



Mansfield District Council
Creating a District where People can Succeed

Sustainability Appraisal Report

Mansfield District Local Plan
(Publication Draft)

August 2018

Contents

1. Introduction	1
1.1 Introduction.....	1
1.2 Sustainability Appraisal and Strategic Environmental Assessment.....	1
1.3 Equality Impact Assessment	2
1.4 Purpose and Structure of the SA Report.....	2
2. Background to the Local Plan	4
2.1 Background to the Local Plan.....	4
3. Our approach to the SA and the work completed so far	7
3.1 Overview	7
3.2 Stages and Tasks.....	7
3.3 Methodology.....	9
3.4 Consultation Response to the Core Strategy SA Scoping Report.....	10
3.5 Respondents	10
3.6 Summary of Responses	10
4. Key Sustainability Issues and the SA Framework	15
4.1 Key Sustainability Issues.....	15
4.2 The SA Framework.....	17
5. Appraisal of the Local Plan Vision and Objectives	19
5.1 Local Plan Vision and Objectives (Draft)	19
5.2 'Compatible' and 'very compatible' objectives	23
6. Appraisal of Plan Policies (including consideration of alternatives)	25
6.1 Introduction.....	25
6.2 Policy S1: Presumption in favour of sustainable development	26
6.3 Policy S2: The spatial strategy	27
6.4 Policy S3: Urban regeneration.....	39
6.5 Policy S4: Delivering key regeneration sites.....	41
6.6 Policy S5: Development in the countryside	43
6.7 Policy P1: Achieving high quality design / Policy P2: Safe, healthy and attractive development Policy P3: Connected developments	45
6.8 Policy P4: Comprehensive development.....	48
6.9 Policy P5: Climate change and new development.....	49
6.10 Policy P6: Home extensions and alternations	51
6.11 Policy P7: Amenity.....	52
6.12 Policy P8: Shop front design and signage.....	53
6.13 Policy H1: Housing allocations	54
6.14 Policy H2: Committed housing sites	73
6.15 Policy H3: Housing density and mix	73
6.16 Policy H4: Affordable housing	75
6.17 Policy H5: Custom and self-build dwellings.....	77
6.18 Policy H6: Specialist Housing.....	78
6.19 Policy H7: Houses in multiple occupation and bedsit accommodation.....	79
6.20 Policy H8: Accommodation for Gypsies, Travellers and travelling showpeople.....	80
6.21 Policy E1: Enabling economic growth.....	82
6.22 Policy E2: Sites allocated as new employment areas	83
6.23 Policy E3: Retaining land for employment use: Key and general employment areas.....	86
6.24 Policy E4: Other industrial and business development.....	88
6.25 Policy E5: Improving skills and economic inclusion.....	89
6.26 Policy RT1: Main Town Centre uses	90
6.27 Policy RT2: Mansfield town centre strategy.....	94
6.28 Policy RT3: Mansfield town centre primary shopping area.....	95

6.29	Policy RT4: Mansfield Town centre improvements.....	97
6.30	Policy RT5: Accessing Mansfield Town Centre	98
6.31	Policy RT6: Retail and Leisure Allocations	99
6.32	Policy RT7: Retail and leisure commitments	103
6.33	Policy RT8: District and local centres	103
6.34	Policy RT9: Neighbourhood Parades	106
6.35	Policy RT10: Retail parks	108
6.36	Policy RT11: Hot Food Takeaways	109
6.37	Policy RT12: Visitor Economy	110
6.38	Strategic urban extension Policy 1: Pleasley Hill Farm / Strategic urban extension Policy 2: Land off Jubilee Way Strategic urban extension Policy 3: Land at Berry Hill - Committed strategic urban extension	111
6.39	Policy IN1: Infrastructure delivery	113
6.40	Policy IN2: Green Infrastructure	114
6.41	Policy IN3: Protection of community open space and outdoor sports provision	117
	Policy IN4: New community open space and outdoor sports provision	117
	Policy IN5: Allotments	117
	Policy IN6: Designated local green space	117
6.42	Policy IN7: Local shops, community and cultural facilities.....	120
6.43	Policy IN8: Protecting and improving our sustainable transport network	122
6.44	Policy IN9: Impact of development on the transport network.....	124
6.45	Policy IN10: Car and cycle parking.....	126
6.46	Policy IN11: Telecommunications and broadband	127
6.47	Policy NE1: Protection and enhancement of landscape character	128
6.48	Policy NE2: Biodiversity and Geodiversity	130
6.49	Policy NE3: Pollution and land instability	132
6.50	Policy NE4: Mineral safeguarding areas.....	134
6.51	Policy HE1: Historic Environment.....	135
	Policy HE2: Pleasley Vale area regeneration	135
6.52	Policy CC1: Renewable and low carbon energy generation.....	137
6.53	Policy CC2: Flood risk	139
6.54	Policy CC3: Sustainable drainage systems / Policy CC4: River and waterbody corridors.....	140
6.55	Policy IM1: Monitoring and review of the Local Plan	142
6.56	Discarded Policies	143
7.	Cumulative and Synergistic Effects	144
7.1	Introduction.....	144
7.2	Housing	144
7.3	Health and wellbeing	145
7.4	Biodiversity	146
7.5	Built and natural heritage.....	147
7.6	Natural resources	149
7.7	Resource use	150
7.8	Transport and accessibility	151
7.9	Economy	151
8.	Monitoring	154
8.1	Monitoring significant effects	154
9.	Equality Impact Assessment	157
9.1	Equality Impact Assessment	157
10.	Next Steps.....	159
10.1	Plan finalisation and adoption.....	159

