package of sites would have no significant effects.
	MT		
	LT		
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source	ST		The site allocations encourage development mainly to the east and south east of Mansfield. This is close to an identified high heat area at Bellamy Road Industrial Estate. It is possible that a district heating network could be explored in these locations, but viability and feasibility is uncertain. With development of this nature and scale, there is potential for resource usage to increase. This has the potential to create a minor negative effect, but it is possible that sites would come forward in absence of the Plan, as part of the natural growth of Mansfield, therefore the effects here are seen as neutral.
	MT		
	LT		
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST		Through focusing new employment at accessible locations within the district, it should be possible to reduce out-commuting and longer travel distances. As allocations are largely adjacent to employment areas, public transport is also established, which could help to encourage a reduction in carbon emissions. However, given the location of the sites on the periphery of the urban area, access to these employment sites is likely to continue to be dominated by car travel. Consequently, the effects are predicted to be neutral on balance.
	MT		
	LT		
SA12 - To create high quality employment opportunities	ST		The policy should ensure appropriate land remains available for business growth over the plan period. This could facilitate the growth of local employment, having a significant positive effect in the longer term.
	MT	+	
	LT	+	
SA13 - To develop a strong culture of enterprise and innovation	ST		The policy has potential to support the growth of advanced manufacturing and knowledge-based industries by allocating appropriate land in desirable locations that would likely be suitable for such uses. However, this is highly dependant on the nature of businesses that may occupy such sites and other attributes such as access to a highly skilled workforce that are beyond the remit of this policy. Hence, a neutral effect in the interim and an uncertain effect is predicted in the longer term.
	MT		
	LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST		No significant effect is likely although the type of industry that takes up the employment sites may be able to contribute positively to this SA objective through infrastructure improvements.
	MT		
	LT		

Summary

The policy allocates sites for new employment in the district. This will have a significant positive effect in terms of job creation (SA12) and also improve the wellbeing of the community with the increased access to jobs (SA2). The scale of the employment sites also increases the likelihood of bigger companies who require high skilled workers to Mansfield. There is potential for the development to become more sustainable with the introduction of a district heating network although the likelihood of this is currently uncertain. A significant negative effect is predicted for biodiversity (SA6), as allocations at Ratcher Hill Quarry and Ransom Wood are adjacent to a potential SPA and other wildlife sites, and could therefore lead to disturbance to birds/wildlife (other plan policies / mitigation and enhancement could reduce this effect to a minor negative though). The effects upon natural resources are uncertain, as air quality could be affected by increased car and HGV trips. With regards to landscape, enhancements ought to be possible, but this is dependant upon the design and layout of development. Therefore uncertain (positive) effects are predicted.

Policy E3 Committed Employment Sites

SA Objective		Summary & Mitigation
SA1: HOUSING	ST MT LT	As committed sites are identified in the Plan, the policy is likely to prevent housing development from coming forward on employment sites where permissions lapse. This is not considered likely to have a significant effect on the achievement of housing needs though.
SA2: HEALTH	ST MT LT	No significant effect predicted.
SA3: HERITAGE	ST MT LT	No significant effect predicted.
SA4: COMMUNITY SAFETY	ST MT LT	No significant effect predicted.
SA5: SOCIETY	ST MT LT	No significant effect predicted.
SA6: BIODIVERSITY	ST MT LT	No significant effect predicted.
SA7: BUILT & NATURAL ASSETS	ST MT LT	No significant effects predicted.
SA8: NATURAL RESOURCES	ST MT LT	No significant effects predicted.
SA9: WASTE	ST MT LT	No significant effects predicted.

SA10: ENERGY	LT	MT	ST	No significant effects predicted.
SA11: TRANSPORT	LT	MT	ST	No significant effects predicted.
SA12: EMPLOYMENT	LT	MT	ST	A minor positive effect is predicted by ensuring that the listed sites within the policy remain identified for employment even after permission has lapsed.
SA13: INNOVATION	LT	MT	ST	No significant effects predicted.
SA14: BUSINESS LAND & INFRA-STRUCTURE	LT	MT	ST	No significant effects predicted.

Summary

The policy is predicted to have a positive effect on the delivery of employment land (SA12) by ensuring that the listed sites within the policy remain allocated for employment even after their planning permission has lapsed. No significant effects have been predicted for other sustainability objectives, as the listed sites have already been granted planning permission. There is therefore an assumption that key planning issues will already have been addressed. It is also expected that the majority of committed developments will be built-out, and so these already form part of the baseline position for employment land delivery.

Policy E4 Retaining Land for Employment Uses

SA Objective	Policy	Summary & Mitigation
SA1: HOUSING	LT MT ST	The policy could restrict housing on safeguarded employment areas, but this is unlikely to affect the delivery of housing needs overall, nor is it likely to be desirable in certain locations due to amenity issues. There would also be potential for less important employment areas to be considered for housing development.
SA2: HEALTH	LT MT ST	There is no link between this objective and the quantity and quality of existing employment land to be protected.
SA3: GREEN SPACES & CULTURE	LT MT ST	There is no link between this objective and the quantity and quality of existing employment land to be protected.
SA4: COMMUNITY SAFETY	LT MT ST	There is no link between this objective and the quantity and quality of existing employment land to be protected.
SA5: SOCIETY	LT MT ST	There is no link between this objective and the quantity and quality of existing employment land to be protected.
SA6: BIODIVERSITY	LT MT ST	Protecting the best employment sites and allowing for expansion ought to reduce the need for employment land elsewhere, and thus the potential for pressure on greenfield land (with potential value for biodiversity). The effects are uncertain though as some of the key employment areas are within close proximity to sensitive / designated wildlife habitats.
SA7: BUILT & NATURAL ASSETS	LT MT ST	Protecting the best employment sites and allowing for expansion ought to reduce the need for employment land elsewhere, and thus the potential for pressure on land for development would be reduced. This ought to help ensure a neutral effect on the baseline position. Allowing development on non-safeguarded areas would also present opportunities for regeneration of underused land and buildings.
SA8: NATURAL RESOURCES	LT MT ST	Safeguarding existing high quality employment sites ought to ensure that there is less demand for greenfield land and new supporting infrastructure. This could help to reduce effects on soil, air and water and demand for resources.
SA9: WASTE	LT MT ST	No significant effects identified.

SA10: ENERGY	LT MT ST	There is unlikely to be any link between the quantity and quality of existing employment land to be protected and the objective to minimise energy usage and reduce dependence on non-renewable resources. In addition the incorporation of renewable energy / energy efficient design is reliant on other policies in the Local Plan.
SA11: TRANSPORT	LT MT ST	Protecting the best employment sites and having a flexible approach by allowing redevelopment of the rest may result in a number of unsuitable employment sites in sustainable locations being utilised for alternative uses which may result in less travel by car and improve accessibility to jobs and services. Similarly, employment sites that are suitable and attractive to the market are likely to provide good opportunity for people to live close to where they work thereby cutting down on travel to work. This is predicted to have a positive effect upon the objective.
SA12: EMPLOYMENT	LT MT ST	The protection of employment sites will establish a suitable range of land for business use and growth. The policy further supports non-business uses in these areas providing that they generate a significant number of jobs. This is predicted to also have a positive effect on employment. Overall, the protection of good quality business sites for employment use should create a significant positive effect in the long term as it allows for business growth and agglomeration.
SA13: INNOVATION	LT MT ST	The policy allocates sites in a range of business parks and estates, some of which are suited to meet the needs of advanced manufacturing and knowledge based businesses. In the longer term this could attract investment in the District leading to a significant positive effect.
SA14: BUSINESS LAND & INFRA-STRUCTURE	LT MT ST	The protection of employment sites will ensure that there is a supply of quality employment land to support modern business development. Given that these sites are served by infrastructure already, there should also be good opportunities to make best use of existing networks and to secure enhancements as part of site expansions. A significant positive effect is predicted in the long term.

Summary

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

E5- Other industrial and business development

SA Objective	Policy			Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district		ST		The policy focuses on development of employment land that is not within existing areas or allocated in the Plan. There is no direct link with housing policy, other than the need to encourage walkable employment opportunities. Neutral effects are predicted.
		MT		
		LT		
SA2 - To improve health and wellbeing, and reduce health inequalities		ST		Support for business growth on appropriate sites within or on the edge of the urban area ought to provide accessible jobs (potentially via active modes of travel such as walking and cycling) for local residents. This could have a positive effect on health and wellbeing in the longer term, but effects are not likely to be significant.
		MT		
		LT		
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture		ST		The policy is unlikely to have an effect on green space or culture. Whilst it supports economic growth on appropriate sites, this would need to be in line with other Plan policies, and growth in the open countryside appears to be limited. Neutral effects are predicted.
		MT		
		LT		
SA4 - To improve community safety, reduce crime and the fear of crime		ST		There is no direct link between the policy and community safety. Whilst employment growth at smaller sites will contribute towards increased job opportunities (which can have positive effects in terms of reducing rates of offending) this is unlikely to be at a magnitude that has notable effects.
		MT		
		LT		
SA5 - To promote and support the development and growth of social capital across the district		ST		There is no clear link between this policy and the development of social capital. Therefore, neutral effects are predicted.
		MT		
		LT		
SA6 - To increase biodiversity levels across the district		ST		The policy encourages development to utilise space already occupied by existing land uses and businesses. This ought to avoid pressure for development on green space, which could have some minor benefits for biodiversity conservation. The effects are likely to be negligible though.
		MT		
		LT		
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district		ST		The policy states that development proposals would only be supported where existing land/sites are redeveloped and 'are in scale' with the local area. This principle (in combination with other policies that protect the built environment) ought to contribute to the preservation of townscape and landscape character. Only a minor positive effect is predicted in the longer term as the detail provided in this policy is limited.
		MT		
		LT		
SA8 - to manage prudently the natural resources of the district		ST		The policy does not deal with the management of natural resources such as the consumption of raw materials. Consequently, neutral effects are likely.
		MT		
		LT		
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials		ST		There is no clear link between the policy and waste management / recycling. Therefore, neutral effects are predicted.
		MT		
		LT		
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source		ST		There is no clear link between the policy and energy / resource use. Therefore, neutral effects are predicted.
		MT		
		LT		

SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST		This policy is likely to have a minor positive impact on transport by supporting development that makes use of existing public transport routes and locating employment in areas that are accessible by public transport and by walking and cycling. In the longer term this could contribute a minor positive effect in terms of the number of trips that are made to employment.
	MT		
	LT		
SA12 - To create high quality employment opportunities	ST		The policy focuses distinctly on economic growth and creating employment opportunities. Business proposals such as offices and storage/distribution would be supported when for example, they expand existing businesses and provide high quality employment floor space. As such, businesses could be attracted to the district or grow existing operations; offering more jobs for local people. The policy is important to allow for local employment sites to be developed to complement strategic sites. Whilst there is no specific strategy for rural economic growth, the policy does allow for proposals on the edge of urban areas and village boundaries and in other special circumstances. Therefore, a positive effect is predicted.
	MT		
	LT		
SA13 - To develop a strong culture of enterprise and innovation	ST		The policy could assist in the creation of jobs in specialist sectors which are more skilled and better paid. However, this is not an explicit focus of the policy. Support for appropriate development may also be more likely to benefit smaller businesses and start-ups that are seeking suitable local employment space in accessible locations.
	MT		
	LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST		The policy ought to support an efficient use of infrastructure by requiring new development to locate in areas that have good public transport links and are capable of accommodating increased traffic. Positive effects are predicted, but these are not significant as the policy is unlikely to lead to developments that enhance infrastructure and a modern economic structure.
	MT		
	LT		

Summary

The policy is predicted to have a mix of neutral and minor positive effects. The majority of benefits relate to the economy, for example the policy should help boost the number of jobs and support the start up and expansion of local businesses. There should be some social benefits such as improved health and wellbeing in the longer term (SA2), and encouragement to use sustainable modes of transport (SA11). The effects on environmental factors are largely neutral, but there may be some minor benefits for the built and natural environment (SA7) in the longer term by encouraging development to be in scale with the local area.

Policy E6 Improving skills and economic inclusion

SA Objective		Summary & Mitigation
SA1: HOUSING	ST MT LT	No significant effects predicted. This policy is unlikely to undermine the delivery of housing, as development schemes that may be affected by the requirements outlined would be sufficiently viable to absorb any costs.
SA2: HEALTH	ST MT LT	No significant effects predicted.
SA3: OPEN SPACE AND CULTURE	ST MT LT	No significant effects predicted.
SA4: COMMUNITY SAFETY	ST MT LT	The policy is predicted to have a minor positive effect through the potential reduction of anti-social behaviour and crime as a result of unemployment and deprivation. These effects are most likely to benefit the central, north-west and south-east parts of Mansfield town, but only in the longer term as the benefits of job creation is maximised over the plan period.
SA5: SOCIETY	ST MT LT	The policy sets out requirements for the recruitment and training of local people which is predicted to have a positive effect on social capital through contributions towards education and skills.
SA6: BIODIVERSITY	ST MT LT	No significant effects predicted.
SA7: BUILT & NATURAL ASSETS	ST MT LT	No significant effects predicted.
SA8: NATURAL RESOURCES	ST MT LT	No significant effects predicted.
SA9: WASTE	ST MT LT	No significant effects predicted.

SA10: ENERGY	LT	MT	ST	No significant effects predicted.
SA11: TRANSPORT	LT	MT	ST	No significant effects predicted.
SA12: EMPLOYMENT	LT	MT	ST	The policy is predicted to have a significant positive effect on local employment as it sets out measures to secure the job creation from major development for local people.
SA13: INNOVATION	LT	MT	ST	A significant positive effect is predicted as the policy is likely to increase the local skills base and should support the establishment of a culture where businesses proactively invest in the education of their workforce.
SA14: BUSINESS LAND & INFRA-STRUCTURE	LT	MT	ST	No significant effects predicted.

Summary

A significant positive effect is predicted for employment and innovation (SA12 / SA13), as the policy should directly help to ensure that local communities benefit from employment and training opportunities associated with major development. Improved employment opportunities could in the longer term help to reduce crime (SA4) by providing greater aspirations for young people, and also supports community cohesion (SA5). However, the effects are unlikely to be significant. Neutral effects are predicted for all other sustainability objectives.

Policy RT1 Mansfield town centre strategy

SA Objective	Policy	Summary & Mitigation
SA1: HOUSING	ST	This policy doesn't specifically relate to housing but supports residential uses above ground floor retail which should have a minor positive impact on provision.
	MT	
	LT	
SA2: HEALTH	ST	By seeking to create stronger walking and cycling routes this policy is likely to help increase opportunities for active travel which ought to have beneficial effects on health and wellbeing. However, the effects are likely to be minor as no specific schemes or standards are set out.
	MT	
	LT	
SA3: GREEN SPACES AND CULTURE	ST	The policy supports enhancements to the town centre public realm which could include green space and the delivery of public art (which can hold cultural significance). However, this policy doesn't specifically relate to the improvement of green spaces or helping people to increase their participation in cultural activities. Therefore uncertain (positive) effects are predicted.
	MT	
	LT	
SA4: COMMUNITY SAFETY	ST	The redevelopment of the town centre through a town centre first approach is likely to improve the image of the area, increase surveillance and help reduce perceptions that the town centre is unsafe. Allowing a range of uses in the primary shopping area is also likely to help improve vitality and natural surveillance.
	MT	
	LT	
SA5: SOCIETY	ST	The policy aims to improve the attractiveness of the central area of Mansfield by strengthening the vitality and viability of the town centre. This ought to have positive effects for the district's communities if public realm improvements involve space for events and performances.
	MT	
	LT	
SA6: BIODIVERSITY	ST	Development within the Central Area of Mansfield is unlikely to have a significant effect upon biodiversity, although may be subject to the findings of any protected species surveys that may be required as part of individual developments. The policy is unlikely to have any effects by focusing retail, leisure and other appropriate uses in the town centre.
	MT	
	LT	
SA7: BUILT & NATURAL ASSETS	ST	The policy aims to enhance the town centre environment, which includes its heritage assets and civic areas which give it a sense of place. Whilst development could affect the character and setting of historic buildings, it is likely that these will be positive changes if the holistic principles of this policy and other policies within the plan are achieved (i.e. pedestrianisation, landmark buildings, reintroducing historic frontages). In the longer term this could lead to a significant positive effect.
	MT	
	LT	
SA8: NATURAL RESOURCES	ST	No significant effect predicted. Directing appropriate uses towards the town centre will hopefully increase footfall in the town centre, which may bring with it an increase in car trips and associated emissions. However, it is considered unlikely that this would have notable effects on air quality - not least because there are good public transport links and the policy (amongst others in the plan) also promotes walking and cycling. On balance neutral effects are predicted.
	MT	
	LT	
SA9: WASTE	ST	The policy aims to encourage development in the town centre and thus should have a positive effect upon the minimisation of waste by (from construction of new units) seeking to maximise brownfield land which in itself is re-use / recycling.
	MT	
	LT	
SA10: ENERGY	ST	No significant effect predicted. However, it is noted that town centres may be good opportunity areas for the development of decentralised heat networks given the range and density of uses.
	MT	
	LT	

SA11: TRANSPORT	ST	The overarching policy seeks to strengthen the vitality and viability of the town centre by creating stronger walking and cycling links. This is supported by the 'Accessing the Town Centre' policy. On balance, a minor positive effect is predicted as this policy alone is unlikely to lead to significant changes.
	MT	
	LT	
SA12: EMPLOYMENT	ST	The overarching policy seeks to strengthen the vitality and viability of the town centre and allows for a wider range of uses to facilitate this. The policy also sets the intention to allocate land for retail uses. This is likely to have a minor positive effect upon the number and quality of job opportunities in the long term.
	MT	
	LT	
SA13: INNOVATION	ST	The overarching policy seeks to strengthen the vitality and viability of the town centre through new development and provide an environment that encourages investment. Whilst this is unlikely to increase qualification levels or high knowledge sectors, having a thriving town centre is likely to help inspire enterprise. This is likely to have a minor positive effect upon the objective in the long term.
	MT	
	LT	
SA14: BUSINESS LAND & INFRA- STRUCTURE	ST	The overarching policy seeks to strengthen the vitality and viability of the town centre through new development and provide an environment that encourages investment. The development of new retail / office units to meet modern requirements is likely to have a minor positive effect in the longer term. With regards to infrastructure, it will be important to ensure that new development can be accommodated sufficiently.
	MT	
	LT	

Summary

The policy is predicted to have mostly neutral or minor positive effects. Improvements to pedestrian and cycle routes is likely to have positive effects on health (SA2) and transport (SA11). A town centre first approach and measures to maximise the vitality and viability of the centre should also have a positive effect on the built and natural environment (SA7) employment (SA12), innovation (SA13) and infrastructure (SA14). However, there are some uncertainties as to whether focusing development into the centre could prevent business opportunities from flourishing outside the town centre in the short term. Increased growth and activity is presumed to be positive for the built environment (SA7) and this could be significantly positive in the longer term, but this is reliant upon good design principles being enforced.

