

Main Matter 3 (6): Council to review whether the implications of achieving a net gain in biodiversity have been assessed in the viability studies V1 and V2.

The Mansfield District Council Whole Plan and Community Infrastructure Levy Viability Assessment (V1) sought to assess the potential cost impacts of the proposed policies including those in relation to biodiversity enhancement in the plan to determine the appropriate cost assumptions in the viability assessments and broadly determine if planned development is viable.

The costs that have been factored into the viability appraisals to reflect the impact of relevant development plan policy and residual use of planning obligations for site specific mitigation, were based on historic evidence of planning obligation contributions over the last five years. These contributions included open space, green infrastructure and local nature reserves, plus other contributions i.e. highways and education, resulted in a cost allowance of £1729 per dwelling and £10sqm being adopted in the study.

The Mansfield Local Plan – Whole Plan Viability Appraisal Update (V2) took account of viability in relation to biodiversity enhancements through a combination of costings for the following:

- the provision of on-site and off-site public open space which includes provision for green infrastructure;
- sustainable drainage systems (SuDS);
- additional costs that relate to housing allocations for specific habitat creation and enhancement requirements (e.g. habitat buffers to designated sites, hedgerows, habitat connections, etc.); and
- additional costs that relate to housing allocation requirements for the creation/integration new connections/green corridors and improvements to existing pathways/green corridors.

Provision assessed is detailed in Appendix 1 of V2. Combined, these measures support net gains in biodiversity. Costings for open space include allowances for landscaping and maintenance which have the potential to deliver net gains in biodiversity. Costing for drainage include SuDS with surface water attenuation which also have potential for biodiversity enhancement, depending on the design and type.

Habitat creation and enhancement requirements were based on needs identified through the evidence bases supporting the local plan, including through the HELAA process (HE1) and Green Infrastructure Study (ENV5). This approach was explained in Mansfield District Council’s Hearing Statement for Matter 3 (9).

Allocation (H1) biodiversity enhancements (i.e. net gains) to be delivered through:

Site reference	Viability assessment of the provision supporting the delivery of net gains in biodiversity		
	Provision of	SuDS	Additional measures tested (in addition to POS)

	public open space (POS)		
H1a	On-site POS	<input checked="" type="checkbox"/>	Measures to improve water quality to support the delivery of biodiversity enhancements to nearby wetlands and designated sites.
H1b	On-site POS	<input checked="" type="checkbox"/>	Enhancements to existing pathways/green corridor
H1c	On-site POS	<input checked="" type="checkbox"/>	Enhanced habitat connections (i.e. habitat creation)
H1d	On-site POS	<input checked="" type="checkbox"/>	Inclusion of ecological buffers; measures to improve water quality to support the delivery of biodiversity enhancements to nearby wetlands and designated sites; and restoration/creation of hedgerows
H1e	On-site POS	<input checked="" type="checkbox"/>	
H1f	On-site POS	<input checked="" type="checkbox"/>	
H1g	On-site POS	<input checked="" type="checkbox"/>	
H1h	Off-site POS	<input checked="" type="checkbox"/>	
H1i	On-site POS	<input checked="" type="checkbox"/>	Habitat creation
H1j	On-site POS	<input checked="" type="checkbox"/>	Creation and integration of multi-use green corridors
H1k	On-site POS	<input checked="" type="checkbox"/>	
H1l	On-site POS	<input checked="" type="checkbox"/>	Enhanced habitat connections (i.e. habitat creation)
H1m	Off-site POS	<input checked="" type="checkbox"/>	Integration of new pathways/green corridor
H1n	Off-site POS	<input checked="" type="checkbox"/>	Creation of green corridor and cycleway
H1o	On-site POS	<input checked="" type="checkbox"/>	
H1p	Not assessed; site has planning permission.		
H1q	On-site POS	<input checked="" type="checkbox"/>	Creation of habitat buffer
H1r	Off-site POS	<input checked="" type="checkbox"/>	
H1s	On-site POS	<input checked="" type="checkbox"/>	
H1t	Off-site POS	<input checked="" type="checkbox"/>	
H1u	Off-site POS	<input checked="" type="checkbox"/>	
H1v	On-site POS	<input checked="" type="checkbox"/>	Creation of habitat buffer and restoration/creation of hedgerows
H1w	On-site POS	<input checked="" type="checkbox"/>	
H1x	Off-site POS	<input checked="" type="checkbox"/>	