Appendix A: Baseline position

Appendix B: Contextual review

Appendix C: Consultation responses to Scoping

Appendix D: Issues and Options appraisals

Appendix E: Appraisal of spatial strategy options (Publication Draft)

Appendix F: Site Appraisal Framework

Appendix G: Site Appraisal Summary Matrix

Appendix H: Consultation response to Interim SA Reports

Appendix I: Detailed policy appraisals

1. Introduction

1.1 Introduction

- 1.1.1 Mansfield District Council is producing a Local Plan which will set out the long term spatial vision for the district and include the planning policies required to deliver that vision over the period up to 2033.
- 1.1.2 The Council appointed specialist consultants AECOM to undertake the SA process. This is to ensure that the process is legally sound, influences the Plan development and provides an independent, objective view.
- 1.1.3 The Sustainability Appraisal Report has been prepared as part of the Sustainability Appraisal (SA) of the Local Plan Publication Draft. The Final SA Report brings together previous stages of the SA process, which involved the publication of a Scoping Report and two interim SA Reports.
- 1.1.4 The Sustainability Appraisal process assesses the potential social, economic and environmental effects that may arise from the implementation of the Local Plan. The SA is influential in the development of the Plan by testing alternative approaches and suggesting mitigation and enhancement measures. A good SA should help stakeholders to understand the implications of the Plan and other reasonable alternatives.
- 1.1.5 A Habitats Regulations Assessment (HRA) is also being undertaken and the emerging findings of that assessment will be available separately within a HRA Report.

1.2 Sustainability Appraisal and Strategic Environmental Assessment

- 1.2.1 Sustainability Appraisal (SA) is a statutory requirement of the Planning and Compulsory Purchase Act 2004.
- 1.2.2 It is designed to ensure that the plan preparation process maximises the contribution that a plan makes to sustainable development and minimises any potential adverse impacts. The SA process appraises the likely social, environmental and economic effects of the strategies and policies within a plan (in this case the Mansfield District Local Plan) from the outset of its development.
- 1.2.3 Strategic Environmental Assessment (SEA) is also a statutory assessment process, required under the SEA Regulations (Statutory Instrument 2004, No 1633). The Regulations require the formal assessment of plans and programmes which are likely to have significant effects on the environment, and set the framework for future consent of projects requiring Environmental Impact Assessment (EIA) under EU Directives 85/337/EEC and 97/11/EC concerning EIA. The purpose of SEA, as defined in Article 1 of the SEA Directive is "to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans....with a view to promoting sustainable development".
- 1.2.4 SEA and SA are separate processes but have similar aims and requirements. SEA focuses only on the likely environmental effects of a plan whilst SA includes a wider range of considerations, extending to social and economic effects. The National Planning Practice Guidance (NPPG), which was published in 2014, states that SA meets all of the requirements of the SEA Regulations and ensures that potential environmental effects are given full consideration alongside social and economic issues. As such a separate SEA should not be required. This report has been prepared on this basis and the abbreviation "SA" should therefore be taken to refer to both SA and SEA.

1.3 Equality Impact Assessment

- 1.3.1 An equality impact assessment (EIA) is a method that helps us to consider a policy in terms of how it might affect different groups of people protected in law (the Equality Act 2010). This helps to ensure our policies are fair for all people within the district.
- 1.3.2 Whilst not a formal part of the SA or SEA process, we have carried out an EqIA of the Local Plan against all equality dimensions to enable us to identify and reduce the potential for discrimination and to promote equality and diversity. A summary is provided in **Section 8** of this report.