Policy RT2 Main town centre uses

SA Objective		Summary & Mitigation
SA1: HOUSING	LT MT ST	Neutral effects predicted as the policy does not relate to housing provision as a 'main' town centre use.
SA2: HEALTH	LT MT ST	No significant effects predicted as the policy does not relate to health facilities as a 'main town centre use'.
SA3: GREEN SPACE AND CULTURE	LT MT ST	No significant effects predicted.
SA4: COMMUNITY SAFETY	LT MT ST	No significant effects predicted. However, ensuring that the town centre has a range of uses, natural surveillance ought to be improved (thereby reducing fear of crime).
SA5: SOCIETY	LT MT ST	The policy ought to have positive effects by allowing for recreational and community facilities in town centres. The policy also clarifies that there will be new centres as part of strategic mixed use development at Pleasley Hill and Jubilee Way. This should have benefits for new and existing communities in this area in the sense of creating a focal point for the community.
SA6: BIODIVERSITY	LT MT ST	No significant effects predicted as directing retail to the town centres is not likely to lead to substantial loss or disturbance to biodiversity.
SA7: BUILT & NATURAL ASSETS	LT MT ST	The policy does require development to be of a scale and character that reflects the role, function and distinctive qualities of the town centres. It is therefore possible that this may have a positive effect on the townscape and built environment of town centres. Ensuring that typical town centre uses are secured ought to retain the character and vitality of town centres.
SA8: NATURAL RESOURCES	LT MT ST	No significant effects predicted with regards to soil resources, as town centre sites are unlikely to contain agricultural land. Pressure on water infrastructure would not be anticipated to be substantial as a result of maintaining the role of town centres as activity levels would not be expected to increase to unmanageable levels. Likewise, the effects on air quality are predicted to be neutral given that town centres are accessible by public transport.
SA9: WASTE	LT MT ST	Neutral effects are predicted.
SA10: ENERGY	LT MT ST	Neutral effects are predicted.
SA11: TRANSPORT	LT MT ST	Town centre focused development of uses such as retail and offices could help to encourage greater use of public transport. Conversely, it could draw more cars into areas that already suffer from congestion, although policy RT1 seeks to manage this by a preference for new car parks on the edge of town centres. On balance, minor positive effects are predicted.

SA12: EMPLOYMENT	LT MT ST	The policy confirms that the main town centre uses should continue to be supported in preference to out of centre locations. This is essentially a business as usual situation with regards to the opportunity to generate new employment. Therefore, neutral effects are predicted.
SA13: INNOVATION	LT MT ST	Neutral effects are predicted. The policy is not considered likely to lead to an increase in the number of knowledge based jobs or entrepreneurialism.
SA14: BUSINESS LAND & INFRA- STRUCTURE	LT MT ST	Neutral effects are predicted with regards to infrastructure and business land as these factors are unlikely to be influenced by town centre uses.

Summary

The policy is predicted to have mostly neutral effects, given that it is not a substantial departure from the current policy approach to town centres. Positive effects are predicted with regards to community development though to reflect the new centres that would need to be established at strategic sites; potentially acting as a focal point for community activities (SA5). Re-enforcing what the main town centre uses are should also be beneficial for the character of the built environment, by seeking to ensure that no major changes occur in the longer term and that a decline in the function of town centres does not occur.

RT3 Mansfield town centre primary shopping area

SA Objective	Policy			Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST			There is no mention of the role that residential units have to play in town centres. Therefore, neutral effects are predicted.
	MT			
	LT			
SA2 - To improve health and wellbeing, and reduce health inequalities	ST			No significant effect
	MT			
	LT			
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST			No significant effect
	MT			
	LT			
SA4 - To improve community safety, reduce crime and the fear of crime	ST			No significant effect
	MT			
	LT			
SA5 - To promote and support the development and growth of social capital across the district	ST			Through ensuring Mansfield Primary Shopping Area is made up of appropriate class A uses, access to shops (A1), financial and professional services (A2), restaurants and cafes (A3), drinking establishments (A4) and hot food takeaways (A5) (as appropriate) for the local population would be enhanced over the plan period. This should have a positive effect in terms of ensuring residents are satisfied with the level and mix of services provided in the primary shopping area within Mansfield town centre.
	MT			
	LT			
SA6 - To increase biodiversity levels across the district	ST			No significant effect.
	MT			
	LT			
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST			The policy should ensure that the characteristics of the town centre are maintained and enhanced with regards to retaining a retail core. This ought to have beneficial effects upon the built environment and heritage.
	MT			
	LT			
SA8 - to manage prudently the natural resources of the district	ST			No significant effects.
	MT			
	LT			
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST			No significant effect.
	MT			
	LT			

SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source	ST		No significant effect.
	MT		
	LT		
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST		The delivery of this policy should have an indirect positive effect in terms of reducing the need to travel by ensuring that class A uses are focussed within the primary shopping area in Mansfield town centre. This would ensure that class A uses are provided in an accessible location, especially when delivered in combination with Policy RT5 (Accessing the town centre).
	MT		
	LT		
SA12 - To create high quality employment opportunities	ST		The focus of class A uses in the primary shopping area in Mansfield town centre would have a direct positive effect on the baseline relating to this SA objective in terms of retaining premises that support retail jobs.
	MT		
	LT		
SA13 - To develop a strong culture of enterprise and innovation	ST		No significant effect.
	MT		
	LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST		No significant effect.
	MT		
	LT		

Summary

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

Policy RT4 Mansfield town centre improvements

SA Objective	Policy			Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district		MT	ST	No significant effect predicted, though housing could be a suitable use above shop premises, which is a minor positive effect in the longer term.
		MT	LT	
		ST	LT	
SA2 - To improve health and wellbeing, and reduce health inequalities		ST	LT	The policy ought to have beneficial effects on wellbeing by creating a more attractive and accessible town centre. Whilst positive, the effects are not predicted to be significant.
		MT	LT	
		LT	LT	
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture		ST	LT	The policy identifies the need for proposals for development within the town centre to positively contribute to the image of the town and the quality of the town centre environment through a range of measures that should help to provide opportunities for people to value the town's culture. In particular, the policy incorporates measures such as enhancements to the Town Hall and reinstatement of the historic architectural detail. Overall, the delivery of this policy would have a positive effect in terms of providing opportunities for the local population to value the culture of Mansfield.
		MT	LT	
		LT	LT	
SA4 - To improve community safety, reduce crime and the fear of crime		ST	LT	The policy requires development to include appropriate security and crime prevention measures. However, this would be expected as part of any development, and the lack of detail makes it unclear the extent to which the policy would influence the design of new developments and the wider public realm. Consequently, uncertain (positive) effects are predicted.
		MT	LT	
		LT	LT	
SA5 - To promote and support the development and growth of social capital across the district		ST	LT	Delivery of the policy should help to improve access to community facilities and services in Mansfield town centre through the enhancement of permeability through the town centre and improvements to the pedestrian environment. This could have an indirect minor positive effect on social interaction.
		MT	LT	
		LT	LT	
SA6 - To increase biodiversity levels across the district		ST	LT	Neutral effects are predicted as biodiversity is unlikely to be affected by the improvement measures outlined in the policy.
		MT	LT	
		LT	LT	
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district		ST	LT	The policy incorporates a requirement for proposals for development in the town centre to positively contribute to the image of the area. The measures outlined as part of this should protect, enhance and restore the historic environment of Mansfield town centre and bring underused buildings back into use. Overall, this would lead to a direct positive effect on the historic environment, which could be significant in the longer term once a wider range of improvement schemes have been implemented / achieved.
		MT	LT	
		LT	LT	
SA8 - to manage prudently the natural resources of the district		ST	LT	Neutral effect are predicted, though it is noted that reuse of vacant buildings and infill sites ought to discourage the development of new buildings on greenfield land.
		MT	LT	
		LT	LT	
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials		ST	LT	Neutral effects are predicted as waste management is not a feature of the policy. Increased economic activity in the town centre as a result of the policy (which is presumably a key objective for this policy) could generate higher amounts of waste, but it should be possible to manage this effectively.
		MT	LT	
		LT	LT	

SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source	ST		The policy seeks to improve energy efficiency of buildings where possible , which may also include key premises. If successfully secured, this could lead to a positive effect in terms of self-reliance and a reduction in carbon emissions. Minor positive effects are predicted.
	MT		
	LT		
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST		Delivery of the policy should help to improve access to jobs and services in Mansfield town centre through the enhancement of permeability through the town centre and improvements to the pedestrian environment. This would have an indirect positive effect on the baseline relating to this SA objective.
	MT		
	LT		
SA12 - To create high quality employment opportunities	ST		The policy identifies the need for proposals for development within the town centre to lead to the refurbishment of the Four Seasons Shopping Centre, Rosemary centre and Beales Department Store amongst other changes to improve the town centre. These measures should lead to a positive effect in terms of creating employment opportunities by encouraging new businesses to locate in the town centre in modern premises.
	MT		
	LT		
SA13 - To develop a strong culture of enterprise and innovation	ST		Neutral effects are predicted as the improvement measures are not likely to encourage learning, enterprise or innovation as such.
	MT		
	LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST		The refurbishment and remodelling of unattractive retail sites ought to provide a stronger basis for economic growth in the future. It may also be an opportunity to seek improvements to infrastructure such as broadband. On balance, a minor positive effect is predicted in the medium to longer term.
	MT		
	LT		

Summary

The policy identifies a range of specific improvements that will be supported by the Council in terms of bringing forward proposals for development within the town centre. The delivery of these improvements will help to improve the physical environment of the town centre including the historic environment, public realm/civic spaces, the Four Seasons Shopping Centre, Rosemary centre and Beales Department Store. The delivery of these measures throughout the town centre should help encourage new businesses to locate in the area, which in turn would provide job opportunities (SA12 / SA13 / SA14). Positive effects should also be generated with regards to the built environment (SA7) due to opportunities to remodel and refresh the built environment in some locations. Due to their generally accessible locations, town centres (particularly when improvements are proposed to manage traffic impacts) are also likely to support a minor improvement in accessibility (SA11). The accumulation of all the minor positive effects discussed here, are likely to have knock on benefits for health and wellbeing (SA2). Whilst there is explicit reference for the need to secure appropriate security and crime prevention; the detail is lacking, and the policy is not likely to lead to any significant effects in this respect.

Policy RT6 Retail and leisure allocations

SA Objective	Policy	Summary & Mitigation
SA1: HOUSING	LT MT ST	This policy doesn't specifically relate to housing and therefore, neutral effects are anticipated.
SA2: HEALTH	LT MT ST	The Ransom Wood allocation would provide improved opportunities for jobs, but as it is at a business park, is unlikely to have a significant effect on community interaction with the built environment / public realm.
SA3: GREEN SPACES AND CULTURE	LT MT ST	This policy doesn't specifically relate to the improvement of green spaces or helping people to increase their participation in cultural activities. However, there may perhaps be opportunities to provide new better quality green space as part of a regeneration scheme. The policy could make this principle more explicit.
SA4: COMMUNITY SAFETY	LT MT ST	The effects at the Ransom Wood frontage are less likely to be notable from a public safety perspective. It is difficult to draw direct links with the policy and crime, and so uncertain effects are predicted.
SA5: SOCIETY	LT MT ST	No effects are likely, given that the allocation is at the frontage of a business park and unlikely to support community activity and cohesion.
SA6: BIODIVERSITY	LT MT ST	Development supported by the policy is unlikely to have a significant effect upon biodiversity. Though the Ransom Wood site is close to sensitive habitats, the actual development would be on brownfield land and once operational would be unlikely to lead to direct effects upon biodiversity. Visitors to the retail element of a development would be unlikely to access green spaces directly and increased car trips to the site would not be likely to have notable effects upon these habitats. Consequently, a neutral effect is predicted overall.
SA7: BUILT & NATURAL ASSETS	LT MT ST	Development is unlikely to have an effect on the historic environment, as it will front an existing business park. The public realm could be improved however.
SA8: NATURAL RESOURCES	LT MT ST	No significant effects predicted. Retail development could occur at alternative locations, but the effects would be similar. In the absence of the Plan, it is unlikely the effects upon water, soil and air would be different.
SA9: WASTE	LT MT ST	This policy approach promotes brownfield sites for retail / commercial uses. This helps to reduce the need for increased minerals use and construction waste. However, in the absence of the Plan, it is possible that alternative sites would be brought forward for retail / commercial uses on brownfield land. It is considered unlikely greenfield sites would be lost in the absence of the Plan, and so the effects of the policy are neutral.

SA10: ENERGY	LT	Green	No significant effects are predicted. However, it may be possible to promote a sustainable approach to regeneration by exploring opportunities for low carbon development / district energy schemes. The policy states that such measures should form a key principle of development, and therefore a potential positive effect is predicted. The effects may well be significant should a successful scheme be brought forward, but this is difficult to determine at this stage.
	MT	Green	
	ST	Green	
SA11: TRANSPORT	LT	Grey	Whilst the Ransom Wood site is accessible via public transport and walking/cycling for some residents, it is more likely to encourage car travel (being a site on the urban periphery). Overall, the effect on transport is likely to be neutral.
	MT	Grey	
	ST	Grey	
SA12: EMPLOYMENT	LT	Green	The policy seeks to encourage regeneration on allocated sites which should have a positive effect on employment subject to these sites coming forward for redevelopment. Positive effects may include supporting local businesses and the local labour force during construction or the delivery of new employment space.
	MT	Green	
	ST	Green	
SA13: INNOVATION	LT	Yellow	At the Ransom Wood site, a retail / commercial frontage could complement existing business / industrial activities. This could perhaps attract higher quality employment types. At this stage, an uncertain (positive) effect is predicted.
	MT	Yellow	
	ST	Grey	
SA14: BUSINESS LAND & INFRA-STRUCTURE	LT	Green	The policy is likely to strengthen the vitality and viability of a key business area in the district. This could potentially create an environment that encourages further investment in infrastructure and employment land. Minor positive effects are predicted in the medium to long term.
	MT	Green	
	ST	Grey	

Summary

The policy is predicted to have a combination of positive, neutral and uncertain effects across the SA Framework. Notably, minor positive effects are predicted with regards to the built environment (SA7). This is related to potential enhancements to the built environment along a key route into the Town. Positive effects are also predicted in the longer-term with regards to increased potential for jobs and inward investment following the delivery of high quality retail facilities (SA12, SA14). The policy seeks to achieve sustainable design, which should also have positive effects upon energy / carbon emissions (SA10). It is more uncertain whether there would be positive effects with regards to community safety (SA4), social capital (SA5) and innovation (SA13).

RT7 – Retail and leisure commitments

SA Objective	Policy	Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST	This policy provides a 'safety net' for the provision of retail land in the event that current planning permissions lapse. This means that the long term use of these pieces of land are set aside for retail. This will prevent speculative development for housing at these sites in the event that permissions lapse. However, the nature of the sites is not particularly suited to housing development, and housing delivery would not be affected. Therefore, neutral effects are predicted.
	MT	
	LT	
SA2 - To improve health and wellbeing, and reduce health inequalities	MTST	There are no direct links between the policy and health and wellbeing. Consequently, neutral effects are predicted.
	LT	
	LT	
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST	As committed developments, the potential for loss of green and open space and cultural activities will already have been considered through the planning process. Should permissions lapse and these areas are retained for retail uses, the effects are not likely to be any different in the longer term. Consequently, neutral effects are predicted.
	MT	
	LT	
SA4 - To improve community safety, reduce crime and the fear of crime	ST	The policy will help to ensure that retail opportunities are available throughout the plan period, particularly if current permissions lapse. Whilst this is a minor benefit in terms of providing conditions for job creation, the implications for crime are negligible. Consequently, neutral effects are predicted.
	MT	
	LT	
SA5 - To promote and support the development and growth of social capital across the district	MTST	There is no link between the development of social capital and the policy. Consequently, neutral effects are predicted.
	LT	
	LT	
SA6 - To increase biodiversity levels across the district	ST	As committed developments, the effects on biodiversity will already have been considered and mitigated to an acceptable level if necessary. Therefore, this forms part of the baseline position. Providing a longer term framework for these sites is unlikely to have any different effects. Therefore, neutral effects are predicted.
	MT	
	LT	
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST	As committed developments, the effects on the built and natural environment will already have been considered and mitigated to an acceptable level if necessary. Therefore, this forms part of the baseline position. Providing a longer term framework for these sites is unlikely to have any different effects. Therefore, neutral effects are predicted.
	MT	
	LT	
SA8 - to manage prudently the natural resources of the district	ST	As committed developments, the effects on natural resources will already have been considered and mitigated to an acceptable level if necessary. Therefore, this forms part of the baseline position. Providing a longer term framework for these sites is unlikely to have any different effects. Therefore, neutral effects are predicted.
	MT	
	LT	

SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST		There is no direct link between waste management and the policy. Furthermore, as committed developments, the level of retail provision is already part of the baseline position; the policy simply seeks to maintain this, and therefore neutral effects are predicted in the long term.
	MT		
	LT		
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source	ST		There is no direct link between energy and the policy. Furthermore, as committed developments, the level of retail provision is already part of the baseline position; the policy simply seeks to maintain this, and therefore neutral effects are predicted in the long term.
	MT		
	LT		
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST		As committed developments, the effects on transport and travel will already have been considered and mitigated to an acceptable level if necessary. Therefore, this forms part of the baseline position. Providing a longer term framework for these sites is unlikely to have any different effects. Therefore, neutral effects are predicted.
	MT		
	LT		
SA12 - To create high quality employment opportunities	ST		The policy provides a safety net for the provision of retail land should committed development permissions lapse. This should help to ensure that opportunities for job creation in retail are maintained and provide a clear steer for the appropriate use of these sites for retail. It is expected that the majority of permissions will be completed, and therefore the effects (whilst positive) are unlikely to be significant.
	MT		
	LT		
SA13 - To develop a strong culture of enterprise and innovation	ST		As the policy deals with retail provision, the provision of specialist and highly skilled jobs is less likely. Furthermore, these are committed developments in areas most suitable for retail, so the opportunity to deliver different employment opportunities is limited in any event. Neutral effects are predicted.
	MT		
	LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST		As committed developments, it is expected that the majority will be completed and help to contribute towards a modern economic structure. However, this is considered to be the 'baseline position'. The policy should ensure that land remains available in the longer term, but the effects are predicted to be neutral in terms of infrastructure.
	MT		
	LT		

Summary

The policy is predicted to have mostly neutral effects. This relates to the fact that the developments are already committed and the majority are anticipated to be completed. The effects upon sustainability factors have already been determined through the planning application process, and therefore significant effects are not anticipated. The only notable, but minor positive effects are related to employment and job creation as the policy provides a clear steer that retail uses will be appropriate and encouraged on any sites with lapsed permissions.

