

Note regarding the Sustainability Appraisal of site allocation H1e – Land at Redruth Drive 30/05/2019

It has been noted that the number of dwellings that was originally appraised (99) differs to what was allocated (178). However, the change in dwellings makes no difference to the outcomes, as shown on the attached proforma which shows the necessary minor changes required.

All of the criteria have been checked and none of the scores change as a result of the higher dwelling number (given that the site boundary is exactly the same).

The only relevant criteria are as follows. The remaining criteria are based on distances and other features being present, which doesn't change.

- SA1. Housing, but the score remains light green as the category covers 1-199 dwellings. All that needs changing on the proforma is the dwelling amount.
- SA13. Potential to contribute towards education provision - The score also remains light green, as the category covers 1-499 dwellings.

In summary, there are no changes to the outcomes for any SA criteria.

Site Name: Land at Redruth Drive
Site Reference: AECOM 31
HELAA Reference: 27A
Potential Use: Housing

Land Type: Greenfield
Area: 4.98 ha
Potential Number of Dwellings (if a housing site): [178](#)

SA Objective	Likely Effects	Appraisal outcome
SA1: HOUSING	Positive effect as the site provides housing (Capacity to deliver 178 dwellings).	
SA2: HEALTH	1470m from Oak Tree Lane Health Centre.	
SA3: GREEN SPACES & CULTURE	Within 400m or less of publicly accessible greenspace (42m, small amenity space at Red Ruth Drive) and has at least one recreational facility within 800m (Cycle and walking paths, play provision). Also, due to the size of the site, there is further opportunity and need for creation of on-site open space including green corridors.	
SA4: COMMUNITY SAFETY	Neutral effect as the site is not within an area of high risk as a result of mining legacy.	
SA5: SOCIAL CAPITAL	7 community facilities within 800m.	
SA6: BIODIVERSITY (A - Designated sites)	Site over 8.9km from SAC and 392m from ppSPA. 879m from SSSI. Site is 377m from local wildlife site (Ratcher Hill Cutting). Potential for negative effects.	
SA6: BIODIVERSITY (B - Enhancement)	Falls within wetland opportunity area. 314m from strategic green infrastructure	
SA7: BUILT & NATURAL ASSETS (A - Heritage)	No significant effects.	
SA7: BUILT & NATURAL ASSETS (B - Landscape)	Adjacent to the LPZ (SH11) Sherwood Sandstone Conserve and create. Adjacent to Mansfield urban area.	
SA8: NATURAL RESOURCES (A - Soil)	Potential negative effect. 72% overlap with Grade 3 (3.6ha) and 28% overlap with Urban	
SA8: NATURAL RESOURCES (B - Flooding)	Low risk of fluvial flooding (FZ1). Low to high risk of surface water flooding (1 in 30, 1 in 100 and 1 in 1000 risk). Site is located within an indicative area of concentrated run off	
SA8: NATURAL RESOURCES (C - Groundwater)	Not within groundwater zones	
SA9: WASTE	Development of the site would result in the loss of a greenfield site.	
SA10: ENERGY	N/A - Generally all development will increase energy consumption. This impact is better addressed through policy requirements and infrastructure assessments.	N/A
SA11: TRANSPORT (A - Sustainable modes of travel)	270m from bus stop but more than 1.3km of Mansfield Town Centre or other centre.	
SA11: TRANSPORT (B - Access to Schools)	Within 800m from nearest primary school (531m from St Peter's Cofe Primary School).	
SA12: EMPLOYMENT	Residential sites on land that was not previously used for employment purposes	
SA13: INNOVATION	Positive effect as the site is large enough to provide financial contributions towards education if this is required by the Local Education Authority.	
SA14: BUSINESS LAND & INFRA-STRUCTURE	295m from Primary Road Route (A6161 Southwell Road West)	

Summary - The site makes a positive contribution to housing and is within very close proximity to the primary route network. The site has broadly good / very good access to services and facilities. However, there is potential for negative effects upon landscape character, a loss of agricultural land and flood risk would need to be managed.