1.4 Purpose and Structure of the SA Report

- 1.4.1 This SA Report follows on from previous stages of the SA process.
- The Scoping Stage (Stage A) of the process was undertaken in 2009, and established the framework for undertaking the appraisal.
- 1.4.2 A Consultation Draft Plan was consulted upon in February 2016. An interim SA Report was prepared at this stage which presented an appraisal of reasonable alternatives and the preferred approaches / policies / sites at this stage.
- 1.4.3 A second interim SA Report was prepared which focused specifically on the vision, objectives and site options. This supported the Preferred Options Consultation.
- 1.4.4 These earlier stages of the SA were important to ensure that the Plan was influenced by the SA and to ensure effective communication with stakeholders. However, the interim reports prepared at those stages are superseded by this full SA Report.
- 1.4.5 This introductory section to the SA Report (Section 1) provides background information regarding the preparation of the Mansfield District Local Plan and explains the requirement to undertake SA. The remainder of the main body of this report is structured as follows:
- Section 2 outlines the purpose and status of the Local Plan.
 - Section 3 sets out the purpose and stages of SA, the approach taken by Mansfield District Council, assumptions made and difficulties encountered.
 - Section 4 states how the SA has met the requirements to review other relevant plans and programmes and which reviews key changes to planning policy.
 - Section 5 outlines the key issues identified through the work carried out at the Scoping Stage and presents the framework of SA Objectives.
 - Section 6 sets out a summary of the appraisal findings for each Plan policy, including a discussion of how the policy has developed, the alternatives considered at each stage of plan making, and recommendations (mitigation and enhancement measures);
 - Section 7 provides an assessment of the Plan ‘as a whole’, bringing together the various appraisals that have been undertaken on the plan strategy, policies and site allocations.
 - Section 8 identifies potential monitoring indicators.
 - The Equality Impact Assessment undertaken (as a separate process) is summarised in Section 9.
 - Section 10 sets out the ‘next steps’.
 - The main body of this SA Report is supported by Appendices A to I which contain detailed appraisal information, background data and methodologies.

1.4.6 This is a full SA Report (which is essentially what Schedule 2 of the SEA Regulations relates to when setting out the requirements for an Environmental Report). The following table sets out how this SA Report has been prepared to ensure compliance with Schedule 2, Regulation 12(3) of the SEA Regulations.

Table 1.1: Summary of the requirements of the SEA Directive and where these have been addressed in this SA Report

Schedule 2 requirements	Evidence
<i>An outline of the contents and main objectives of the plan or programme, and of its relationship with other relevant plans and programmes.</i>	<i>Section 2 of this SA Report sets out a summary of the Plan background and contents. Section 4 outlines the Plan objectives.</i>
<i>The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.</i>	<i>Appendix A to this SA Report sets out the existing and future baseline position.</i>
<i>The environmental characteristics of areas likely to be significantly affected.</i>	<i>Appendix A to this SA Report identifies the key issues and characteristics of Mansfield district for a range of sustainability factors.</i>
<i>Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Council Directive 79/409/EEC on the conservation of wild birds(a) and the Habitats Directive.</i>	<i>Appendix A to this SA Report sets out a summary of key issues relevant to the plan. Section 4 of this SA Report summarises the key issues.</i>
<i>The environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation.</i>	<i>Appendix B to this SA Report provides a review of relevant plans, policies and programmes, drawing out key environmental protection objectives.</i>
<i>The likely significant effects on the environment, including short, medium and long-term effects, permanent and temporary effects, positive and negative effects, and secondary, cumulative and synergistic effects.</i>	<i>The appraisal of policies is set out within Section 6, with a cumulative assessment of the plan ‘as a whole’ set out in Section 7. Appendix D appraises issues and options Appendix E appraises housing growth options Appendix G summaries site appraisal findings Appendix I appraises policies in full Technical Appendix A contains detailed site proformas</i>
<i>The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.</i>	<i>Recommendations have been summarised under each plan policy in Section 6 of this SA Report.</i>
<i>An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.</i>	<i>The process of considering and appraising alternatives has been summarised for each plan ‘issue’ or policy within Section 6. Methodologies (including limitations) are presented in Section 3, Section 4 and Appendix F/G (for site appraisals)</i>
<i>A description of the measures envisaged concerning monitoring in accordance with regulation 17.</i>	<i>Section 8 of this SA Report.</i>
<i>A non-technical summary of the information provided under paragraphs 1 to 9.</i>	<i>Separate document prepared.</i>

2. Background to the Local Plan

2.1 Background to the Local Plan

- 2.1.1 The 2004 Planning and Compulsory Purchase Act introduced the Local Development Framework (LDF) system of plan making which was intended to guide future development in the district through a series of 'Development Plan Documents' (DPDs) that were to be prepared in stages.
- 2.1.2 At the time, the Mansfield District Core Strategy was envisaged to be the first DPD the council would prepare. It would set out spatially the vision, strategic objectives, the overarching strategy and core policies for the area together with a monitoring and implementation framework. The document would focus on matters of strategic importance and aim to cover the long-term i.e. up to 2033. As such a Core Strategy Issues and Options Report was published for public consultation in June 2010. It considered the major issues facing the district and set them in context. It also considered various options open to the council to address the issues and posed a series of questions to assist public debate.
- 2.1.3 Before the Core Strategy DPD was progressed any further, the Localism Act of 2011 was given Royal Assent. This Act sought to further improve the planning system and allow much more local discretion by removing the regional tier of planning policy. It also removed much of the process that was associated with the LDF system and started to refer to a 'Local Plan'.
- 2.1.4 The National Planning Policy Framework (NPPF) was then published in March 2012, and along with bringing together most Government Planning Policy Statements and Guidance Notes into a much shorter, single document, it also did not refer to the term Local Development Framework but preferred to use the term 'Local Plan'.
- 2.1.5 Planning officers decided that the best course of action would be to rebrand the existing Core Strategy work as 'Part One' of the Local Plan, and to seek agreement of the work and the new approach by the council, before following on with 'Part Two' which would include detailed development management and land allocation policies. A formal decision to adopt this approach was made by Mansfield District Council on 30 July 2013.
- 2.1.6 As the document has progressed, it has been decided to include detailed policies and sites where they make most sense, rather than breaking the document down into two parts.
- 2.1.7 The Publication Draft version of the Local Plan comprises a vision, objectives and the policies listed below. Each policy is summarised briefly before the relevant summary of SA findings in Section 6.