Policy RT8 District and local centres

SA Objective	Policy	Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST	No significant effect upon the objective to meet housing needs is predicted as the areas in question are already established retailing areas. Despite this, residential uses can play an important role in ensuring the vitality of centres and proposals to convert upper floors would be supported in principle. Neutral effects are predicted.
	MT	
	LT	
SA2 - To improve health and wellbeing, and reduce health inequalities	ST	The policy identifies the need for proposals for development to improve the pedestrian environment and the general appearance of district centres. This is likely to have an indirect positive effect in terms of the well being of people using these centres over the plan period. This should further ensure centres remain vibrant which would encourage linked trips / physical activity. The effects are not significant though as health and wellbeing is influenced by a wider range of factors than simply access to local retail and public realm improvements.
	MT	
	LT	
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST	Though improvements could include cultural facilities and / or green space as part of new development in centres, this is not a certainty as a result of this policy, and so uncertain effects are predicted. In the event of effects occurring, the magnitude would be small, and so would not be expected to be significant in any case.
	MT	
	LT	
SA4 - To improve community safety, reduce crime and the fear of crime	ST	The policy sets out the need to contribute to the quality of the centres by a series of measures. This could involve improving safety for pedestrians, public realm improvements and reuse of vacant units. Each of these measures could have benefits with regards to community safety. However, only one improvement measure is required as a minimum to support new development, and it is not certain that this would involve community safety measures. Therefore, uncertain effects are predicted.
	MT	
	LT	
SA5 - To promote and support the development and growth of social capital across the district	ST	District centres play an important role in providing spaces, facilities and services to local people which in turn fosters social activity. Improvements to the physical environments, vitality and service provision of these centres is predicted to have a positive effect on social capital. However, as improvements are reliant on high quality development proposals coming forward, it is unlikely that effects would be significant.
	MT	
	LT	
SA6 - To increase biodiversity levels across the district	ST	The policy is unlikely to lead to disturbance or loss of biodiversity (which ought to be adequately dealt with through other relevant plan policies). Likewise, improvements to the public realm are unlikely to involve biodiversity features. Therefore a neutral effect is predicted overall.
	MT	
	LT	
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST	The policy requires development proposals to contribute to the quality of the environment, which could include reinstating and enhancing the historic architectural detail of centres. Other measures such as management of street clutter, refurbishments, and managing traffic could also have benefits for the character of the centres. However, not all of these measures would need to be implemented, and so effects on the public realm are not likely to be significant for single developments unless they are of a high quality. . Cumulatively, there may be greater effects in the longer term though resulting in a significant positive effect in terms of the built environment.
	MT	
	LT	

SA8 - to manage prudently the natural resources of the district	ST	Neutral effects are predicted as there is unlikely to be an effect on agricultural land, water resources or air quality as a result of development in district and local centres.
	MT	
	LT	
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST	Neutral effects are predicted as there is no correlation with waste generation and recycling.
	MT	
	LT	
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source	ST	Neutral effects are predicted as there is no strong correlation between energy use and development in district and local centres. It is unlikely that there would be opportunities for renewable energy development in these locations.
	MT	
	LT	
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST	Both district and local centres are already well served by public transport and are surrounded by residential areas, the inhabitants of which are largely within a reasonable walking distance. Measures within the policy to enhance these centres should ensure they remain vibrant which could encourage more linked trips and discourage trips elsewhere which may require a less sustainable transport mode. Requirement for development proposals to sustain and improve car and cycle parking provision should further ensure the baseline position is maintained, if not improved - though this is only one of many measures that could be implemented and so only minor positive effects are predicted. Higher order goods and jobs will still require access away from district and local centres in the main.
	MT	
	LT	
SA12 - To create high quality employment opportunities	ST	Improvements to district and local centres and measures such as encouraging the reuse of vacant units may indirectly result in having a positive effect on employment, but these effects are uncertain at this stage and likely to be minor in the overall context of job opportunities for the district.
	MT	
	LT	
SA13 - To develop a strong culture of enterprise and innovation	ST	Development within district and local centres is considered unlikely to be of the type required to support an increase in knowledge based sectors, an increase in innovation and skills development. Therefore, neutral effects are predicted.
	MT	
	LT	
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST	The policy is unlikely to lead to a change in the infrastructure required to support a modern economy. The focus is upon improvements to the public realm, rather than strategic infrastructure improvements. Therefore, neutral effects are predicted.
	MT	
	LT	

Summary

The policy is predicted to have a positive effect on sustainability objectives associated with local people and place-making. This includes positive effects on social capital (SA5) and health and wellbeing (SA2) by sustaining focal points for interaction. Supporting developments in district and local centres should also help to maintain access to local services, with minor benefits for transport (SA11). A range of public realm improvements are encouraged through the policy, which could lead to benefits in terms of community safety (SA4) culture (SA3) and employment opportunities (SA12). However, only one such improvement would be required as a minimum so it is uncertain that there would be positive effects for these aspects of sustainability appraisal. The range of improvements that are secured to the public realm ought to have an overall positive effect with regards to the character of the built environment (SA7) though, and this could be significant in the longer term due to the cumulative effect of multiple developments.

Policy RT9 Neighbourhood Parades

SA Objective	Policy	Summary & Mitigation
SA1: HOUSING	ST	The policy would be unlikely to have an effect on housing delivery. Therefore, neutral effects are predicted.
	MT	
	LT	
SA2: HEALTH	ST	Suitably located neighbourhood parades should be accessible by foot and cycle for the local communities they serve. This ought to encourage local access to services by active modes of travel, which could have minor beneficial effects on health. Neighbourhood parades could also include chemists.
	MT	
	LT	
SA3: GREEN SPACES AND CUTURE	ST	There would be no significant effect on access to green space and culture. The development of neighbourhood parades is unlikely to lead to the loss of substantial amounts of green space.
	MT	
	LT	
SA4: COMMUNITY SAFETY	ST	Shopping parades can be a hotspot for antisocial behaviour. However, with careful design the effects should be possible to manage. Uncertain effects are predicted.
	MT	
	LT	
SA5: SOCIETY	ST	Neighbourhood parades provide local shops and other community facilities. This policy should therefore have a positive effect as it provides opportunities for the expansion of parades and protection of their loss.
	MT	
	LT	
SA6: BIODIVERSITY	ST	No significant effect on biodiversity, as it is unlikely that extensions to shopping parades would affect areas of importance for wildlife.
	MT	
	LT	
SA7: BUILT & NATURAL ASSETS	ST	This policy would protect existing neighbourhood centres, as well as allow for expansions and new parades. Many 'new' centres are already in existence but have not been recognised previously. However, those which are built / extended as a result of this policy may put pressure on the district's natural, cultural, built environmental and archaeological assets, (depending on location). Overall the impact of this policy is uncertain as it depends on the sites involved. However, it is anticipated that significant effects would be unlikely.
	MT	
	LT	
SA8: NATURAL RESOURCES	ST	Effects upon soil, water and air quality are unlikely to occur as a result of neighbourhood parade development or expansion.
	MT	
	LT	
SA9: WASTE	ST	New / expanded retail development is likely to have an increased impact on waste generation. However, this would be the case irrespective of location. Mitigation could include provision of space for recycling both for retailers and members of the public (this could be delivered through design policies though). Overall, effects are neutral.
	MT	
	LT	

SA10: ENERGY	ST		New / expanded retail development will increase energy use during the construction and operational stages. If there were no local retail units, then residents would be more likely to travel to nearby supermarkets, which are already built and use energy to function irrespective of demand. Mitigation ought to include other policies within the Local Plan requiring the generation / use of renewable energy and efficient design of new buildings. New neighbourhood parades could provide good opportunities to make use of solar panels. It should be noted that the designation of an existing group of shops would have no significant effect.
	MT		
	LT		
SA11: TRANSPORT	ST		This policy should have a significant positive effect upon the objective as it would protect existing neighbourhood parades, as well as allow for new / expanded centres in suitable locations. This would maintain and improve accessibility to local shops and services for existing and new communities, and help to reduce the need to travel. It is predicted that this would have a significant positive effect in the medium and longer term as new or expanded facilities are built-out.
	MT	+	
	LT	+	
SA12: EMPLOYMENT	ST		The policy would have minor positive effects with regards to employment by supporting the expansion or development of neighbourhood parades which can provide a range of part time and full time retail positions. The effects are not likely to be significant given the low number of jobs involved.
	MT		
	LT		
SA13: INNOVATION	ST		This policy would not have a significant effect as it is only likely to support a small number of service sector jobs, rather than high quality job opportunities.
	MT		
	LT		
SA14: BUSINESS LAND & INFRA-STRUCTURE	ST		This policy would protect existing neighbourhood centres, as well as allow for new and expanded centres. The policy therefore allows for land and buildings of a type required by small scale retailers to come forward. Whilst this doesn't improve the diversity of jobs, it does help contribute towards a stronger business infrastructure in the longer term.
	MT		
	LT		

Summary

One significant effect is predicted relating to this policy with respect to accessibility and travel (SA11). This is due to the value of neighbourhood parades in supporting a reduction in the need to travel and the modes of travel. There should also be positive effects upon health and wellbeing (SA2), community facilities (SA5) and the provision of small scale employment opportunities (SA12 / SA14). There are some uncertainties as to whether new or expanded neighbourhood parades could lead to anti-social behaviour hotspots (SA4) and impacts on the character of the built environment (SA7). The appraisal also found minor negative effects due to the fact that new development would increase energy use. However, it is recognised that other plan policies could help to mitigate such issues.

RT10 – Retail parks

SA Objective	Policy		Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST		The policy has no direct link to housing development. As such, the impact is predicted to be neutral.
	MT		
	LT		
SA2 - To improve health and wellbeing, and reduce health inequalities	ST		The policy is unlikely to have a notable effect on health and wellbeing. Retail provision on existing retail parks will not affect land that could be used for the provision of health services, nor would it be likely to affect open space or recreational facilities. Allowance of increased retail floor space at existing parks will help to support an increase in jobs, but the positive effects on health would be unlikely to be significant given the scale of growth permitted. Consequently, a minor positive effect is predicted in the long term.
	MT		
	LT		
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST		The policy does not mention potential effects on green space or cultural assets. However, the nature of existing retail parks makes it unlikely that valuable land would be affected. Furthermore, there are policies within the Plan that already deal with the potential loss of open space. Consequently, a neutral effect is predicted.
	MT		
	LT		
SA4 - To improve community safety, reduce crime and the fear of crime	ST		This policy should help to ensure that safe vehicular and pedestrian friendly access is retained on retail parks. Therefore, no negative effects would be anticipated. Growth of retail floorspace should also help to provide a relatively small number of jobs, which can help reduce rates of offending in the longer term (a minor positive effect).
	MT		
	LT		
SA5 - To promote and support the development and growth of social capital across the district	ST		The policy is unlikely to have an effect on social capital as it relates solely to retail development. Neutral effects are predicted.
	MT		
	LT		
SA6 - To increase biodiversity levels across the district	ST		The policy captures certain criteria that should be met in order for retail park proposals to progress, however there is no indication as to how biodiversity should be considered. It is presumed that this would be dealt with by other specific plan policies though. Furthermore, the nature of the existing retail parks means that effects upon biodiversity are unlikely to occur (i.e. there would be no loss of green space or sensitive habitats). Consequently, neutral effects are predicted over the Plan period.
	MT		
	LT		
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST		There is no reference to how impacts on the natural, cultural or built environment should be considered. However, there are other suitable plan policies that cover these factors. Furthermore, the nature of the existing retail parks means that effects upon the built and natural environment are unlikely to occur (i.e. there are no designated assets or sensitive features nearby). Growth in retail at out of centre locations (especially without the need for sequential testing) could result in less investment in the town centres though. This could possibly lead to vacant buildings which could affect the character in these areas. The effects are uncertain though, as bulky goods are less well suited to a town centre location and may not be likely to locate here anyway.
	MT		
	LT		
SA8 - to manage prudently the natural resources of the district	ST		Increased development at existing retail parks is likely to lead to a greater number of trips to these locations. The effects on air quality are not predicted to be significant though given the scale of growth involved. The policy will have no effect on sustainable design, as it does not consider such issues. Water quality is unlikely to be affected given the location of retail parks (i.e. not within close proximity to watercourses). Neutral effects are predicted.
	MT		
	LT		

SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST		There is no direct link to waste management and so neutral effects are predicted.
	MT		
	LT		
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source	ST		There is no direct link that can be drawn between the policy and energy usage and renewable energy generation. Consequently, neutral effects are predicted.
	MT		
	LT		
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST		The policy contains certain criteria that must be met to enable retail park proposals to go ahead. This includes clauses relating to accessibility and car parking. Given that growth will occur at retail parks, it is likely that access will be by private car. Supporting growth here without the need for sequential testing could therefore lead to an increase in car trips. The scale of growth involved is unlikely to lead to a significant change in the levels of car use though, rather a continuation of current trends. Minor negative effects are predicted throughout the plan period.
	MT		
	LT		
SA12 - To create high quality employment opportunities	MT		Since the policy supports and enables retail park development then there would be some positive effects in terms of job creation. The majority of jobs would be retail-based, so effects in terms of highly skilled jobs would be minimal. A minor positive effect is predicted in the longer term.
	ST		
	LT		
SA13 - To develop a strong culture of enterprise and innovation	ST		Whilst the policy makes reference to economic growth and development, it is not overly clear whether retail park development would increase levels of qualifications or the number of specialist jobs. Therefore uncertain effects are predicted.
	MT		
	LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST		Retail park developments must be designed so that they are accessible to both cars and pedestrians. Focusing on existing retail parks would also make sure that best use is made of existing infrastructure. However, the policy is unlikely to support substantial enhancements to infrastructure or support the use of new technologies. Consequently, the effects are not predicted to be significant.
	MT		
	LT		

Summary

The policy is predicted to have mostly neutral effects. Environmental factors are not likely to be affected given that existing retail parks are already built up and are not particularly sensitive in terms of built and natural heritage, biodiversity or natural resources. The positive impacts are socio-economic such as job creation (SA12), supporting economic growth (SA14) and the knock on long term benefits to health and communities (SA2, SA4). However, there are potentially minor negative effects with regards to transport and travel (SA11) as expansion of retail parks is likely to lead to a continued use of the private car. Uncertain effects are predicted with relation to possible effects on town centre retail (and consequent impacts on the character of the built environment (SA7)).

Policy RT11 Hot food takeaways

SA Objective		Summary & Mitigation
SA1: HOUSING	LT MT ST	The policy does not specifically relate to housing but measures set out to protect residential amenity should help to maintain desirable environments to live. Neutral effects on housing delivery are predicted though.
SA2: HEALTH	LT MT ST	Measures outlined in the policy should ensure secondary schools and colleges are not within close proximity to hot food outlets that may influence unhealthy lifestyles amongst young people. In the medium to long term, this is predicted to have a positive effect on health by restricting new Class A5 uses in such sensitive areas. The policy is further predicted to sustain local quality of life by ensuring noise, odour and traffic disturbances are managed. Effects are not predicted to be significant on the baseline as eating habits and overall health is influenced by a much broader range of factors.
SA3: HERITAGE	LT MT ST	No significant effects predicted.
SA4: COMMUNITY SAFETY	LT MT ST	No significant effects predicted. The policy could have minor benefits with regards to the management of operational hours and amenity concerns, which could contribute to potential anti-social behaviour.
SA5: SOCIETY	LT MT ST	No significant effects predicted.
SA6: BIODIVERSITY	LT MT ST	No significant effects predicted.
SA7: BUILT & NATURAL ASSETS	LT MT ST	No significant effects predicted.
SA8: NATURAL RESOURCES	LT MT ST	No significant effects predicted.

SA9: WASTE	LT MT ST	No significant effects predicted.
SA10: ENERGY	LT MT ST	No significant effects predicted.
SA11: TRANSPORT	LT MT ST	The policy sets out measures to manage the amenity impacts of transport by restricting development that may cause traffic disturbance. However, with regards to effects on the transport network, these are neutral.
SA12: EMPLOYMENT	LT MT ST	Although measures outlined in the policy seek to restrict development from potentially desirable business locations, the current baseline is not predicted to be effected as it is unlikely that the restrictions applied by the policy will result in deterring willing businesses from opening in less sensitive locations.
SA13: INNOVATION	LT MT ST	No significant effects predicted.
SA14: BUSINESS LAND & INFRA-STRUCTURE	LT MT ST	No significant effects predicted.

Summary

The policy is predicted to broadly have a neutral effect on across the range of sustainability factors. The exception is a positive contribution to health and wellbeing (SA2) in the medium-long term, though the effects would be minor.

RT12 – Visitor economy

SA Objective	Policy	Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	LT	The policy does not have a strong link to housing needs, and therefore neutral effects are predicted.
	MT	
	ST	
SA2 - To improve health and wellbeing, and reduce health inequalities	LT	The policy is unlikely to have a notable effect on health and wellbeing as it is focused on the visitor economy.
	MT	
	ST	
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	LT	The policy should help to protect the function of open and green spaces, as it requires development proposals to respect the natural / environmental qualities of an area and for developments to be appropriate in nature and scale. Whilst effects are positive, they are unlikely to be significant as the scale of effects would not be low and no enhancement is likely.
	MT	
	ST	
SA4 - To improve community safety, reduce crime and the fear of crime	LT	Economic growth in the visitor sector will provide a small number of jobs, which can help to reduce unemployment across the district. Having a job can reduce the likelihood of offending, and so a minor positive effect could be anticipated in the longer term.
	MT	
	ST	
SA5 - To promote and support the development and growth of social capital across the district	LT	The policy has no strong link to the development of social capital and so a neutral effect is predicted.
	MT	
	ST	
SA6 - To increase biodiversity levels across the district	LT	The policy focuses visitor attractions into the urban areas which ought to help avoid pressure on natural environments in the countryside. There is also a need to ensure that the natural environment is respected. These policy approaches should help to protect wildlife habitats (in combination with more specific biodiversity focused policies), but are unlikely to lead to enhancements. Therefore, the effects are predicted to be neutral.
	MT	
	ST	
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	LT	As the policy is focused on the growth of the visitor economy, there will also be a growth in cultural attractions and activities that can be enjoyed by residents. The policy also requires that developments must respect the natural and built environmental qualities of the area and be appropriate in scale and design. Along with more specific policies for design and heritage, the policy should contribute a minor positive effect with regards to natural, cultural and built heritage. Reference to the enhancement of the built and natural qualities of an area would provide a policy that is more likely to have a significant positive effect.
	MT	
	ST	
SA8 - to manage prudently the natural resources of the district	LT	The policy supports increased visitation to the district, which could lead to higher emissions and potential contributions to air quality issues. However, the policy also promotes development in the urban areas and in areas with good public transport links. On balance, a neutral effect is predicted with regards to air quality. The effects on water quality and soil are also predicted to be neutral, as the policy is not likely to lead to a loss of best and most agricultural land or lead to pollution of watercourses.
	MT	
	ST	
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	LT	There is no direct link between waste management and the visitor economy policy. Therefore, neutral effects are predicted.
	MT	
	ST	

SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source	ST		There is no direct link between energy and the visitor economy policy. Therefore, neutral effects are predicted.
	MT		
	LT		
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST		The policy supports increased visitation to the district, which could lead to a greater amount of car trips. However, the policy also promotes development in the urban areas, which could help to encourage use of public transport. On balance, a neutral effect is predicted.
	MT		
	LT		
SA12 - To create high quality employment opportunities	ST		The policy is focused on developing Mansfield's visitor economy which should result in a growth in the number of jobs in the district. It is not likely that all the jobs would be highly skilled though, and the number of jobs would not be anticipated to be substantial (as a result of this policy). Consequently, only minor positive effects are predicted.
	MT		
	LT		
SA13 - To develop a strong culture of enterprise and innovation	ST		Whilst the policy addresses economic growth/development and has positive implications for job creation, it is unlikely that the resultant economic growth would lead to an increase in specialist jobs and/or qualification levels. As such, the positive effects are predicted to be minor.
	MT		
	LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST		The policy does not consider how growth in the visitor economy would be accommodated by existing or new infrastructure. The effects are therefore considered to be uncertain, but unlikely to be significant given the relatively low magnitude of effects anticipated.
	MT		
	LT		

Summary

Given the specific nature of the policy, there are mostly neutral effects across the range of sustainability objectives. No negative effects are predicted. In terms of the positive effects, the policy should lead to an increase in job provision (SA12), but it is not likely that all of these would be highly skilled positions (SA13). The policy could also have positive implications with regards to the protection of natural and built heritage and open space. Uncertain effects are recorded for SA14, as it is unclear what effects there would be on infrastructure due to an increase in visitors (for example, effects on the road network). However, the effects would not be anticipated to be significant.