Mansfield Local Plan – List of Policies

Spatial Strategy

- S1 - Presumption in favour of sustainable development
- S2 - The spatial strategy
- S3 - Urban regeneration
- S4 - Delivering key regeneration sites
- S5 - Development in the countryside

Place making

- P1 - Achieving high quality design
- P2 - Safe, healthy and attractive development
- P3 - Connected developments
- P4 - Comprehensive development
- P5 - Climate change and new development
- P6 - Home extensions and alterations
- P7 - Amenity
- P8 – Shop front design and signage

Housing

- H1 - Housing allocations
- H2 - Committed housing sites
- H3 - Housing density and mix
- H4 - Affordable housing
- H5 - Custom and self-build homes
- H6 - Specialist housing
- H7 - Houses in multiple occupation and bedsit accommodation
- H8 - Accommodation for Gypsies, Travellers and travelling showpeople

Employment

- E1 - Enabling economic development
- E2 - Sites allocated as new employment areas
- E3 - Retaining land for employment uses: Key and general employment areas
- E4 - Other industrial and business development
- E5 - Improving skills and economic inclusion

Retail

- RT1 - Main town centre uses
- RT2 - Mansfield town centre strategy
- RT3 - Mansfield town centre primary shopping area
- RT4 - Mansfield town centre improvements
- RT5 - Accessing Mansfield town centre
- RT6 - Retail and leisure allocations
- RT7 - Retail and leisure commitments
- RT8 - District and local centres

- RT9 - Neighbourhood parades
- RT10 - Retail parks
- RT11 - Hot food takeaways
- RT12 - Visitor economy

Strategic urban extensions

- SUE1 - Pleasley Hill Farm
- SUE2 - Land off Jubilee Way
- SUE3 – Land at Berry Hill - Committed strategic urban extension

Infrastructure and facilities

- IN1 - Infrastructure delivery
- IN2 - Green infrastructure
- IN3 - Protection of community open space and outdoor sports provision
- IN4 - New community open space and outdoor sports provision
- IN5 - Allotments
- IN6 - Designated local green space
- IN7 - Local shops, community and cultural facilities
- IN8 - Protecting and improving the sustainable transport network
- IN9 - Impact of development on the transport network
- IN10 - Car and cycle parking
- IN11 – Telecommunications and broadband

The natural environment

- NE1 - Protection and enhancement of landscape character
- NE2 - Biodiversity and geodiversity
- NE3 - Pollution and land instability
- NE4 - Mineral safeguarding areas

Historic environment

- HE1 - Historic environment
- HE2 – Pleasley Vale area regeneration

Climate change

- CC1 - Renewable and low carbon energy generation
- CC2 - Flood risk
- CC3 - Sustainable drainage systems
- CC4 - River and waterbody corridors

Implementation and monitoring

- IM1 – Monitoring and review of the Local Plan

3. Our approach to the SA and the work completed so far

3.1 Overview

- 3.1.1 The Council's / AECOMs approach to undertaking SA is in accordance with relevant sections of the National Planning Practice Guidance (NPPG) which was published in 2014 and replaced the SA guidance sections within the Planning Advisory Service (PAS) Plan Making Manual. The PAS guidance had itself replaced the previous Government guidance document: Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents (2005). The guidance is designed to ensure compliance with the requirements of the SEA Directive and promote good practice.
- 3.1.2 In accordance with section 3.1.10 of the 2005 guidance, the SA objectives were originally based upon those used in the process of appraising the East Midlands Regional Plan (EMRP), also known as the Regional Spatial Strategy (RSS).
- 3.1.3 The EMRP has since been revoked (as a consequence of the Localism Act). However, following updates to the scope of the SA, it was considered that the SA Objectives are still relevant and appropriate in the context of the Local Plan.

3.2 Stages and Tasks

- 3.2.1 There are five iterative stages of carrying out an SA (according to the NPPG). These are set out in Table 3.1 below, along with the relevant plan making stages. This SA Report covers Stage C of the process, whilst the 2009 Scoping Report covered Stage A, and the interim assessment stages covered Stage B¹.
- 3.2.2 In Nottinghamshire, a partnership was formed to carry out the work required for the initial stage of SA. The partnership comprises all local planning authorities in Nottingham and Nottinghamshire and the main objective of this joint approach was to simplify the process of collecting, and then annually updating, the baseline information. A 'common' Scoping Report template was also developed for use by each of the local planning authorities in the partnership. This was used as a starting point to help guide the collection of relevant information at the scoping stage of SA.

¹ It is important to note that SA is an iterative process, and so stage A has been revisited periodically to ensure that the scope of the SA remains focused on the correct issues.

Table 3.1 Stages of Sustainability Appraisal (Source: NPPG)

SA Process	Local Plan preparation
<p>Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope</p> <p>1: Identify other relevant policies, plans and programmes, and sustainability objectives</p> <p>2: Collect baseline information</p> <p>3: Identify sustainability issues and problems</p> <p>4: Develop the SA Framework</p> <p>5: Consult the consultation bodies on the scope of the SA report</p>	<p>Evidence gathering and engagement</p>
<p>Stage B: Developing and refining options and assessing effects</p> <p>1: Test the Local Plan objectives against the SA Framework</p> <p>2: Develop the Local Plan options including reasonable alternatives</p> <p>3: Evaluate the likely effects of the Local Plan and alternatives</p> <p>4: Consider ways of mitigating adverse effects and maximising beneficial effects</p> <p>5: Propose measures to monitor the significant effects of implementing the Local Plan</p>	<p>Consult on Local Plan in preparation (Reg. 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012)</p> <p>Consultation may be undertaken more than once if the Local Planning Authority considers necessary.</p>
<p>Stage C: Prepare the SA report</p> <p>1. Document the findings of the SA process.</p> <p>2. Update the SA Report / Prepare Addendums to reflect issues arising pre-submission and during Examination in Public.</p>	<p>Prepare the publication version of the Local Plan</p> <p>Submit Draft Local Plan and supporting documents for independent examination</p>
<p>Stage D: Seek representations on the SA Report from consultation bodies and the Public</p> <p><i>Revisit stages A-C as necessary</i></p>	<p>Seek representations on the publication Local Plan (Reg19) from consultation bodies and the public</p>
<p>Stage E: Post adoption reporting and monitoring</p> <p>1. Prepare an publish post adoption statement</p> <p>2. Monitor significant effects of implementing the Local Plan</p> <p>3. Respond to unforeseen adverse effects</p>	<p>Local Plan Adopted</p>

3.3 Methodology

3.3.1 This section describes how each of the stages detailed in Table 3.1 has been carried out during the SA of the Local Plan (Publication Draft).

Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope

A SA Scoping Report on the Mansfield district Core Strategy (now renamed Local Plan) was produced in house, and consulted on in September 2009. The scoping stage involved the following tasks.

Identification other relevant policies, plans and programmes, and sustainability objectives

A review was undertaken of other plans, policies and programmes that are considered to be relevant to the Local Plan at the international, national, regional and local levels. An updated review is provided at **Appendix B**

Collect baseline information

Baseline information for Mansfield district was presented in the SA Scoping Report (2009). Several updates to the baseline position have been undertaken to ensure that the scope of the SA remains appropriate. The most recent update is presented in **Appendix A**.

Identify sustainability issues and problems

Drawing on the review of plans, policies and programmes and the baseline information, a series of key sustainability issues have been identified (including environmental concerns, as required by the SEA Directive). These issues are presented in Section 4 of this report. The issues remain largely unchanged from those identified in the 2009 Scoping Report and subsequent interim SA Reports (2016 and 2017).

Develop the sustainability appraisal framework

Mansfield (and the other Nottinghamshire authorities) decided to use the SA objectives established through the appraisal of the East Midlands Regional Plan (EMRP) as a starting point in establishing an SA Framework for Mansfield. The EMRP has now been revoked (as a consequence of the Localism Act); however the SA Objectives are still considered to be relevant as they are supported by the findings of scoping.

The conclusions drawn from the review of other policies, plans and programmes, baseline information and sustainability issues, helped to refine the SA objectives for Mansfield, as well as establishing 'decision making criteria' (collectively known as the SA Framework).

This SA Framework is used to appraise the policies and proposals (and alternatives) within the plan. The SA Framework is presented in **Section 4** of this report. We have noted how the example topics listed in the SEA Directive are addressed through the SA Framework.

The Council consulted Natural England, English Heritage and the Environment Agency on the scope of the SA for five weeks between 24 September 2009 and 28 October 2009. The suitability of the SA Framework was explored through this consultation.

In order to keep the public informed of the process the Council also notified relevant authorities and stakeholders with an interest in the plan area, and made the document available on their website, at the council offices (Civic Centre) and at the three main libraries within the district (Mansfield, Mansfield Woodhouse and Market Warsop).