SUE1 - Pleasley Hill Farm

SA Objective	Policy		Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST		The policy allocated 925 homes, and requires development on the site to provide a range of dwelling sizes that contribute towards mixed and balanced communities and meet local need. There is also a specific requirement for retirement accommodation. This is predicted to have a significant positive effect on the baseline, as it will support the delivery of housing that is suitable to the requirements of local people. The effects are not anticipated to occur until the longer term, as it is considered that the scheme will take time to be built out.
	MT		
	LT	+	
SA2 - To improve health and wellbeing, and reduce health inequalities	ST		Through the provision of affordable homes, a new neighbourhood centre and a care home, the policy is likely to have positive effects on health and wellbeing. Provided that homes are accessible to deprived communities, this could help to reduce inequalities. The policy also requires the delivery of a masterplan that addresses cycle and walking links, open space provision and play facilities which are important factors to promoting health and wellbeing. In the long term, a significant positive effect is predicted.
	MT		
	LT	+	
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST		The preparation of a masterplan that demonstrates how development on the site contributes towards the creation of a network of green infrastructures (including to the nearby Local Wildlife Sites) is positive.
	MT		
	LT		
SA4 - To improve community safety, reduce crime and the fear of crime	ST		A small amount of land allocated by this policy is classified as high risk as a result of mining legacy. Although not considered in this policy, this is adequately addressed in Policy NE3. Consequently, neutral effects are predicted.
	MT		
	LT		
SA5 - To promote and support the development and growth of social capital across the district	ST		The policy sets out requirements for a new local centre. The policy further requires provision of housing for older people and encourages housing of varying sizes and types which should support the creation of balanced communities and encourage social cohesion. Collectively, this should have a positive effect in the longer term once the community is established.
	MT		
	LT		
SA6 - To increase biodiversity levels across the district	ST		The site is within 75m of Cotton Plantation Local Wildlife Site and thus development may result in increased access to these areas. This could lead to disturbance to habitats and species during construction and also in the longer term by recreational pressure. Whilst the policy seeks to enhance green infrastructure, it is possible that the development could lead to negative effects by encouraging better access to the LWS. On balance, a minor negative effect is predicted in the longer term.
	MT		
	LT		
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST		The policy supports the development of a site within an area of archaeological significance. It is therefore recommended that the policy requires issues in relation to archaeology to be addressed as part of the heritage section of the masterplan. The effects upon heritage are considered to be minor, and ought to be covered adequately by Plan policies.
	MT		
	LT		
SA8 - to manage prudently the natural resources of the district	ST		The development at this site will lead to the loss of approximately 30ha of agricultural land that has been classified as Grade 2. Though this is relatively small in the context of the total agricultural land across the district, it is considered to be a significant negative effect given the high quality of the land. To compensate for the loss somewhat, it might be beneficial to state that an area of community allotments should be established as part of the masterplan. The effects upon air quality are predicted to be minor. Though there is likely to be an increase in car trips, and there are areas of air quality concern nearby, modelling does not demonstrate that air quality will worsen over the plan period.
	MT		
	LT	+	
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST		No significant effect is predicted. Though development will lead to an increased generation of waste, this would be the case regardless of where growth occurs.
	MT		
	LT		
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source	ST		The policy is predicted to have a neutral effect on energy. New development is likely be built to a higher standard of energy efficiency in the longer term due to rising standards. However, it might be beneficial to state that the opportunity for renewable and low carbon energy should be explored through the masterplan.
	MT		
	LT		

SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST		The policy sets out requirements for a masterplan that addresses how development onsite will be made accessible by a choice of means of transport including sustainable transport options. There will also be a need for junction improvements to support new development and encouragement of walking and cycling. There may be an increase in car trips as a result of development, but it is predicted that effects would be manageable. On balance, neutral effects are predicted.
	MT		
	LT		
SA12 - To create high quality employment opportunities	ST		The policy requires development on the site to provide 11ha of employment development. This is predicted to have a positive effect on the baseline, as it will help to provide attractive employment land for longer-term development.
	MT		
	LT		
SA13 - To develop a strong culture of enterprise and innovation	ST		It is uncertain what type of employment opportunities would be secured through development on this site in the longer term. However, it has relatively good access to the strategic route network and is likely to be high quality space. Therefore, a positive effect is anticipated.
	MT		
	LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST		The policy seeks to ensure that development is supported by infrastructure improvements. The employment land allocated ought to support a modern economic structure.
	MT		
	LT		

Summary

The policy is predicted to have a range of positive effects on sustainability factors. Notably, a significant positive effect is predicted for housing (SA1), due to the provision of substantial housing (Including specialist needs) in the longer term. The delivery of social infrastructure and the creation of high quality open space and green infrastructure should also generate positive impacts on health and wellbeing (SA2) and access to open space (SA3). Employment provision on site should also generate positive effects in terms of jobs (SA12), innovation (SA13) and infrastructure (SA14). Due to the proximity of the SUE to a local wildlife site, there is potential for minor negative effects on biodiversity (SA7) as there may be an increase in recreational pressure. A significant negative effect is also recorded due to the inevitable loss of Grade 2 agricultural land in the long term (SA8).

SUE2 - Land off Jubilee Way

SA Objective	Policy	Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST	The policy requires the preparation and execution of a masterplan that sets out how the development of the site would provide a range of dwelling sizes and types including the provision of self/custom build plots. The delivery of a mix of dwelling sizes and types should contribute towards a new mixed and balanced community. It is expected that 800 homes will be delivered, which will have a significant positive effect on housing provision in the longer term.
	MT	
	LT	
SA2 - To improve health and wellbeing, and reduce health inequalities	ST	The policy requires the delivery of cycle and walking links, open space provision, play facilities and improvements to the Mansfield Rugby Club and golf provision. These improvements should all lead to a positive effect upon health and wellbeing in the long term by encouraging and facilitating recreation.
	MT	
	LT	
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST	The policy seeks to deliver a network of green infrastructure and improvements to open space as part of the development. This ought to have positive effects for existing and new communities with regards to open space access. Whilst greenfield land would be lost as part of the development, usage is likely to become more formal as a result of development, and therefore a minor positive effect is predicted in the long term.
	MT	
	LT	
SA4 - To improve community safety, reduce crime and the fear of crime	ST	The policy is predicted to have neutral effects with regards to community safety.
	MT	
	LT	
SA5 - To promote and support the development and growth of social capital across the district	ST	The policy sets out requirements for a new primary school, neighbourhood parade and convenience store and for the preparation of a masterplan that sets out how the development of the site will provide provision for open space. This ought to have a significant positive effect on the current baseline position through the delivery of infrastructures that encourages social cohesion.
	MT	
	LT	
SA6 - To increase biodiversity levels across the district	ST	Considering that the site overlaps with a Local Wildlife Site, possible potential SPA and SSSI, development may result in disturbance to habitats and species. The policy includes requirements for the preservation and enhancement of biodiversity to be considered. Requirements of the policy for the preparation of a masterplan that addresses adequate SUDS provision and water quality should also be positive in principle. In the long term, a minor negative effect is predicted.
	MT	
	LT	
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST	The allocation of this site for development is unlikely to have an effect upon designated heritage assets as there are none within close proximity. Furthermore, development is not considered likely to have an effect upon the setting of heritage assets that are further afield. The policy also states that any heritage considerations will need to be addressed through development. Consequently, a neutral effect is predicted overall.
	MT	
	LT	
SA8 - to manage prudently the natural resources of the district	ST	The site is non-agricultural in nature, and therefore effects upon soil are predicted to be neutral. With regards to water, there are no major areas of flood risk, and potential pathways for water pollution are not a particular issue. Though the development will increase car trips in this part of the District, air quality is not a major concern and is unlikely to deteriorate over the plan period. Neutral effects are predicted overall.
	MT	
	LT	
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST	The policy is predicted to have neutral effects. Though development generates waste, this would be the case regardless of location.
	MT	
	LT	
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source	ST	The policy is predicted to have a neutral effect on energy. New development is likely to be built to a higher standard of energy efficiency in the longer term due to rising standards. However, there is no mention of renewable and low carbon energy generation as part of the masterplan. <u>Recommendation:</u> Given that there is an area of high heat demand within close proximity, this is a potential opportunity that ought to be explored.
	MT	
	LT	
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST	The policy sets out requirements for a masterplan that addresses how development onsite will be made accessible by a choice of means of transport including sustainable transport options. Although positive, this is not likely to have any significant effect on the current baseline position as the development will lead to increased car trips.
	MT	
	LT	
SA12 - To create high quality employment opportunities	ST	The policy requires development on the site to provide 4ha of employment development. This is predicted to have a positive effect on the baseline in the longer term.
	MT	
	LT	
SA13 - To develop a strong culture of enterprise and innovation	ST	It is uncertain what type of employment opportunities would be secured through development on this site in the longer term. However, it has good access to the strategic route network and is likely to be high quality space. Therefore, a positive effect is anticipated.
	MT	
	LT	
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST	The policy seeks to ensure that development is supported by infrastructure improvements. The employment land allocated ought to support a modern economic structure and makes good use of existing infrastructure.
	MT	
	LT	

Summary

The policy is predicted to have a range of positive effects on sustainability factors. Notably, a significant positive effect is predicted for housing (SA1), due to the provision of substantial housing in the longer term. The delivery of social infrastructure and the creation of high quality open space and green infrastructure should also generate positive impacts on health and wellbeing (SA2) and access to open space (SA3). A significant positive effect upon social capital is predicted (SA5). Employment provision on an existing industrial site should also generate positive effects in terms of jobs (SA12), innovation (SA13) and infrastructure (SA14). The site is close to two SSSIs (The Heath and Strawberry Hills) and close to the area identified as being part of the potential prospective special protection area; there are also a number of local wildlife sites in the area along with areas of heathland. There is therefore potential for significant negative effects upon biodiversity through recreational pressure, a loss of supporting habitat and disturbance during construction and 'operation'. The policy does state that measures will need to be implemented to protect habitats and create new habitats. This should help to manage the effects, but the residual impacts are still considered to be negative. Recommendation: Given that there is an area of high heat demand within close proximity, this is a potential opportunity that ought to be explored.

SUE3 - Committed strategic urban extensions

SA Objective	Policy			Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST			The policy acknowledges that there are committed strategic urban extensions in the District which have not yet commenced. Whilst the principle of development on these sites is already established, the council sets out its broad support for renewals should these permissions lapse. This should help to ensure that the opportunity for housing delivery remains in the longer term. A minor positive effect is predicted as this provides a degree of 'security'. but it is anticipated that development will commence anyway.
	MT			
	LT			
SA2 - To improve health and wellbeing, and reduce health inequalities	ST			The policy ought to ensure that strategic commitments are supported over the plan period. Given that the SUEs involve the delivery of social infrastructure, this is a positive policy. The effects are not likely to be significant given that the developments already have permission and are anticipated to come forward. Nevertheless, a minor positive effect is predicted.
	MT			
	LT			
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST			The policy ought to ensure that strategic commitments are supported over the plan period. Given that the SUEs involve the delivery of green infrastructure improvements, this is a positive policy. The effects are not likely to be significant given that the developments already have permission and are anticipated to come forward. Nevertheless, a minor positive effect is predicted..
	MT			
	LT			
SA4 - To improve community safety, reduce crime and the fear of crime	ST			No significant effects are identified.
	MT			
	LT			
SA5 - To promote and support the development and growth of social capital across the district	ST			No significant effects are identified.
	MT			
	LT			
SA6 - To increase biodiversity levels across the district	ST			No significant effects are identified.
	MT			
	LT			
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST			No significant effects are identified.
	MT			
	LT			
SA8 - to manage prudently the natural resources of the district	ST			No significant effects are identified.
	MT			
	LT			
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST			No significant effects are identified.
	MT			
	LT			

SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source	ST		No significant effects are identified.
	MT		
	LT		
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST		No significant effects are identified.
	MT		
	LT		
SA12 - To create high quality employment opportunities	ST		The policy acknowledges that there are committed strategic urban extensions in the District which have not yet commenced. Whilst the principle of development on these sites is already established, the council sets out its broad support for renewals should these permissions lapse. This should help to ensure that the opportunity for employment and retail space remains in the longer term. A minor positive effect is predicted as this provides a degree of 'security'. but it is anticipated that development will commence anyway.
	MT		
	LT		
SA13 - To develop a strong culture of enterprise and innovation	ST		No significant effects are identified.
	MT		
	LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST		No significant effects are identified.
	MT		
	LT		

Summary

The policy acknowledges that there are committed strategic urban extensions in the District which have not yet commenced. Whilst the principle of development on these sites is already established, the council sets out its broad support for renewals should these permissions lapse. This should help to ensure that the opportunity for employment and retail space remains in the longer term. A minor positive effect is predicted as this provides a degree of 'security'. but it is anticipated that development will commence anyway.

Policy IN1 Infrastructure Delivery

SA Objective	Policy	Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST	This policy seeks to ensure that new development proposals adequately address the infrastructure requirements which are necessary to support the development. Where residential schemes are proposed this may include (amongst other things) the provision of new road infrastructure. Though some developments could be unviable as a result of the need for infrastructure provision, it would not be appropriate to allow for unsupported developments to be approved. There policy is also flexible and takes account of viability and site conditions. Therefore, neutral effects are predicted overall.
	MT	
	LT	
SA2 - To improve health and wellbeing, and reduce health inequalities	ST	This policy seeks to ensure that new development proposals adequately address the infrastructure requirements which are necessary to support the development. Where residential schemes are proposed this may include the provision of a range of infrastructure such as health care facilities, transport measures including provision for walking and cycling, strategic green infrastructure and green spaces. Such provisions would have a positive effect upon the baseline (to improve health and wellbeing, and reduce health inequalities) through offering opportunities for recreational physical activity, and access to services - where these are made available to existing residents as well as new occupiers. The overall level of provision which may be achieved through this policy will depend upon the type and size of development proposals coming forward, which could also be affected by viability issues, hence the effect on the baseline is recorded as uncertain, at least in the short and medium term. In the longer term positive effects are predicted as it is more likely that enhancement would be secured.
	MT	
	LT	
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST	This policy seeks to ensure that new development proposals adequately secure or enhance infrastructure where they create pressure on these facilities / services. This could include securing new or improved green infrastructure, recreational and public open space; allowing greater opportunities for its use by the community. Where this happens there would be a positive impact upon the baseline. However, the overall impact of the policy is uncertain, at least in the short and medium term, as it is dependant upon the size and type of developments which come forward, including in particular their viability and degree of prioritisation in the infrastructure delivery plan.
	MT	
	LT	
SA4 - To improve community safety, reduce crime and the fear of crime	ST	No significant effect. Facilities provided would need to accord with the design requirements of other policies within the Local Plan, which should ensure that community safety issues are addressed.
	MT	
	LT	
SA5 - To promote and support the development and growth of social capital across the district	ST	This policy seeks to ensure the provision of relevant social infrastructure to address the additional pressure on such facilities from new development. This could have a positive effect on the baseline for this objective, as a range of social infrastructure would be provided to meet local and in some cases a wider need for a facility. The exact level of usage of facilities cannot be determined and the precise facilities which may be provided could be affected by viability issues. Hence the effect is recorded as uncertain at this stage. However, effects that do occur would be anticipated to be positive.
	MT	
	LT	
SA6 - To increase biodiversity levels across the district	ST	This policy seeks to ensure the provision of relevant infrastructure to address the additional pressure on such facilities from new development. This could include the provision / enhancement of strategic green infrastructure or green spaces. This could have a positive effect upon the baseline for this objective where measures include protection, restoration and improvement of priority habitats. However, infrastructure development itself can also have a detrimental effect on biodiversity through the loss of existing habitats/green spaces. It is unclear the extent to which benefits for biodiversity would be secured as this will depend upon other infrastructure demands and the prioritisation of different mitigation and enhancement measures.
	MT	
	LT	
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST	The provision of infrastructure improvements is not considered likely to have a notable effect on the character of the built environment.
	MT	
	LT	
SA8 - to manage prudently the natural resources of the district	ST	This policy seeks to ensure that development proposals adequately address the infrastructure requirements which are necessary to support the development. This could include physical infrastructure measures such as SuDs and waste water treatment which would have some positive effects in relation to water quality. Improvements to the transport network could also help to relieve air quality issues in some locations (though the development in itself could generate an increase in trips). Overall, uncertain effects are predicted.
	MT	
	LT	

SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	LT MT ST	It is noted that the policy does not specifically identify waste disposal or recycling infrastructure in the list of infrastructure types. This is considered appropriate as planning for waste disposal and infrastructure is a strategic decision that needs to be addressed through consideration of long term projections of waste creation and management needs.
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable sources	LT MT ST	It is noted that the policy does not specifically identify the electricity or gas networks or renewable energy infrastructure in the list of infrastructure types. It is recommended that this is included.
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	LT MT ST	This policy seeks to ensure the provision of the relevant infrastructure to support new development. This could include a range of transport infrastructure. This is likely to have a positive effect upon the baseline for this objective as such measures could support walking, cycling, public transport and improvements to the highway networks. This could address capacity constraints identified through the Infrastructure Study and Delivery Plan. However the non-specific nature of this policy means that a significant effect is not predicted at this stage. It is recommended that the provision and planning for electric charging infrastructure is included within the potential list of infrastructure. The effects in the long term could be significant given that there is a requirement to consider cumulative effects.
SA12 - To create high quality employment opportunities	LT MT ST	No significant effect predicted.
SA13 - To develop a strong culture of enterprise and innovation	LT MT ST	No significant effect predicted.
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	LT MT ST	This policy seeks to ensure the provision of the relevant infrastructure to support new development. This could include infrastructure such as high speed broadband, which could have a positive effect upon the baseline for this objective. Given the non-specific nature of this policy, these effects are not considered to be significant.