3.4 Consultation Response to the Core Strategy SA Scoping Report

- 3.4.1 As stated above, the Scoping Report for the Core Strategy DPD was published for consultation on 24 September 2009. Its purpose was to set out the findings of the first stage of the process (Stage A) for the Sustainability Appraisal of the Core Strategy DPD.
- 3.4.2 It was sent to the three statutory consultation bodies (Environment Agency, Natural England and English Heritage) for comment as required by the Strategic Environmental Assessment Directive. In addition, letters and emails, accompanied by a non-technical summary leaflet were also sent to all other stakeholders and interested parties on the Council's database explaining where the Scoping Report could be viewed or obtained.
- 3.4.3 The consultation ran for a five-week period until 28 October 2009.
- 3.4.4 Specific consultation questions were included, both within the report at the end of each section, and on a separate form, to assist consultees with their responses. The document was also placed on the council's web site and online comments could be made through the council's Consultation Portal.
- 3.4.5 The Scope of the SA has been refreshed (and consulted upon as part of the interim SA Reports). A further scoping update has been undertaken to support this stage of the SA to ensure that it remains focused on the correct issues. This is presented in **Appendix A** (baseline position) and **Appendix B** (contextual review), with the key sustainability issues and SA Framework presented in **Section 4** of this SA Report.

3.5 Respondents

- 3.5.1 47 individual representations (from 10 consultees) were received during the consultation period on the SA Scoping Report. A full list of the comments received, together with the council's response is set out in Appendix H.
- 3.5.2 All comments received were generally supportive and included a number of constructive comments which have been taken into account in refining the SA Framework and preparing for the Final Sustainability Appraisal Report. A summary of the main points is set out below.

3.6 Summary of Responses

- 3.6.1 There were two important elements of the Scoping Report on which comments were sought:
- A set of draft sustainability objectives, and indicators for the plan (the basis against which the plan will be assessed); and
 - A draft list of the most significant issues arising from background research so far, other plans, policies and programmes (including national guidance) and matters arising from informal discussions with council officers within other departments, Members and key stakeholders.
- 3.6.2 The responses to the SA Scoping Report were used to help refine the SA Framework.
- 3.6.3 A number of respondents identified further documents which should have been considered under the assessment of plans, policies and programmes (PPP's). These documents were added and reviewed to establish any further implications which the plan needs to consider.

- 3.6.4 To ensure the list remains up to date, new relevant documents will be considered as they emerge, although the publication of the National Planning Policy Framework has meant that a number of documents on the list of PPP's have been removed as part of the update presented in **Appendix B**.

SA Framework - Objectives and Indicators

- 3.6.5 There were a number of suggestions made regarding the SA Framework in order to help ensure that the sustainability objectives are appropriate.

- 3.6.6 This included changes such as:

- rewording SA8 to make it clear that this objective aims to deal with flooding and water quality issues as well as management of water resources; and
- rewording SA7 to ensure the objective seeks to restore natural assets that may have been lost or degraded in the past, as well as protecting and enhancing the assets we currently have.

In addition, amendments were also suggested to the draft decision-making criteria in attempt to give greater clarity as to how the SA objectives would be considered through the appraisal process.

- 3.6.7 The list of suggested sustainability indicators attracted useful responses which will assist in establishing appropriate monitoring measures when the SA Report is being prepared and published (i.e. alongside Regulation 19 consultation on the Local Plan).

Key Sustainability Issues

- 3.6.8 A number of additional key messages and sustainability issues were raised during the consultation period, such as the need to recognise the importance of Mansfield's coal mining legacy in terms of land stability and public safety.

Stage B: Developing and refining alternatives and assessing their effects

In developing the Local Plan (Consultation Draft), we have taken account of the following SA work which has run alongside the policy development process:

- SA Scoping Stage – Scoping Report published September 2009.
- SA of Issues and Options – Core Strategy Issues and Options Report - June 2010 onwards.
- SA of Alternative Housing Targets – appraisal of 4 housing targets, consultation January 2012
- SA of the preferred policies and any reasonable alternatives (i.e. the Consultation Draft, February 2016)
- SA of further site options and the vision and objectives (i.e. The focused consultation on preferred options, October – November 2017)
- SA of the policies and any further reasonable alternatives at the Publication Draft Local Plan (This latest consultation).

Section 6 of this report sets out how the appraisal process has considered the sustainability effects of the alternative policy options considered by Mansfield District Council in arriving at those set out in the Local Plan (Publication Draft).

Test the Local Plan objectives against the SA framework

The Council has tested the Local Plan 'Core Objectives' against the SA framework in order to ensure they were in accordance with their sustainability principles. The extent to which they are compatible is shown in **Section 5**.