Summary

The proposed policy is likely to generate positive effects for sustainability objectives which are related to infrastructure provision. This includes health and wellbeing (SA2), green space (SA3) transport (SA11), and economic infrastructure (SA14). However, in the main, the predicted effects of the policy are minor as improvements would be dependant upon the location, type, scale and a range of other factors. Particularly important would be viability and the prioritisation given to certain infrastructure. For these reasons uncertain effects are also predicted for social capital (SA5), biodiversity (SA6) and natural resources (SA8). The policy is high level and non-specific, making it difficult to judge significance, however, a significant effect is predicted for transport in the longer term as there is a need to ensure that cumulative effects of development are considered and pooled contributions are allowed to secure more strategic improvements.

Policy IN2 Green Infrastructure

SA Objective	Policy	Summary & Mitigation
SA1: HOUSING	ST	This policy approach does not directly restrict development in areas of green infrastructure, though mitigation and enhancement works may affect a development scheme's viability. The effects are not considered to be significant as housing needs would largely be met through allocated sites. Green infrastructure can also make sites more attractive if it is an integral part of a development and viability would inevitably be taken into account when applying this (and other) policy. On balance a neutral effect is predicted.
	MT	
	LT	
SA2: HEALTH	ST	This policy approach is likely to have a positive effect as it would help ensure the continued availability, and future enhancement of a network of connected spaces and trails that people can access easily and use in order to improve their health and wellbeing. Though some loss of green space is inevitable (the policy does allow development in areas of green infrastructure), the opportunities for enhancement would be less likely to occur without new development funding such schemes. Therefore, the net effect on health and wellbeing ought to be positive.
	MT	
	LT	
SA3: GREEN SPACES AND CULTURE	ST	The policy should have a positive effect as it would help ensure the continued availability, and future enhancement of the GI network of connected spaces, trails etc that people can access easily for sport / recreation / cultural purposes. A significant positive effect is predicted in the longer term as it is expected that cumulative effects could be generated to help enhance the connectivity and function of the green infrastructure network.
	MT	
	LT	
SA4: COMMUNITY SAFETY	ST	The policy approach could have a positive effect as it would encourage future enhancement of the GI network which could include improving the safety of users. However, this is not specifically stated within the policy text, therefore the overall effect is uncertain.
	MT	
	LT	
SA5: SOCIETY	ST	The protection of existing assets and enhancement of the network could help ensure there are opportunities for people to engage in community activities such as walking or cycling. Whilst this is positive for social interaction it is unlikely to lead to an increase in social capital or community development activities.
	MT	
	LT	
SA6: BIODIVERSITY	ST	One of the many benefits of green infrastructure is the protection and enhancement of biodiversity. Though the policy actually supports appropriate growth in areas of green infrastructure importance (which could lead to disturbance and loss of habitat), this is likely the best way to ensure that enhancements could be secured to the wider network. Therefore, the net effects of the policy are predicted to be positive, with potential significant effects in the longer term.
	MT	
	LT	
SA7: BUILT & NATURAL ASSETS	ST	The policy requires development to avoid or at least minimise any significant adverse impacts on any sensitive landscape, ecological and heritage assets. This should help to safeguard existing built and natural assets. One of the many benefits of green infrastructure is how it can connect existing natural, cultural, built and archaeological assets and make them more accessible by foot and bicycle. The protection and enhancement of this network can help increase usage and enjoyment of these assets as well as contributing to a sense of place. The effects are predicted to be positive, but not significant, as there would be a degree of loss of open space allowed, which could be perceived as negative by some people.
	MT	
	LT	
SA8: NATURAL RESOURCES	ST	This policy approach is likely to have a positive effect with regards to the protection of air, water and soil quality. This would be achieved by protecting features such as trees, providing landscape buffers and retaining green space. The effects are not likely to be significant with regards to soil, as there is no mention of agricultural land value. With regards to air quality, green space can help to regulate pollution, but the main issues are related to transportation, which is unlikely to be significantly affected by the policy.
	MT	
	LT	

SA9: WASTE	LT	MT	ST	No significant effect is predicted.
SA10: ENERGY	LT	MT	ST	No significant effect is predicted.
SA11: TRANSPORT	LT	MT	ST	GI assets include walking and cycling routes which help to encourage the use of more sustainable modes of transport to the car as well as local recreation. Therefore this policy approach could help to meet this objective, although in general the GI network is used for recreational purposes and not by commuters.
SA12: EMPLOYMENT	LT	MT	ST	The presence of green infrastructure could restrict certain locations for business development, though it is flexible enough to allow for suitable development in areas where effects could be mitigated sufficiently. A strong green infrastructure network could also help to attract investment / businesses to locate within the district. On balance, a neutral effect is predicted.
SA13: INNOVATION	LT	MT	ST	This policy approach could have a positive effect as enhanced greenspace within employment areas has been known to attract high quality occupiers and is an opportunity for branding. However it could also restrict the land available for employment uses, therefore the overall effect has been assessed as uncertain.
SA14: BUSINESS LAND & INFRA-STRUCTURE	LT	MT	ST	No significant effects are anticipated with regards to infrastructure.

Summary

Though the policy allows for some development in areas of green infrastructure, this will need to be appropriate and ensure that important features are protected. Therefore, positive effects are predicted overall with regards to biodiversity (SA6) built and natural assets (SA7), health (SA2), green space (SA3) communities (SA5), natural resources (SA8) and SA11 (transport). In the longer term, significant positive effects are predicted to be generated for biodiversity (SA6) and green space (SA3) due to the green infrastructure network being enhanced and ecological network being strengthened.

Policy IN3 Protection of community open space and outdoor sports provision

SA Objective	Policy	Summary & Mitigation
SA1: HOUSING	ST	Over the medium to long term, the protection of community open space could reduce land available for development, especially within the urban boundary. However, the pressure to release open space for housing is unlikely to be significant given that sufficient land is proposed for allocation in the new Plan. Of the proposed housing sites, only a small proportion include development on open space, and these include an element of enhancement and/or mitigation anyway. Therefore effects on housing delivery are not anticipated to be significant.
	MT	
	LT	
SA2: HEALTH	ST	The policy should ensure that access to open space does not deteriorate by protecting these spaces from development. In cases where development is proposed on open space, alternative provision of an equivalent or greater standard of open space is sought which could potentially secure enhancements and widen access of such spaces to a greater number of people. Whilst this would have beneficial effects on health, these are unlikely to be significant.
	MT	
	LT	
SA3: GREEN SPACES & CULTURE	ST	The policy ought to have a positive effect in terms of maintaining accessibility to green spaces and culture. Although some enhancement could be secured through development, the focus is mainly on mitigating the loss of open space, and thus effects would not be anticipated to be significantly different from the baseline position. In the longer term, the effects could potentially be more widespread as protection would also be afforded to newly created open space.
	MT	
	LT	
SA4: COMMUNITY SAFETY	ST	Open space and sports provision can help to provide diversionary activities to potential younger offenders. Therefore, indirect positive effects may be generated in the medium to longer term by ensuring that loss of facilities does not occur. However, the effects are uncertain and unlikely to be significant.
	MT	
	LT	
SA5: SOCIETY	ST	Public open space provides an arena for community facilities to take place, and thus protection of existing facilities ought to ensure that the baseline position does not deteriorate. Where development occurs, enhancements to the existing provision are required and proposals are required to have demonstrated that development would not prejudice community use of existing or future outdoor sport. Whilst these effects are positive, they are not predicted to be significant as the focus is more on protection (though new facilities are covered by IN4).
	MT	
	LT	
SA6: BIODIVERSITY	ST	Public Open Space is protected by virtue of its significance as a leisure / recreational facility rather than as being of any biodiversity value. However protected green spaces could potentially have benefits for biodiversity. Protection of open spaces ought to ensure that the baseline position does not deteriorate, However, it is not likely that the position would be significantly different in the absence of the policy. Therefore neutral effects are predicted.
	MT	
	LT	
SA7: BUILT & NATURAL ASSETS	ST	The protection of open space ought to be beneficial with regards to maintaining the character and layout of settlements. The effects are not predicted to be significant though, as the projected baseline position would not be expected to involve a substantial loss of open space and recreational facilities.
	MT	
	LT	
SA8: NATURAL RESOURCES	ST	The presence of protected open space within the urban area can have beneficial effects with regards to providing a permeable surface to help manage surface water run off, and greenspace that can help to regulate air and water quality. Although there could be some enhancement where the loss of open space occurs, the onus is mostly on mitigation where loss could occur, and thus the effects are not predicted to be significant.
	MT	
	LT	

SA9: WASTE	ST	No significant effects predicted.
	MT	
	LT	
SA10: ENERGY	ST	No significant effects predicted.
	MT	
	LT	
SA11: TRANSPORT	ST	Protection of open space ought to have some benefits in terms of accessibility and transport by ensuring that residents can access recreational spaces locally. Where loss occurs, the policy seeks to ensure provision 'nearby', which should also help to ensure that the baseline position does not deteriorate. A neutral effect is predicted as the projected future baseline is not anticipated to be substantially different.
	MT	
	LT	
SA12: EMPLOYMENT	ST	It is unlikely that formal open space and sports facilities would be under pressure from development for employment uses. Therefore neutral effects are predicted on job creation.
	MT	
	LT	
SA13: INNOVATION	ST	No significant effects predicted.
	MT	
	LT	
SA14: BUSINESS LAND & INFRA- STRUCTURE	ST	It is unlikely that formal open space and sports would be under pressure from development for employment uses of infrastructure. Therefore neutral effects are predicted.
	MT	
	LT	

Summary

By protecting places where residents can enjoy open space, the policy ought to have beneficial effects for health and wellbeing (SA2), access to open space (SA3) and social capital (SA5). There could also be positive implications in terms of sustaining habitat for biodiversity (SA6), environmental protection (SA7) and maintaining the openness of built environments (SA7). Given that the focus of the policy is on preventing the loss of existing open space (or compensating for loss), the policy is not likely to have a significant effect in terms of enhancement. However, this is dealt with more comprehensively in policy IN4.

Policy IN4 Creation of open space and outdoor sports provision in new development

SA Objective	Policy	Summary & Mitigation
SA1: HOUSING	ST	Requirements for the creation of new community open space as part of residential developments or for contributions towards off-site provision will reduce the land available for housing and subsequently reduce the quantity of housing delivered and overall profits. However, good access to open space should support the creation of sustainable communities and built environments, ensuring new development delivers desirable places to live and upholds property values. Overall, the effects on housing are predicted to be neutral on balance.
	MT	
	LT	
SA2: HEALTH	ST	The policy will ensure that adequate access to open space is provided for all new residential development (over 10 units) including areas of natural green space, play and outdoor sports. This should lead to benefits for health, as nearby provision will support healthy communities by encouraging and facilitating physical and recreational activity. With regards to the baseline position, a minor positive effect is predicted as there are a range of other factors that are important influencers of health.
	MT	
	LT	
SA3: GREEN SPACES & CULTURE	ST	The policy ought to have a significant positive effect in terms of maintaining accessibility and increasing provision of green spaces and cultural facilities. Requirements for these spaces to conform to the council's standards should further ensure the delivery of high quality spaces. Measures to secure the maintenance, management and sustained community use of these spaces should also safeguard their quality in the long-term.
	MT	
	LT	
SA4: COMMUNITY SAFETY	ST	Unlikely to be significant effects on community safety.
	MT	
	LT	
SA5: SOCIETY	ST	Public open space provides an arena for community facilities to take place and thus creating new facilities should have a positive effect in this respect. The policy further encourages outdoor sports provision which should encourage social interactions. Whilst these effects are positive, they are not predicted to be significant.
	MT	
	LT	
SA6: BIODIVERSITY	ST	The creation of open space is encouraged by virtue of its significance as a leisure / recreational facility rather than as being of any biodiversity value. However, new green spaces could potentially have benefits for biodiversity. Overall, as the policy is unlikely to deliver spaces that would significantly improve or deteriorate biodiversity, the baseline position is predicted to remain unchanged.
	MT	
	LT	
SA7: BUILT & NATURAL ASSETS	ST	The creation of open space and outdoor sports provision ought to be beneficial with regards to maintaining the character and layout of settlements. However, the effects are not predicted to be significant.
	MT	
	LT	
SA8: NATURAL RESOURCES	ST	The presence of open space within the urban area can have beneficial effects with regards to providing a permeable surface to help manage surface water run off, and greenspace that can help to regulate air and water quality. Although this may be undermined through the encouragement for the delivery of sporting facilities (often hard-surfaced) as part of new open spaces. The support for the provision of open space is predicted to have a positive effect.
	MT	
	LT	

SA9: WASTE	LT	MT	ST	No significant effect.
SA10: ENERGY	LT	MT	ST	No significant effect.
SA11: TRANSPORT	LT	MT	ST	New open spaces are likely to have some benefits in terms of accessibility and transport by ensuring that residents can access recreational spaces locally.
SA12: EMPLOYMENT	LT	MT	ST	It is unlikely that the creation of open space and sport facilities would undermine development for employment uses. Therefore neutral effects are predicted on job creation.
SA13: INNOVATION	LT	MT	ST	No significant effects are predicted.
SA14: BUSINESS LAND & INFRA- STRUCTURE	LT	MT	ST	It is unlikely that the creation of open space and sport facilities would undermine development for employment uses or infrastructure. Therefore neutral effects are predicted.

Summary

Though development will lead to an overall loss of green space, this policy ought to ensure that such losses are compensated for and where feasible secure an improvement to the quality of open space and sports facilities. By supporting the creation of new open spaces, the policy ought to have beneficial effects for health and wellbeing (SA2), access to open space (SA3) and social capital (SA5). With regards to green space, the effects are predicted to be significant in the medium to long term (SA3). There could be positive implications in terms of providing habitat for biodiversity (SA6), environmental protection (SA8) and maintaining the openness of built environments (SA8). The policy requirements are not unreasonable or substantially different from current practice, and so it is unlikely that there would be any negative effects on the delivery of housing or employment developments.

Policy IN5 Protection and creation of allotments

SA Objective	Policy			Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST			Though some former or existing allotment sites could be marketable as housing sites, it is unlikely that the protection of existing and new allotments would have significant effects on the availability of a supply of housing land. Furthermore, replacement provision would be required. Consequently, neutral effects are predicted.
	MT			
	LT			
SA2 - To improve health and wellbeing, and reduce health inequalities	ST			The policy is likely to have a positive effect on health, as protecting and retaining allotments will allow people to be active in the community, promote physical exercise and enjoy outdoor recreation facilities. The policy also seeks to ensure that future provision increases, which ought to have a more pronounced positive effect.
	MT			
	LT			
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST			Protecting land for allotments is likely to have a positive effect by providing opportunities for the community to enjoy green space. Ensuring that alternative facilities are provided within walking distance will also ensure that access to facilities remain appropriate. The policy also seeks to ensure that future provision increases, which ought to have a more pronounced positive effect in the longer term.
	MT			
	LT			
SA4 - To improve community safety, reduce crime and the fear of crime	ST			The policy is unlikely to have an effect on crime and safety and thus a neutral effect is predicted.
	MT			
	LT			
SA5 - To promote and support the development and growth of social capital across the district	ST			The policy is likely to have a positive effect on social capital as it helps to support allotment groups and ensure that future provision increases if there is demand.
	MT			
	LT			
SA6 - To increase biodiversity levels across the district	ST			The policy may help to preserve biodiversity by protecting habitats and species that benefit from allotments. This effect is uncertain, as the habitat value of allotments in the District is unclear.
	MT			
	LT			
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST			The policy is unlikely to have a significant effect on built and natural heritage.
	MT			
	LT			
SA8 - to manage prudently the natural resources of the district	ST			The policy will protect and increase provision of allotments, which should have a positive effect on natural resources such as soil and land. The policy also supports new allotment provision, which would also be afforded protection.
	MT			
	LT			
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST			The policy is unlikely to have a significant effect on waste, although composting may be a feature of allotment plots.
	MT			
	LT			

SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source	ST		The policy is unlikely to have an effect on energy use or generation.
	MT		
	LT		
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST		The policy would ensure that replacement allotments were accessible to local communities, which will ensure that there is no increase in the need to travel to access allotments. This would ensure that a neutral effect on the baseline position is secured.
	MT		
	LT		
SA12 - To create high quality employment opportunities	ST		There would be no effect on employment opportunities. There is sufficient land for employment opportunities without the requirement to release land from allotment use.
	MT		
	LT		
SA13 - To develop a strong culture of enterprise and innovation	ST		There would be no effect on enterprise or innovation.
	MT		
	LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST		The policy is unlikely to have an effect on the future economy as it is very focused and small scale in its range of influence.
	MT		
	LT		

Summary

The policy is unlikely to have an effect on the majority of SA objectives due to its specific focus on allotments. However, it ought to have a positive effect on providing the opportunity to enjoy green space (SA3), health and wellbeing (SA2) promoting social capital (SA5) and natural resources such as soil (SA8). The policy also supports the development of new allotments, which would then be afforded protection; ensuring that positive effects continue in the medium to long term.

Policy IN6 Designated local green space

SA Objective	Policy			Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district		ST		Although the policy will restrict development in some areas, this is unlikely to affect the ability to deliver improved housing choice as there are likely to be sufficient sites elsewhere (through allocations and windfall opportunities).
		MT		
		LT		
SA2 - To improve health and wellbeing, and reduce health inequalities		ST		The policy would have beneficial effects on health and wellbeing by protecting and retaining green space which is important to local communities. Minor positive effects are predicted.
		MT		
		LT		
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture		ST		The policy is likely to have beneficial effects in ensuring that access to valuable greenspace within neighbourhoods is protected. This is predicted to have minor positive effects over the Plan period.
		MT		
		LT		
SA4 - To improve community safety, reduce crime and the fear of crime		ST		The policy is unlikely to have an effect on crime and safety due to its specific open space focus.
		MT		
		LT		
SA5 - To promote and support the development and growth of social capital across the district		ST		The policy is likely to have a minor positive effect on social capital as it seeks to safeguard land designated as open space, ensuring these spaces remain accessible to people and continue to play their role as centres of social interactions and participation.
		MT		
		LT		
SA6 - To increase biodiversity levels across the district		ST		The policy may help to preserve biodiversity as certain local green spaces may have value for wildlife habitats and species. The effects are not predicted to be significant, as local space may not always have value for biodiversity, and may not link to strategic green infrastructure.
		MT		
		LT		
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district		ST		The policy ought to help preserve the character of the built and natural environment by retaining and enhancing open green space within neighbourhoods.
		MT		
		LT		
SA8 - to manage prudently the natural resources of the district		ST		The policy is unlikely to have a significant effect on natural resource use.
		MT		
		LT		
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials		ST		The policy is unlikely to have a significant effect on waste as there is no link between waste reduction and the use of open space.
		MT		
		LT		

SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependancy on non-renewable source	ST		The policy is unlikely to have an effect on energy as there is no link between renewable energy generation and the use of open space in neighbourhoods. Low carbon energy schemes are unlikely to be appropriate on such land. So 'sterilisation' fo rsuch uses is not likely.
	MT		
	LT		
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST		Helping to preserve local open space would have some benficial effects on transport by reducing the need for residents to travel to access greenspace / recreational facilities.
	MT		
	LT		
SA12 - To create high quality employment opportunities	ST		Protection of local greenspace would have no effect on job creation. It is not likely that sufficient employment land cannot be found on more suitable sites elsewhere.
	MT		
SA13 - To develop a strong culture of enterprise and innovation	ST		Protection of local greenspace would have no effect upon innovation and enterprise.
	MT		
	LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST		Protection of local greenspace would have no effect on infrastructure provision.
	MT		
	LT		

Summary

This policy is unlikely to have an effect on the majority of SA objectives. However, it ought to have a **positive effect** on providing the opportunity to enjoy green space (SA3), promoting social capital (SA5), biodiversity (SA6), landscape (SA7) and travel (SA11); with each of these factors contributing to a positive effect on health (SA2). The policy outlines specific requirements for protecting local green space, unless very special circumstances exist to release land for development. This strong policy approach provides confidence that the effects predicted are likely to be generated (or not in the case of negative effects).