Develop the Local Plan options including reasonable alternatives

At the Issues and Options stage of the plan production, Planning Officers considered a range of options to address the issues that the district was facing. Where appropriate these options (and any further options that were suggested through public consultation) were appraised against the SA framework. This work helped to inform the policies within the Local Plan (Consultation Draft). However as the plan has progressed, some policy areas were added which were not included within the Issues and Options stage. This is particularly true of the Development Management and Site Allocation policies. In these cases, Planning Officers have been mindful of the need to test the policy and any further reasonable alternatives.

Evaluate the likely effects of the Local Plan and alternatives

As stated above a range of options have been tested in the SA including:

- Relevant options presented in the 'issues and options document'
- Options suggested as part of public consultation in 2010
- Options generated after the public consultation in response to emerging evidence.
- Additional options for housing growth identified in response to new evidence post consultation on the Consultation draft Local Plan.
- Site options suggested throughout the plan-making process at multiple stages of consultation.

The appraisal of options (see the example table 3.3. below) was carried out by members of the Planning Policy team and later reviewed by independent consultants AECOM.

The method of appraisal involved recording the predicted effects of each option over time, considering the short term (ST) (first five year period of the plan), medium term (MT) (middle 10 year of the plan); and long term (the last five years of the plan and beyond). A commentary was provided to explain the reasoning behind each predicted effect (having regard to Schedule 2 of the SEA Regulations), and to ensure the process is as transparent as possible.

Table 3.3 Example of policy appraisal (including reasonable alternatives)

SA Objective	EP1 A	Summary & Mitigation	EP1 B	Summary & Mitigation
SA1	ST:		ST:	
	MT:		MT:	
	LT:		LT:	
SA2 etc...	ST:		ST:	
	MT:		MT:	
	LT:		LT:	

Effects have been classified as follows:-

Table 3.4 Classification of Effects

	Likely effect on the SA Objective
+	Significant Positive Effect
	Positive Effect
	Uncertain or insufficient information on which to determine
+	Significant Negative Effect
	Negative Effect
	Neutral / No significant effect / No clear link

Site appraisals

A separate, site specific framework was developed for the assessment of potential site allocations. This included specific thresholds to ensure consistency. Please see **Appendix F**, which contains the site appraisal framework in full. **Appendix G** summarises the appraisals whilst **Technical Appendix A** contains the detailed appraisal sheets for each site option considered in the SA.

Consider ways of mitigating adverse effects and maximising beneficial effects

The system employed was not intended to “score” options in order to produce an overall ranking due to the generalised nature of the options themselves, and the dangers of ‘false precision’. Instead, the appraisal records the reason for each decision. The value of the process is to identify the need for, and implications of, mitigation which may be required to reduce the extent of any adverse impacts. The process can also help identify ways in which options may be modified to reduce any significant negative effects.

Propose measures to monitor the significant effects of implementing the Local Plan

As each appraisal has been undertaken, consideration has been given to how the significant effects of the preferred policies could be monitored. The starting point has been the indicators from the baseline information. Monitoring measures have been proposed in this SA Report in response to any significant effects that have been identified.

Stage C: Prepare the SA Report

This SA Report details the process that has been undertaken so far in relation to the appraisal of the Local Plan (Publication Draft) and sets out the findings of the appraisals. Prior to the preparation of the SA Report there have been a number of voluntary interim SA Reports prepared to help inform the plan-making process at multiple junctures. Important milestones include.

Interim SA Report to support the Consultation Draft Local Plan – February 2016

Interim SA Report to support focused consultation on the vision, objectives and preferred site options – August, 2017

Stage D: Seek representations on the SA report from consultation bodies and the public

The SA Scoping Report went through a consultation period from September to October 2009. The scoping report and appendices are available to download from Mansfield District Council's website.

Mansfield District Council invited representations on the Local Plan (Consultation Draft) and the interim SA Report in accordance with Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012. Feedback from this consultation relevant to the SA is set out in **Appendix H**

The Council invited further comments on a second interim SA Report in August 2017. Feedback from this consultation relevant to the SA is also set out in Appendix H

Stage D will involve consultation on this full SA Report. There may be further SA Tasks to undertake as the Plan moves towards adoption. Ongoing consultation is likely to be necessary.

Stage E: Post adoption reporting and monitoring

Stage E will take place following adoption of the Local Plan. Consideration will be given to the finalisation of an appropriate monitoring framework at Stage C.

4. Key Sustainability Issues and the SA Framework

4.1 Key Sustainability Issues

4.1.1 Table 4.1 below lists a series of key sustainability issues that have been identified through the scoping process. The issues have been organised according to broad topic areas covering the full range of relevant sustainability factors.