Policy IN7 Local shops, community and cultural facilities

SA Objective		Summary & Mitigation
SA1: HOUSING	ST MT LT	No significant effects predicted.
SA2: HEALTH	ST MT LT	A neutral effect is predicted in the short and medium term, as measures outlined in the policy should help to safeguard community facilities. A positive effect is predicted in the long term, as this policy supported by other policies within the plan should contribute towards the delivery of new community facilities, which can benefit health and wellbeing locally.
SA3: HERITAGE	ST MT LT	The policy ought to have positive effects with regards to the protection of facilities that have community or cultural value. The effects are likely to be minor though.
SA4: COMMUNITY SAFETY	ST MT LT	No significant effects predicted.
SA5: SOCIETY	ST MT LT	Sustaining local facilities is likely to have an ongoing positive effect on social capital. Requirements for new buildings to be designed to accommodate multiple uses without the necessity for structural conversion should help to ensure such facilities are resilient to changing community needs.
SA6: BIODIVERSITY	ST MT LT	No significant effects predicted.
SA7: BUILT & NATURAL ASSETS	ST MT LT	No significant effects predicted.
SA8: NATURAL RESOURCES	ST MT LT	No significant effects predicted.
SA9: WASTE	ST MT LT	No significant effects predicted.

SA10: ENERGY	LT	MT	ST	No significant effects predicted.
SA11: TRANSPORT	LT	MT	ST	No significant effects predicted. Although safeguarding local facilities should indirectly contribute towards avoiding additional pressures on the transport network by sustaining local access to such facilities and avoiding the need for additional travel.
SA12: EMPLOYMENT	LT	MT	ST	No significant effect predicted. Although measures outlined in the policy to safeguard local facilities should sustain existing local employment. There is no restriction on the size of community facilities, which provides a more flexible approach for new developments. This could have a positive effect in the longer term.
SA13: INNOVATION	LT	MT	ST	No significant effects predicted.
SA14: BUSINESS LAND & INFRA-STRUCTURE	LT	MT	ST	No significant effects predicted.

Summary

The policy is predicted to have neutral effects on the majority of sustainability factors. However, minor positive effects are likely with regards to the maintenance and development of social capital (SA5) and cultural heritage (SA3). In the longer term the cumulative effects could lead to benefits for health and wellbeing (SA2), transport (SA12) and local economies (SA12). None of the effects are likely to be significant though.

Policy IN8 Protecting and improving sustainable transport network

SA Objective	Policy	Summary & Mitigation
SA1: HOUSING	ST	There is no significant link between this policy approach and housing delivery.
	MT	
	LT	
SA2: HEALTH	ST	Protecting and enhancing the sustainable transport network offers the opportunity for increased physical activity and lower emissions by encouraging and enabling active travel such as walking and cycling. Both have likely consequential positive health benefits for the district's residents.
	MT	
	LT	
SA3: GREEN SPACES AND CULTURE	ST	Protecting and enhancing the sustainable transport network offers the opportunity for improved access to the network of walking and cycling routes across the District and therefore allows better accessibility to the green infrastructure network. This would have positive implications.
	MT	
	LT	
SA4: COMMUNITY SAFETY	ST	Protecting and enhancing the sustainable transport network by including new walking and cycling routes within new developments offers the opportunity for natural surveillance on streets and other public spaces with consequential positive benefits for reducing crime and the fear of crime. Therefore this policy approach would have a positive effect.
	MT	
	LT	
SA5: SOCIETY	ST	Protecting and enhancing the sustainable transport network by including new walking and cycling routes within new developments, and identifying priority areas for sustainable transport solutions / highway improvements offers the opportunity for improved accessibility to community facilities with consequential positive benefits for their long term sustainability. Therefore this policy approach would have a positive effect.
	MT	
	LT	
SA6: BIODIVERSITY	ST	Protecting and enhancing the sustainable transport network would include improvements to the multi-user trails that form part of the green infrastructure network - and could have positive biodiversity benefits. But increasing pressure from recreational users on these natural assets could adversely affect wildlife and the effects are therefore uncertain. A shift towards ultra-low emission vehicles could (over time) have a positive effect on habitats that are particularly sensitive to air pollutants, though the significance of effects is unlikely to be great.
	MT	
	LT	
SA7: BUILT & NATURAL ASSETS	ST	Protecting and enhancing the sustainable transport network would include improvements to the multi-user trails that form part of the green infrastructure network - and could have positive benefits for the natural environment. But an increase in pressure from commuters and recreational users could adversely affect these assets and / or the landscape character of an urban fringe area and therefore the effect on this SA objective is considered to be uncertain. Please note that designated heritage / cultural assets are unlikely to be affected.
	MT	
	LT	
SA8: NATURAL RESOURCES	ST	Protecting and enhancing the sustainable transport network offers the opportunity to reduce CO2 vehicle emissions and improve local air quality. It is unlikely that the effects on the baseline would be significant, perhaps except in the long term when the use of ultra low emission vehicles is more prevalent and public transport improvements have been secured. However, this is uncertain and not directly attributable to this Plan policy.
	MT	
	LT	
SA9: WASTE	ST	There is no significant link between this policy approach and waste management.
	MT	
	LT	

SA10: ENERGY	ST		Protecting and enhancing the sustainable transport network would include the provision of facilities to support the use of ultra low emission vehicles. This (along with other sustainable transport modes such as walking and cycling) offers the opportunity to reduce the dependency on non-renewable resources used in the power of conventionally fuelled vehicles. This could have a significant positive effect upon the objective in the longer term. However, a shift towards ultra low emission vehicles will change the demands and usage of energy (i.e. an increase in electricity demand). It is uncertain how the network will be affected, but this is a wider issue beyond the remit of this policy.
	MT		
	LT	+	
SA11: TRANSPORT	ST		Supporting sustainable travel through the protection and enhancement of the sustainable transport network will help to ensure that there are various opportunities to reduce reliance on the private car and minimise the effect of travel on the environment. This could have a significant positive effect upon the objective in the longer term.
	MT		
	LT	+	
SA12: EMPLOYMENT	ST		Improved public transport, walking and cycling links ought to encourage better access to job opportunities.
	MT		
	LT		
SA13: INNOVATION	ST		No significant link.
	MT		
	LT		
SA14: BUSINESS LAND & INFRA-STRUCTURE	ST		The policy approach is likely to have a positive effect upon this objective as it seeks to ensure that the existing transport infrastructure is improved along the District's main arterial routes / public transport corridors which would mean that businesses can be served effectively. It also seeks to protect and enhance the sustainable transport network (which can be attractive to businesses who are conscious about being 'green') and support the shift towards ultra-low emission vehicles by encouraging the provision of infrastructure such as electric vehicle charging points. As such it is considered that the policy approach would help to ensure that the physical conditions for a modern economic structure are provided.
	MT		
	LT		

Summary

The policy is predicted to help reduce transport emissions by encouraging and facilitating public transport, walking, cycling and the infrastructure for ultra low emissions vehicles (i.e. charging points). This ought to have a **significant positive effect** in the long term on the baseline associated with SA11 Transport' and SA 11 Energy and SA8 relating to air quality. There would also be beneficial effects for health and wellbeing (SA2) by supporting access to green space (SA3). There is some uncertainty about the effects on biodiversity (SA6) and built and natural heritage (SA7). On the one hand, development of trails and routes could improve access to nature as well as providing opportunities for enhancement. Conversely, this increased access could put recreational pressure on wildlife. It is likely that Plan policies ought to mitigate potential negative effects though.

Policy IN9 Impact of development on the transport network

SA Objective	Policy	Summary & Mitigation
SA1: HOUSING	ST MT LT	It is likely that major housing developments will generate significant levels of movement. Measures in the policy to ensure their effects are mitigated should support the delivery of sustainable neighbourhoods that are accessible and desirable places to live. However, accessibility requirements are likely to be addressed as part of the planning process and thus this policy is not predicted to have a significant effect on the baseline position.
SA2: HEALTH	ST MT LT	No significant effects predicted.
SA3: GREEN SPACES AND CUTURE	ST MT LT	No significant effects predicted.
SA4: COMMUNITY SAFETY	ST MT LT	The policy requires development to ensure that it does not endanger highway safety. This is a continuation of the projected baseline position.
SA5: SOCIETY	ST MT LT	No significant effects predicted.
SA6: BIODIVERSITY	ST MT LT	No significant effects predicted.
SA7: BUILT & NATURAL ASSETS	ST MT LT	No significant effects predicted.
SA8: NATURAL RESOURCES	ST MT LT	No significant effects predicted.
SA9: WASTE	ST MT LT	No significant effects predicted.
SA10: ENERGY	ST MT LT	No significant effects predicted.

SA11: TRANSPORT	ST		The policy sets out measures that broadly seek to sustain existing highway conditions. It also requires development that generate significant levels of movement to demonstrate how sustainable transport measures set out in Policy IN8 have been addressed. This requirement in the policy expands the scope of Policy IN8 to apply to such developments, potentially supporting the delivery of schemes listed in the policy and subsequently having a positive effect.
	MT		
	LT		
SA12: EMPLOYMENT	ST		No significant effects predicted.
	MT		
	LT		
SA13: INNOVATION	ST		No significant effects predicted.
	MT		
	LT		
SA14: BUSINESS LAND & INFRA- STRUCTURE	ST		Ensuring that the transport network remains effective will be critical to ensure that the correct conditions are in place to support modern economic growth. Therefore, the policy should have positive effects in the longer term by seeking to ensure that the cumulative effects of development over the plan period does not adversely affect transportation.
	MT		
	LT		

Summary

The policy is broadly predicted to have a neutral effect on sustainability objectives as it primarily seeks to ensure that the transport network is not negatively affected by development. A positive effect is predicted for transport (SA11), as the policy should support transport improvements proposed in Policy IN8 and ensure no significant impacts on the transport network.

Policy IN10 Car and Cycle parking

SA Objective	Policy	Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST	No significant effects.
	MT	
	LT	
SA2 - To improve health and wellbeing, and reduce health inequalities	ST	No significant effects are likely, but a minor positive effect is predicted in that improving cycle parking facilities is likely to encourage cycling behaviour. This would contribute towards improved health and wellbeing in the long term.
	MT	
	LT	
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST	No significant effects.
	MT	
	LT	
SA4 - To improve community safety, reduce crime and the fear of crime	ST	The policy requires that parking is within safe and secure environments, which should contribute to reduced opportunities for crime. The effects are not significant though.
	MT	
	LT	
SA5 - To promote and support the development and growth of social capital across the district	ST	No significant effects.
	MT	
	LT	
SA6 - To increase biodiversity levels across the district	ST	No significant effects.
	MT	
	LT	
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST	Managing parking should help to reduce inappropriate parking which can affect the character of the streetscene. The policy should therefore have minor positive effects with regards to the built environment.
	MT	
	LT	

SA8 - to manage prudently the natural resources of the district	LT	ST	No significant effects.
	MT	ST	
	LT	MT	
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	LT	ST	On street parking can affect access to waste and make collection rounds less efficient. Ensuring adequate parking will help to discourage inappropriate parking and minimise such issues. Whilst this is not likely to result in any effects on waste generation or recycling per se, it is beneficial to the collection regime.
	MT	ST	
	LT	MT	
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable sources	LT	ST	No significant effects.
	MT	ST	
	LT	MT	
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	LT	ST	A positive effect is likely, acknowledging that some car parking provision will be necessary in new developments, and that managing car parking provision and providing cycle parking can encourage journeys by other modes other than private vehicles, as part of a comprehensive package of actions to discourage private vehicle use.
	MT	ST	
	LT	MT	
SA12 - To create high quality employment opportunities	LT	ST	No significant effects.
	MT	ST	
	LT	MT	
SA13 - To develop a strong culture of enterprise and innovation	LT	ST	No significant effects.
	MT	ST	
	LT	MT	
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies	LT	ST	No significant effects.
	MT	ST	
	LT	MT	

Summary

No significant effects are predicted for any of the sustainability objectives, due to the focused nature of the policy. For the majority of sustainability factors, the effects are predicted to be neutral. However, minor positive effects are predicted for community safety (SA4), health and wellbeing (SA2), the built environment (SA7) and transport (SA11). These are related to the requirement to develop safe parking environments, discourage inappropriate parking on streets and to encourage alternative modes of travel to the private car.

IN11 – Telecommunications

SA Objective	Policy			Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district		ST		The policy focuses on criteria that must be met to enable the support of proposals for telecommunications developments. The provisions would not affect housing delivery and so neutral effects are predicted.
		MT		
		LT		
SA2 - To improve health and wellbeing, and reduce health inequalities		ST		The policy has no direct link to the provision of health services, and is unlikely to have a notable effect on wellbeing.
		MT		
		LT		
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture		ST		The policy should ensure that telecommunications related development does not have a significant negative effect on the character of the landscape / townscape and ecology. This should allow people to enjoy spaces of environmental/cultural value with lesser disturbance / distraction. Whilst positive, the policy is not a substantial departure the current policy position and so a neutral effect is predicted over the plan period.
		MT		
		LT		
SA4 - To improve community safety, reduce crime and the fear of crime		MT	ST	There is no direct link between the policy and community safety and crime. Therefore, neutral effects are predicted.
		LT		
		ST		
SA5 - To promote and support the development and growth of social capital across the district		ST		The policy seeks to ensure that developers provide homes with the latest technology in terms of broadband facilities. This should help to improve the connectivity of communities and reduce inequality in access to technology. A minor positive effect is predicted
		MT		
		LT		
SA6 - To increase biodiversity levels across the district		ST		This policy seeks to ensure that there are no significant effects on biodiversity as a result of telecommunications infrastructure. Whilst this is a positive principle, the policy alone is unlikely to have a significant effect on biodiversity as impacts would be relatively small scale, and the policy does not contain detail about enhancement. Consequently, neutral effects are predicted.
		MT		
		LT		
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district		ST		This policy in isolation is unlikely to have a significant effect with regards to the protection of landscape and townscape. Whilst the policy is positive in principle with regards to the protection of the built and natural environment, it is not a substantial departure from the current policy framework. Therefore, the effects are broadly neutral. Measures to ensure appropriate decommissioning should help to ensure that negative long-term residual effects are avoided, which is a minor positive effect in the longer term.
		MT		
		LT		

SA8 - to manage prudently the natural resources of the district	ST		The policy has no direct link to the protection of natural resources, nor would telecommunications infrastructure be likely to have a significant effect in terms of air quality, soil and water quality. Consequently a neutral effect is predicted. It may be helpful to mention the need to avoid best and most versatile agricultural land where possible.
	MT		
	LT		
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST		There is no direct link between the policy and sustainable waste management/recycling. Therefore, neutral effects are predicted.
	MT		
	LT		
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source.	ST		There is no direct link between the policy and energy usage and generation. Therefore, neutral effects are predicted.
	MT		
	LT		
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST		Due to the nature of the policy, there is no detail provided relating to transport enhancements/encouraging sustainable travel and transport. Whilst the provision of broadband can help to facilitate a reduction in the need to travel, the effects are not predicted to be significant.
	MT		
	LT		
SA12 - To create high quality employment opportunities	ST		The policy supports the provision of telecommunications infrastructure, including broadband. This should help to support the efficiency of businesses, though it is uncertain how this would translate into job opportunities. Uncertain effects are predicted, though these are likely to be minor in any case.
	MT		
	LT		
SA13 - To develop a strong culture of enterprise and innovation	ST		Broadband provision for homes and businesses should help to support enterprise and business start ups (by allowing more flexible and efficient working environments). Whilst positive, the likelihood of this policy having significant effects is considered to be low given the lack of specific requirements as such.
	MT		
	LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST		The policy has a positive impact in terms of providing the adequate infrastructure to support the use of new technologies. The policy explicitly focuses on the development of telecommunications and ensuring that the latest broadband technology is in place for new developments. Having high speed broadband connections would also serve as an attraction for businesses and therefore it could generate a significant positive effect in the long term.
	MT		
	LT	+	

Summary

The policy is predicted to have a mix of neutral, positive and uncertain effects. From a socio-economic perspective, the policy is positive as it should help to support local businesses (SA13) a modern economic structure (SA14) and support improved connectivity for residents and businesses (SA5 / SA14). There may also be minor benefits for landscape and townscape (SA7) in the longer term by seeking to ensure that land is returned to its former condition. Neutral effects are predicted for most sustainability objectives due to the focused nature of the policy and the small scale nature of effects that would be anticipated. It is presumed that there could be employment benefits through improved infrastructure provision for businesses (SA12). However, it is unclear how this would translate to job opportunities and the effects would likely be minor.

Policy NE1 Protection and enhancement of landscape character

SA Objective		Summary & Mitigation
SA1: HOUSING	ST MT LT	The policy could influence the location of housing, as there is a preference to locate away from sensitive landscape areas on the urban fringes. Whilst housing delivery is not likely to be significantly affected (given that the spatial strategy and proposed allocated sites), it may prevent development on some sites that are attractive to market. Overall, the effects are likely to be minor, but potentially negative. Uncertain effects are predicted at this stage.
SA2: HEALTH	ST MT LT	No significant effect predicted.
SA3: GREEN SPACE AND CULTURE	ST MT LT	The policy seeks to preserve and enhance LPZ areas by setting out a clear hierarchy for areas of landscape protection and enhancement. Areas of landscape importance are also valued for their recreational value, so the policy ought to ensure that open space in the countryside and the urban fringes remains available for recreational access. This is predicted to have a minor positive effect.
SA4: COMMUNITY SAFETY	ST MT LT	No significant effect predicted.
SA5: SOCIETY	ST MT LT	No significant effect predicted.
SA6: BIODIVERSITY	ST MT LT	The policy focuses on landscape character rather than biodiversity. Landscape features such as hedges and trees can be important for biodiversity though, and so the protection of landscapes ought to have benefits for biodiversity too. The sensitivity and biodiversity of different landscape zones differs, so it is uncertain whether directing growth from the most valued landscapes to less sensitive areas would have a negative or positive effect (for example, some brownfield sites can have significant biodiversity value).
SA7: BUILT & NATURAL ASSETS	ST MT LT	The policy is predicted to have a positive effect on the preservation of important landforms and landscape features, some of which have historic value. Where development is considered suitable, requirements for development to result in the enhancement of important landforms, historic setting(s) and landscape features should have a significant positive effect on the current baseline position. Measures to ensure development in areas outside but adjoining LPZ areas do not have adverse impacts on the character and setting of these areas should further safeguard the natural assets. The policy is important given that several plan allocations are located on the urban fringes in locations where mitigation and enhancement will need to be considered.
SA8: NATURAL RESOURCES	ST MT LT	No significant effect predicted.

SA9: WASTE	LT	MT	ST	No significant effect predicted.
SA10: ENERGY	LT	MT	ST	No significant effect predicted.
SA11: TRANSPORT	LT	MT	ST	No significant effect predicted.
SA12: EMPLOYMENT	LT	MT	ST	Sites within LPZ areas are less likely to be suitable for employment uses. This could restrict development in some areas which are adjacent to sensitive landscapes. However, where such development has over-riding benefits, the policy includes sufficient scope to allow such development provided that mitigation and enhancement is secured. Overall, the effects are predicted to be a minor negative, as several of the key business parks in the district are adjacent to LPZs, which could make expansion more difficult.
SA13: INNOVATION	LT	MT	ST	No significant effect predicted.
SA14: BUSINESS LAND & INFRA-STRUCTURE	LT	MT	ST	No significant effect predicted.

Summary

The policy is predicted to have neutral effects with regards to sustainability objectives that are not related (for example, energy, waste, crime, innovation, transport, health and social capital). There are clear benefits with regards to landscape (SA7) as the policy sets out a hierarchy of preference with regards to development in areas of the least landscape sensitivity. Whilst this could prevent or make it more challenging to secure growth in some locations, it is not likely to significantly affect housing or employment land delivery. Conversely, it is likely to have a significant positive effect on built and natural assets (SA7).

Policy NE2 Biodiversity and Geodiversity

SA Objective	Policy			Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST			Although the requirement to protect, mitigate and compensate for biodiversity and geodiversity could add to development costs, the policy is suitably flexible and not unreasonable in its requirements. Therefore, it is unlikely to affect housing delivery.
	MT			
	LT			
SA2 - To improve health and wellbeing, and reduce health inequalities	ST			Protection of biodiversity and to some extent geodiversity could have beneficial effects for people as there is evidence that contact with nature can improve wellbeing. The effects would be likely to be small scale, though net gains in biodiversity over time could generate positive effects on the baseline.
	MT			
	LT			
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST			The policy is likely to have a positive effect on providing opportunities for people to enjoy biodiversity. The policy requires developments to deliver a net gain in biodiversity and to protect and enhance landscape features of major importance for wildlife. However, the effects are not significant given that the focus is upon biodiversity rather than recreational value.
	MT			
	LT			
SA4 - To improve community safety, reduce crime and the fear of crime	MTST			The policy is unlikely to have any effects on crime and safety.
	MT			
	LT			
SA5 - To promote and support the development and growth of social capital across the district	MTST			The policy is unlikely to have any effects on social capital.
	MT			
	LT			
SA6 - To increase biodiversity levels across the district	ST			Biodiversity is likely to be well protected as a result of this policy - though it should be acknowledged that protection for designated sites would be required anyway and is not a substantial departure from the current policy framework. However, the policy provides greater detail in relation to non-designated sites and habitats of special importance. The policy further requires development to deliver a net gain in biodiversity and contribute towards enhancing ecological networks of habitats. This is predicted to have a significant positive effect on the baseline position in the longer term.
	MT			
	LT	+		
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST			Similar to SA6, the policy should ensure a positive effect on the natural environment as it focuses on enhancing existing habitats and ecological networks. This ought to help protect and enhance the character of landscapes that are shaped by habitats and species.
	MT			
	LT			
SA8 - to manage prudently the natural resources of the district	ST			The policy is unlikely to have a significant effect on natural resources, although avoiding impacts on the ecological network and addressing long term sustainability of biodiversity through management plans may contribute to improving air and soil quality in the future. In regards to preserving geodiversity and minerals provision, a neutral effect is predicted, as other policies in the plan and policies in the Minerals Local Plan address issues in relation to mineral provision and will ensure adequate supply.
	MT			
	LT			

SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST		The policy is unlikely to have an effect on waste.
	MT		
	LT		
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source	ST		The policy is unlikely to have an effect on energy due to it's specific ecological focus.
	MT		
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST		There would be no effect on travel patterns.
	MT		
	LT		
SA12 - To create high quality employment opportunities	ST		There would be no effect on employment opportunities. However, areas that are potentially suitable for business expansion are within close proximity to habitats. Development here could potentially have negative effects or conversely could provide opportunities to secure enhancements. The effects are uncertain.
	MT		
	LT		
SA13 - To develop a strong culture of enterprise and innovation	ST		There would be no significant effect on enterprise or innovation.
	MT		
	LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST		The policy is unlikely to have effects on the future economy due to it's specific ecological focus.
	MT		
	LT		

Summary

The policy is predicted to broadly have a neutral effect on sustainability objectives due to its specific focus on biodiversity. However, requirements for developments to protect and deliver a net gain in biodiversity is predicted to achieve significant positive effects for biodiversity (SA6) in the longer term. Positive effects are also predicted for natural assets (SA7) natural resources (SA8), access to green space (SA3) and health (SA2). This is because protection of biodiversity typically involves measures to secure access to green space, protect soil, air and water quality and retain important natural landscape features. Uncertain effects are predicted with regards to employment land (SA12) as several of the potential areas for expansion are within close proximity to sensitive habitats. It is unclear whether there would be negative effects or positive ones due to the potential for enhancement.

Policy NE3 Pollution and Land instability

SA Objective	Policy	Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST	Housing development would be inappropriate in areas with high pollution and land instability and therefore the policy is not predicted to have an effect on the delivery of housing. The policy supports the remediation of sites that can subsequently support housing use. However, it does not outline any requirements for the remediation of existing polluted or unstable sites and thus an improvement on the baseline position is not predicted.
	MT	
	LT	
SA2 - To improve health and wellbeing, and reduce health inequalities	ST	The policy sets out requirements for development to be sited and designed to avoid any adverse effects on human health, wellbeing and amenity. This ought to ensure that new communities are not put at risk of worsening health and wellbeing, but this is part of the current policy framework. In this respect, neutral effects are predicted. The support within the policy for the remediation of polluted or unstable land could have a positive effect on health and wellbeing, though the onus is on developers to devise and bring forward such schemes. Therefore, significant effects are unlikely. In special circumstances, the policy allows for development in areas of unacceptable levels of pollution / land stability provided that mitigation is secured to minimise effects. Whilst this is positive, there could still be negative residual effects upon communities as impacts are only required to 'minimise impacts'. It would be beneficial to add 'to acceptable levels' to ensure that exposure is not a significant issue. On balance the policy has positive intentions and should benefit health and wellbeing, but not to a significant extent.
	MT	
	LT	
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST	No significant effects predicted.
	MT	
	LT	
SA4 - To improve community safety, reduce crime and the fear of crime	ST	No significant effects predicted as pollution and land stability are not correlated with crime.
	MT	
	LT	
SA5 - To promote and support the development and growth of social capital across the district	ST	No significant effects predicted. Amenity and pollution issues are not likely to have a significant effect upon social capital.
	MT	
	LT	
SA6 - To increase biodiversity levels across the district	ST	The policy sets out requirements for development to be sited and designed to avoid any adverse effects on the natural environment. Through the protection of air, soil and water quality, biodiversity is likely to benefit. With regards to contaminated / degraded land that has value to biodiversity, the encouragement of remediation could potentially affect the specialised habitats that such biodiversity relies upon. In such instances, there might be negative effects. Though other plan policies could help to ensure that issues are considered, it would be beneficial to include reference to the need to address biodiversity interests on sites where remediation could have effects. On balance, a minor positive effect is predicted.
	MT	
	LT	
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST	Remediation of degraded / despoiled / contaminated land could involve regeneration of vacant properties and derelict land. This should have beneficial effects for the character of the built and natural environment. However, only minor positive effects are predicted as the policy is unlikely to encourage developers to bring forward sites for development any more than would be the case in the absence of the policy.
	MT	
	LT	

SA8 - to manage prudently the natural resources of the district	ST	The policy supports the remediation of contaminated land which encourages the efficient use of existing land resources. Whilst this is beneficial, the onus is on developers to bring forward sites and provide the necessary evidence that sites can be developed safely. Therefore, the policy is unlikely to bring about a positive effect in terms of encouraging developers to bring forward such sites. Consequently, a neutral effect is predicted.
	MT	
	LT	
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST	The policy could restrict the development of waste storage, transfer treatment and disposal facilities (which have the potential to create a point source of emissions, odour, fumes and dust, as well as increasing transport). However, impacts would need to be determined on a case by case basis, and take account of national air quality standards. It is unlikely that waste facilities would lead to significant increases in pollutants, and mitigation measures would be possible. Effects are predicted to be uncertain at this stage, but it is unlikely they would be significant.
	MT	
	LT	
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source	ST	The policy could restrict the development of energy schemes that lead to point emissions, noise or other externalities such as combined heat and power. However, impacts would need to be determined on a case by case basis. It is unlikely that energy facilities would lead to significant increases in pollutants, and mitigation measures would be possible. Effects are predicted to be uncertain at this stage, but it is unlikely they would be significant.
	MT	
	LT	
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST	No significant effect predicted.
	MT	
	LT	
SA12 - To create high quality employment opportunities	ST	Although certain employment developments may be restricted due to unacceptable levels of pollution or other externalities that cannot be mitigated satisfactorily, it is unlikely that the policy would restrict opportunities to deliver the land needed to support employment growth. Therefore neutral effects are predicted.
	MT	
	LT	
SA13 - To develop a strong culture of enterprise and innovation	ST	No significant effect predicted.
	MT	
	LT	
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST	Remediated land could be suitable for business uses, especially those that are less sensitive to potential future contamination. However, the policy is predicted to have a neutral effects as the policy supports the remediation of contaminated land but does not propose measures or strategies required to achieve this.
	MT	
	LT	

Summary

The policy is predicted to have a neutral effect on several sustainability objectives due to its specific focus upon amenity, pollution and land stability. Minor positive effects are likely with regards to health (SA2) biodiversity (SA6) and the character of the built environment (SA7) as measures within the policy should help to ensure any adverse effects from future developments are minimised and appropriately mitigated. It is uncertain the extent to which the policy would restrict the development of waste (SA9) and energy (SA10) generation facilities (which can create amenity issues), but the effects are not likely to be significant.

NE4 – Mineral Safeguarding Areas

SA Objective	Policy			Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST			No effects identified.
	MT			
	LT			
SA2 - To improve health and wellbeing, and reduce health inequalities	ST			No effects identified.
	MT			
	LT			
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST			No effects identified.
	MT			
	LT			
SA4 - To improve community safety, reduce crime and the fear of crime	ST			No effects identified.
	MT			
	LT			
SA5 - To promote and support the development and growth of social capital across the district	ST			No effects identified.
	MT			
	LT			
SA6 - To increase biodiversity levels across the district	ST			No effects identified.
	MT			
	LT			
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST			No effects identified.
	MT			
	LT			
SA8 - to manage prudently the natural resources of the district	ST			No effects identified.
	MT			
	LT			

SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST		No effects identified.
	MT		
	LT		
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source	ST		No effects identified.
	MT		
	LT		
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST		No effects identified.
	MT		
	LT		
SA12 - To create high quality employment opportunities	ST		No effects identified.
	MT		
	LT		
SA13 - To develop a strong culture of enterprise and innovation	ST		No effects identified.
	MT		
	LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST		No effects identified.
	MT		
	LT		

Summary

The policy refers developments that fall within Minerals Safeguarding Areas towards the Minerals Local Plan. The decisions made would be in-line with relevant policies set out in that plan. Therefore, the influence of this policy is negligible.

Policy HE1 Historic Environment

SA Objective	Policy			Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district		MT	ST	No significant effect. Whilst protecting the quality of the historic environment could make it more difficult to implement housing on certain sites, the policy is flexible enough to ensure that appropriate developments are supported. Therefore, a neutral effect is predicted on housing delivery.
		LT		
SA2 - To improve health and wellbeing, and reduce health inequalities		ST		Though enjoyment of the historic environment can be important for wellbeing, it is unlikely to have a significant effect on health in isolation.
		MT		
		LT		
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture		ST		The policy outlines measures to ensure development involving heritage assets is well informed, conserves and enhances its significance and retains distinctive heritage features and local character. The policy further asserts a presumption against the loss of heritage assets. The preservation of heritage assets will support local culture. However, the policy is broadly consistent with national planning policy and does not outline any significant additional measures to conserve or enhance heritage assets that would have a positive effect on the baseline with regards to the creation of open space.
		MT		
		LT		
SA4 - To improve community safety, reduce crime and the fear of crime		MT	ST	No significant effect is likely as the preservation, management and enhancement of the historic environment is unlikely to effect levels of crime.
		LT		
SA5 - To promote and support the development and growth of social capital across the district		MT	ST	No significant effects are predicted.
		LT		
SA6 - To increase biodiversity levels across the district		MT	ST	No significant effects are predicted, though it is noted that some historic buildings and features (e.g. bridges) can be habitats for certain species such as bats.
		LT		
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district		ST		The policy outlines measures to ensure development involving heritage assets is well informed, conserves and enhances its significance and retains distinctive heritage features and local character. The policy further asserts a presumption against the loss of heritage assets. The preservation of heritage assets should protect, enhance and restore the rich diversity of cultural and built environmental and archaeological assets of the district. The policy is broadly consistent with national planning policy, so effects are not predicted to significant, though there is recognition of non-designated assets and a need to consider the wider setting of heritage assets.
		MT		
		LT		
SA8 - to manage prudently the natural resources of the district		MT	ST	No significant effect predicted.
		LT		

SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST		No significant effect predicted.
	MT		
	LT		
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable sources	ST		No significant effect predicted.
	LT		
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST		No significant effect predicted.
	MT		
	LT		
SA12 - To create high quality employment opportunities	ST		No significant effect predicted.
	LT		
SA13 - To develop a strong culture of enterprise and innovation	ST		No significant effect predicted.
	LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST		No significant effect predicted.
	MT		
	LT		

Summary

The policy is predicted to have no significant effects on sustainability objectives as it is not a substantial departure from the baseline policy position. Neutral effects are predicted in the main, with only minor positive effects identified for the built and natural environment (SA7). **Recommendations:** It is suggested that the policy provides specific guidance on the preservation and potential enhancement of heritage assets at a local scale. This will be best achieved through the delivery of a Supplementary Planning Document that is further empowered by the policy.

Policy HE2 Pleasley Vale Area Regeneration

SA Objective		Summary & Mitigation
SA1: HOUSING	LT MT ST	The policy supports appropriate regeneration in Pleasley Vale, but this is more likely to be in the form of employment, leisure and tourism. The effects on housing are therefore likely to be neutral.
SA2: HEALTH	LT MT ST	The policy supports measures that should help to improve opportunities for the enjoyment of open space and culture. This can have positive effects on health and wellbeing, but it is not possible to directly attribute significant benefits to this policy. Consequently, uncertain effects are predicted.
SA3: OPEN SPACE AND CULTURE	LT MT ST	The policy ought to have positive effects on access to open space and cultural facilities by encouraging redevelopment that is sensitive to the character of the area and secures active uses for buildings. Minor positive effects are predicted.
SA4: COMMUNITY SAFETY	LT MT ST	The policy is unlikely to have a notable effect on community safety.
SA5: SOCIETY	LT MT ST	The policy could contribute to improved opportunities for social interaction, depending upon the uses that are proposed at developments. However, this is uncertain, as the policy does not make explicit reference to community development.
SA6: BIODIVERSITY	LT MT ST	The policy ought to have positive effects with regards to the protection of biodiversity, in particular the need to ensure that proposals carefully consider impacts on the SSSI. Enhancement measures are not alluded to, and so the effects are not predicted to be significant. Biodiversity measures are also covered adequately by a range of other plan policies.
SA7: BUILT & NATURAL ASSETS	LT MT ST	The policy is predicted to have a positive effect on the built and natural environment, as it encourages the appropriate reuse of buildings that may otherwise fall into disrepair. The policy also seeks to enhance the character of the nature conservation area. These measures should all help to improve the long term prospects of existing buildings in this area, as well as seeking to protect listed buildings and other historical features. In the long term, a significant positive effect could be achieved.
SA8: NATURAL RESOURCES	LT MT ST	By helping to protect the special characteristics of the Pleasley Vale area, and to manage flooding along the watercourse; there ought to be benefits with regards to the protection of water quality. These effects are likely to be minor though, and are covered in greater detail in other policies. Consequently, neutral effects are predicted.
SA9: WASTE	LT MT ST	The policy encourages the reuse of buildings, which is a form of waste management. However, there are unlikely to be any effects with regards to the management of waste generation. Consequently, a neutral effect is predicted.

SA10: ENERGY	LT MT ST	The policy encourages the reuse of buildings, which helps to reduce the embodied energy required to build new developments. However, the policy will not have an effect on energy use and efficiency in new or existing developments. Consequently, neutral effects are predicted.
SA11: TRANSPORT	LT MT ST	The policy requires proposals for development to consider how access, highways and public transport improvements will be addressed. This ought to have positive implications with regards to accessibility to jobs and / or tourism. However, the effects are unlikely to have a significant effect on overall levels of travel or the modes of transport used across the district. Therefore, the effects are predicted to be neutral.
SA12: EMPLOYMENT	LT MT ST	The policy is predicted to have minor positive effects as it supports the use of existing buildings for employment, commercial and tourist uses in particular. It is more likely that benefits would arise in the medium to longer term once regeneration opportunities have been identified, funded and come forward.
SA13: INNOVATION	LT MT ST	The policy is not considered likely to have an effect upon levels of innovation and skills development.
SA14: BUSINESS LAND & INFRA-STRUCTURE	LT MT ST	It is unclear at this stage what the employment space created from development might look like and whether it would be suitable to support modern, knowledge based businesses. Consequently, an uncertain effect is predicted.

Summary

Policy HE2 overall will have moderate **positive effects**. The policy highlights opportunities for innovation for long-term regeneration projects which could expand on the existing employment in the area (SA12). The policy is likely to result in positive effects on the built environment particularly (SA7) as there will be opportunities to reuse buildings which are considered heritage assets and enhance the conservation area. Protecting biodiversity and open spaces are covered in the policy and will to minor **positive effects** (SA6) and (SA3). The policy will likely lead to **positive effects** for health and wellbeing (SA2 and SA5).

CC1 Renewable and low carbon energy generation

SA Objective	Policy	Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST	Energy schemes are unlikely to have effects on housing, as the land suitable for energy scheme development would be unlikely to be favourable for housing. Energy schemes would also be unlikely to gain approval where there would be effects on residential amenity. Therefore, neutral effects are predicted.
	MT	
	LT	
SA2 - To improve health and wellbeing, and reduce health inequalities	ST	The policy incorporates measures that stipulate the need for proposals for renewable energy developments to avoid or mitigate any adverse impacts on the local visual and recreational amenity. This should help ensure that the health and wellbeing of the local population is protected/maintained as part of proposals. However, these are principles that are contained in the NPPF, so the effects in this respect would be neutral. Nevertheless, the policy does provide support for community-led schemes. This could include provision of heat and power to local communities, which could have a positive effect on health, especially in areas of fuel poverty.
	MT	
	LT	
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST	The policy seeks to protect areas of value for landscape and biodiversity; which should ensure that access to existing areas of recreational value are protected. Nevertheless, the effects of the policy are considered to be neutral because these requirements would be in place anyway through national planning policy (i.e. the NPPF) and the baseline position would not be expected to change significantly in the absence of this policy.
	MT	
	LT	
SA4 - To improve community safety, reduce crime and the fear of crime	ST	There is no link between levels of crime and the development of renewable energy schemes.
	MT	
	LT	
SA5 - To promote and support the development and growth of social capital across the district	ST	The policy gives support to community-led schemes, which may encourage local community groups to work in partnership with energy companies to bring forward local schemes. This activity would help to foster community spirit, having a positive effect in specific communities. The effects are not considered significant, as the policy would only facilitate such schemes where strong groups already existed.
	MT	
	LT	
SA6 - To increase biodiversity levels across the district	ST	The policy identifies the need for proposals for renewable energy development to avoid or mitigate any adverse impacts on biodiversity. In the absence of this policy, protection would still be afforded to biodiversity (through national policy and legislation), hence a neutral effect is predicted. Recommendation - the policy could be improved through incorporating a requirement for proposals to incorporate measures to enhance biodiversity (where appropriate). This would lead to positive effects.
	MT	
	LT	
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST	The policy identifies the need for proposals for renewable energy development to avoid or mitigate any adverse impacts on landscape, heritage assets in the area and their settings. In the absence of this policy, protection would still be afforded to landscape and heritage (through national policy and legislation), therefore neutral effects are predicted.
	MT	
	LT	
SA8 - to manage prudently the natural resources of the district	ST	The policy identifies the need for proposals for renewable energy development to avoid or mitigate any adverse impacts on agricultural land classification. It is assumed that this relates to best and most versatile agricultural land, but clarity ought to be provided. A neutral effect is predicted, as protection for natural resources would be a requirement of energy schemes in the absence of this policy (i.e. through national policy and legislation). Recommendation - the policy should make it clear that proposals for renewable energy development should avoid or mitigate any adverse impacts on best and most versatile agricultural land. The decommissioning arrangements should also take account of the previous use of land, and whether this can be reinstated (for example, if high grade agricultural land has been developed for a solar farm can it be returned to agricultural use if appropriate).
	MT	
	LT	
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST	The development of composting and energy from waste schemes could help to manage waste within the district. The policy is not proactive in planning for such facilities, so a neutral effect is predicted.
	MT	
	LT	

SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source	ST		The policy would help to facilitate the delivery of renewable energy development in suitable locations throughout Mansfield. The policy identifies a series of impacts that proposals are required to address to ensure that schemes are acceptable. This policy is broadly reflective of national policy and guidance and would not be expected to encourage renewable energy schemes substantially above that what would be anticipated to come forward in the absence of the policy. Nevertheless, there is support for community led schemes (again reflecting NPPF guidance on local plans), hence a positive effect is predicted over the longer term as the total installed capacity for Mansfield would be expected to have increased. In addition, the policy identifies suitable locations for wind energy, which reduces the burden for potential developers of such schemes during the planning application process. This could facilitate a significant positive effect in the longer term.
	MT		
	LT	+	
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST		The policy identifies the need for proposals for renewable energy development to avoid or mitigate any adverse impacts on the use of the local transport network. This would help to ensure that there neutral effects on the baseline relating to this SA objective. It is unlikely that schemes would affect traffic or patterns of travel, as many energy schemes (turbines/solar farms for example) do not typically generate a large number of on-site jobs once operational.
	MT		
	LT		
SA12 - To create high quality employment opportunities	ST		The policy is unlikely to lead to such an increase in renewable energy schemes that there would be a significant increase in job creation. A neutral effect is predicted.
	MT		
	LT		
SA13 - To develop a strong culture of enterprise and innovation	ST		Support for renewable energy schemes (as and when they come forward) is unlikely to lead to a significant increase in employment in high knowledge sectors. A neutral effect is predicted.
	MT		
	LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST		An increase in renewable energy infrastructure will be important to move towards a modern economy that is more energy secure, and helps to mitigate climate change. In this respect, the policy is positive, but the effects would not be expected to be significant, as the policy is not proactive, rather it is supportive of schemes that come forward as and when (providing there are no overriding impacts on other factors).
	MT		
	LT		

Summary

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

Recommendations are made as follows:

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

CC2 Flood risk

SA Objective	Policy			Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST			The policy is unlikely to affect the delivery of housing targets set within the local plan, as the objectively assessed need would likely be met through allocations and committed development. Having said this, some allocations in Mansfield urban area fall within areas at risk of flooding, and will need to be developed carefully to manage risk on and off site. Neutral effects are predicted.
	MT			
	LT			
SA2 - To improve health and wellbeing, and reduce health inequalities	ST			The policy reflects the NPPF and national legislation relating to flood management, thus it is unlikely to have a significant effect in terms of providing further protection from flooding than would be expected in the absence of the Local Plan (i.e. the baseline position), hence no significant positive effects are predicted in relation to health.
	MT			
	LT			
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST			Managing the development of land subject to flooding would discourage development of land on floodplains, which can be used for recreation. The policy should therefore have positive implications, but no direct effects have been identified.
	MT			
	LT			
SA4 - To improve community safety, reduce crime and the fear of crime	ST			There is no direct link between the management of flood risk and levels of crime.
	MT			
	LT			
SA5 - To promote and support the development and growth of social capital across the district	ST			The ability of communities to develop and flourish is unlikely to be affected by flood management of new development.
	MT			
	LT			
SA6 - To increase biodiversity levels across the district	ST			Development on areas at risk of flooding would be avoided, which is likely to be positive for biodiversity associated with flood plains. However, the exception test would need to be applied in the absence of this policy, so it would be unlikely that development on areas at risk of flooding would be much different in the absence of this policy. Having said this, the policy seeks to protect and enhance the functioning and integrity of natural systems, which ought to be beneficial for biodiversity in the longer term.
	MT			
	LT			
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST			No significant effects are identified.
	MT			
	LT			
SA8 - to manage prudently the natural resources of the district	ST			The policy broadly reflects national guidance (NPPF and NPPG) relating to managing flood risk in considering proposals for development. However there are positive measures that should lead to positive effects locally such as the need for site-specific flood risk assessments, to reduce net flood risk and to ensure developments that are resilient to longer term changes in climate. The effects are not considered likely to have a significant effect on the baseline relating to this SA objective given that it is not a major departure from the existing policy framework (which would be relevant in the absence of a new local plan).
	MT			
	LT			
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST			No significant effect
	MT			
	LT			
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source	ST			No significant effect
	MT			
	LT			

SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST		No significant effect
	MT		
	LT		
SA12 - To create high quality employment opportunities	ST		No significant effect
	MT		
	LT		
SA13 - To develop a strong culture of enterprise and innovation	ST		No significant effect
	MT		
	LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST		No significant effect
	MT		
	LT		

Summary

The policy broadly reflects national guidance (NPPF and NPPG) relating to managing flood risk in considering proposals for development. Therefore, the majority of effects are considered to be neutral. Whilst the effects in terms of flood risk reduction are likely to be positive (SA8), these are not predicted to be significant. There could also be benefits for biodiversity in the long term by supporting the implementation of natural systems.

CC3 Sustainable Drainage Systems

SA Objective	Policy	Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district	ST	The policy could add to development costs through the requirement for SuDS, and wildlife enhancements. However, this is unlikely given that SUDs are fairly standard elements of modern developments and the policy is also flexible to account for viability. Therefore, neutral effects are predicted.
	MT	
	LT	
SA2 - To improve health and wellbeing, and reduce health inequalities	ST	No significant effects predicted.
	MT	
	LT	
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	ST	The policy could improve access to green space by integrating SuDS into new developments, and improving amenity space. The effects would only likely be beneficial for communities for larger schemes that involve natural drainage and water management, and so the overall effects are predicted to be positive but not significant.
	MT	
	LT	
SA4 - To improve community safety, reduce crime and the fear of crime	ST	No significant effect predicted.
	MT	
	LT	
SA5 - To promote and support the development and growth of social capital across the district	ST	No significant effect predicted.
	MT	
	LT	
SA6 - To increase biodiversity levels across the district	ST	SUDs have potential to support and protect natural habitats and species, contribute to habitat connectivity and create diverse and resilient ecosystems. The policy sets out requirements for Sustainable Drainage Systems (SUDs) for all new development proposals with an aim to enhance biodiversity. There is also a need to consider more natural drainage measures in the SUDs hierarchy, which should help to increase the number of SUDs schemes that can benefit biodiversity directly. The policy in isolation is positive, but not predicted to have significant effects, but is complimentary to policy CC4 in particular.
	MT	
	LT	
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST	No significant effect predicted.
	MT	
	LT	
SA8 - to manage prudently the natural resources of the district	ST	The policy (amongst other things) seeks to improve water quality through the application of SUDs. This ought to contribute to a positive effect with regards to natural resources. This could be achieved by reducing flood risk (which can reduce the change of contamination during flood events), and implementing natural drainage measures such as reed beds, which can help to regulate pollution.
	MT	
	LT	
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST	No significant effect is predicted.
	MT	
	LT	

SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source	ST		No significant effect is predicted.
	MT		
	LT		
SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST		No significant effect is predicted.
	MT		
	LT		
SA12 - To create high quality employment opportunities	ST		No significant effect is predicted.
	MT		
	LT		
SA13 - To develop a strong culture of enterprise and innovation	ST		No significant effect is predicted.
	MT		
	LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST		No significant effect is predicted.
	MT		
	LT		

Summary

The policy incorporates a range of measures that are aimed at managing and conserving water and improving water quality in bringing forward development (and also through support for retrofitting). The implementation of this policy is likely to have a direct positive effect in terms of ensuring no deterioration in and improvements in water quality across the district. There should also be knock on benefits with regards to biodiversity and access to green space.

Policy CC4 Protection, conservation and enhancement of river and waterbody corrid

SA Objective	Policy	Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district		The policy could add to development costs through the requirement for Suds, and wildlife enhancements. However, this is a routine part of the planning process and would not be expected to have a significant effect on the delivery of housing.
	ST	
	MT	
SA2 - To improve health and wellbeing, and reduce health inequalities	LT	The protection and enhancement of green infrastructure associated with SUDs could have multi-functional benefits including recreation, which may have positive effects on health and wellbeing. The effects are uncertain though.
	ST	
	MT	
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture	LT	The policy could improve access to green space by integrating SuDS into new developments, and improving amenity space. The effects are not considered to be significant as they would mostly be minor in magnitude, and the focus is on wildlife and water rather than recreation.
	ST	
	MT	
SA4 - To improve community safety, reduce crime and the fear of crime	LT	No significant effect predicted.
	ST	
	MT	
SA5 - To promote and support the development and growth of social capital across the district	LT	No significant effect predicted.
	ST	
	MT	
SA6 - To increase biodiversity levels across the district	ST	The policy highlights the need for development adjacent to a watercourse to provide a green buffer. This is predicted to have a direct positive effect on the baseline by delivering enhancements to biodiversity and improving connectivity for wildlife. Measures to support the de-culverting and naturalisation of watercourses should further enhance biodiversity by encouraging the development of natural habitats. The policy also states a clear steer against developments that could have significant effects on water quality. This should also protect species dependant upon certain water conditions.
	MT	
	LT	
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	ST	No significant effect predicted; though support for natural flood management and green infrastructure should help to contribute towards landscape protection.
	MT	
	LT	
SA8 - to manage prudently the natural resources of the district	ST	The policy incorporates a range of measures that are aimed at managing water and improving water quality. The implementation of this policy is likely to have a positive effect in sustaining and potentially improving water quality in the district. The delivery of SUDs as part of new development is also likely to ensure that the potential risk of flooding is minimised. In the long term, the policy could help to improve water quality, contributing to the achievement of Water Framework Directive targets.
	MT	
	LT	
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials	ST	No significant effect is predicted as the policy is not related to waste.
	MT	
	LT	
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source	ST	No significant effect is predicted as the policy is not related to energy efficiency and usage.
	MT	
	LT	

SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST		No significant effect is predicted.
	MT		
	LT		
SA12 - To create high quality employment opportunities	ST		No significant effect is predicted.
	MT		
	LT		
SA13 - To develop a strong culture of enterprise and innovation	ST		No significant effect is predicted.
	MT		
	LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST		No significant effect is predicted.
	MT		
	LT		

Summary

The policy is predicted to have only one significant effect, in relation to water quality (SA8) in the longer term. Where other effects are likely, these are predicted to be positive and include an improvement to green space (SA3) and biodiversity (SA6). Whether this would lead to notable benefits on health and wellbeing (SA2) is uncertain. Neutral effects are predicted for all other sustainability objectives.

IM1 - Review of the Local Plan

SA Objective	Policy			Summary & Mitigation
SA1 - To ensure that the housing stock meets the housing needs of the district		ST		The policy should ensure that any issues relating to the delivery of housing needs over the first 5 years of the plan are identified and can be rectified through a partial plan review. After 5 years, a review will be commenced, ensuring that the latest evidence is taken into account in planning for housing into the future. This ought to have positive effects on housing in the medium to long term, once the review process is concluded.
		MT		
		LT		
SA2 - To improve health and wellbeing, and reduce health inequalities		ST		Monitoring of the plan could include consideration of performance against health and wellbeing objectives. However, it is considered unlikely that partial review would be implemented on the basis of these factors. The issue of health and wellbeing would be picked up as part of a local plan review, and so in the longer term there is an opportunity to update the approach in the Local Plan if necessary. At this stage, the effects are uncertain though.
		MT		
		LT		
SA3 - To provide better opportunities for people to value and enjoy the district's green spaces and culture		ST		Monitoring of the plan could include consideration of performance against open space standards. However, it is considered unlikely that a partial Plan review would be implemented on the basis of these factors. The issue of open and green space would be picked up as part of a local plan review, and so in the longer term there is an opportunity to update the approach in the Local Plan if necessary. At this stage, the effects are uncertain though.
		MT		
		LT		
SA4 - To improve community safety, reduce crime and the fear of crime		ST		No effects identified.
		MT		
		LT		
SA5 - To promote and support the development and growth of social capital across the district		ST		The process of reviewing the Local Plan (or a partial review if necessary) would allow for communities to re-engage in the planning process, which may have minor positive effects on social capital in the longer term.
		MT		
		LT		
SA6 - To increase biodiversity levels across the district		ST		Monitoring of the plan could include consideration of performance against biodiversity objectives (for example the target to achieve net gains). However, it is considered unlikely that a partial Plan review would be implemented on the basis of these factors. The issue of biodiversity would be picked up as part of a local plan review, and so in the longer term there is an opportunity to update the approach in the Local Plan if necessary. At this stage, the effects are uncertain though.
		MT		
		LT		
SA7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district		ST		Monitoring of the plan could include consideration of performance against objectives for the built environment. However, it is considered unlikely that a partial Plan review would be implemented on the basis of these factors. The issue of heritage and built environment and landscape would be picked up as part of a local plan review, and so in the longer term there is an opportunity to update the approach in the Local Plan if necessary. At this stage, the effects are uncertain though.
		MT		
		LT		
SA8 - to manage prudently the natural resources of the district		ST		No effects identified.
		MT		
		LT		
SA9 - To minimise waste and increase the re-use and recycling and composting of waste materials		ST		No effects identified.
		MT		
		LT		
SA10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable source		ST		No effects identified.
		MT		
		LT		

SA11 - To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure the all journeys are undertaken by the most sustainable mode available	ST		Monitoring of the plan could include consideration of performance against objectives for transport, accessibility and air quality. However, it is considered unlikely that a partial Plan review would be implemented on the basis of only these factors. The issue of transport and accessibility would be picked up as part of a local plan review, and so in the longer term there is an opportunity to update the approach in the Local Plan if necessary. At this stage, the effects are uncertain though.
	MT		
	LT		
SA12 - To create high quality employment opportunities	ST		Monitoring of the plan could include consideration of performance against objectives for the delivery of employment land. Should there be significant changes to evidence or shortfalls in the delivery of employment land, this could potentially trigger a plan review. There are links between the economy and housing provision, so it is assumed that a plan review (whether partial or in full) should consider both factors alongside one another. A minor positive effect is predicted for the medium to long term by setting a framework to allow for such reviews, and the commitment to a definite review at 5 years.
	MT		
	LT		
SA13 - To develop a strong culture of enterprise and innovation	ST		Monitoring of the plan could include consideration of performance in terms of securing employment within certain sectors. However, it is considered unlikely that a partial Plan review would be implemented on the basis of these factors. The issue of employment diversity would be picked up as part of a local plan review though, and so in the longer term there is an opportunity to update the approach in the Local Plan if necessary. At this stage, the effects are uncertain though.
	MT		
	LT		
SA14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies.	ST		Monitoring of the plan could include consideration of infrastructure condition, implementation and performance. Should there be significant changes to evidence or major issues with infrastructure delivery, this could potentially trigger a plan review. There are links between the infrastructure delivery and housing development, so it is assumed that a plan review (whether partial or in full) should consider this factor alongside housing and employment. A minor positive effect is predicted for the medium to long term by setting a framework to allow for such reviews, and the commitment to a definite review at 5 years.
	MT		
	LT		

Summary

Commitment to a plan review in 5 years will allow for a range of sustainability factors to be re-evaluated in light of new evidence, performance against targets and a new baseline position. The effects are uncertain at this stage, but it is a positive commitment to ensure that the Local Plan remains up-to-date. For certain sustainability objectives minor positive effects are predicted, as the policy allows for a partial review (focused mainly on housing provision) should the plan not be delivering as anticipated. This is most beneficial in terms of housing provision (SA1), employment (SA12) and infrastructure (SA13), which really ought to be considered together. The opportunity to re-engage with the plan making process should also be positive with regards to community involvement (SA5).