Table 4.1: Key sustainability issues drawn from scoping

Topics	Key issues
Housing	<ul style="list-style-type: none"> • There is a need to deliver housing to meet identified needs. • There are imbalances in the housing stock with smaller numbers of homes at the lower and upper ends of the housing ladder.
Health and Wellbeing	<ul style="list-style-type: none"> • Poor health and health inequalities exist in parts of the District. • There are pockets of multiple deprivation within the District.
Green space and culture	<ul style="list-style-type: none"> • There is a need to protect and enhance green infrastructure.
Community safety	<ul style="list-style-type: none"> • Crime rates are higher than the average for Nottinghamshire.
Social capital	<ul style="list-style-type: none"> • There is a need to protect and enhance community cohesion and social capital.
Biodiversity	<ul style="list-style-type: none"> • The district contains a rich diversity of biodiversity that could come under pressure from development.
Built and natural heritage	<ul style="list-style-type: none"> • There are areas of local landscape value that should be protected and enhanced. • There is a need to protect and enhance the condition and setting of heritage assets.
Natural resources	<ul style="list-style-type: none"> • High and increasing pressure on water resources and related infrastructure. • Parts of the Mansfield Central Area (which are priorities for regeneration and development) fall within areas at risk of flooding.

Topics	Key issues
Waste	<ul style="list-style-type: none">• There is a need to reduce waste and increase recycling, reuse and composting.
Energy	<ul style="list-style-type: none">• Opportunity areas have been identified for the delivery of decentralised energy schemes.• There is a need to reduce energy consumption, improve efficiency and use more low carbon energy sources.
Transport and accessibility	<ul style="list-style-type: none">• There is a need to support sustainable transport patterns and ensure good access to jobs and services.
Employment, economy and infrastructure	<ul style="list-style-type: none">• There are pockets of high and hidden unemployment and low skills / levels of educational attainment.• There is a lack of good quality employment sites.• There is a shortage of high quality jobs.

4.2 The SA Framework

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

Table 4.2: The SA Framework

Sustainability appraisal objectives		Sub criteria	SEA 'topics'
SA1	To ensure that the housing stock meets the housing needs of the district	<ul style="list-style-type: none"> • Will it increase the range and affordability of housing for all social groups? • Will it reduce homelessness? • Will it reduce the number of unfit homes? 	Population Material Assets ²
SA2	To improve health and wellbeing, and reduce health inequalities	<ul style="list-style-type: none"> • Will it reduce health inequalities? • Will it improve access to health services? • Will it increase the opportunities for recreational physical activity? 	Population Human Health
SA3	To provide better opportunities for people to value and enjoy the district's green spaces and culture	<ul style="list-style-type: none"> • Will it provide new open space? • Will it improve the quality of existing open space? • Will it help people to increase their participation in sport and recreation and cultural activities? • Will it allow better access to the green infrastructure network? 	Population Material Assets Cultural heritage
SA4	To improve community safety, reduce crime and the fear of crime	<ul style="list-style-type: none"> • Will it provide safer communities? • Will it reduce crime and the fear of crime? • Will it contribute to a safe, secure and stable built environment? 	Population
SA5	To promote and support the development and growth of social capital across the district	<ul style="list-style-type: none"> • Will it improve access to, and resident's satisfaction with community facilities and services? • Will it encourage engagement in community activities? 	Population
SA6	To increase biodiversity levels across the district	<ul style="list-style-type: none"> • Will it help protect / restore / improve biodiversity and in particular avoid harm to protected species? • Will it help protect / restore / improve habitats? • Will it increase / maintain / provide opportunities for improving / enhancing sites designated for their nature conservation interest / value? • Will it maintain / restore / enhance woodland cover and management? • Will it help achieve local BAP targets? • Will it help to avoid / reduce the loss of / decline in semi-natural habitats, agricultural habitats and urban habitats? • Will it conserve species and protect the district's overall biodiversity? • Will it expand and enhance the green infrastructure network? 	Biodiversity Fauna Flora

² 'Material Assets' is not defined in the SEA Directive or the Regulations. We have assumed 'Material Assets' to include resources such as water, minerals and waste, as well as built infrastructure, including transport and waste infrastructure, but also economic and employment infrastructure and interests.

Sustainability appraisal objectives		Sub criteria	SEA 'topics'
SA7	To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district	<ul style="list-style-type: none"> • Will it protect / enhance existing cultural assets? • Will it protect / enhance the historical and archaeological environment? • Will it protect / restore / enhance the landscape character and sense of place? 	Cultural Heritage Biodiversity Landscape Fauna Flora
SA8	To manage prudently the natural resources of the district including water (and associated flooding and quality issues), air quality, soils and minerals	<ul style="list-style-type: none"> • Will it improve or ensure no deterioration to, water quality? • Will it minimise flood risk? • Will it improve air quality? • Will it lead to reduced consumption of raw materials? • Will it promote the use of sustainable design, materials and construction techniques? • Will it minimise the loss of soils to development? • Will it maintain and enhance soil quality? 	Soil Water Air Material Assets
SA9	To minimise waste and increase the re-use and recycling and composting of waste materials	<ul style="list-style-type: none"> • Will it reduce household waste? • Will it increase waste recovery, re-use and recycling? • Will it reduce hazardous waste? • Will it reduce waste in the construction industry? 	Material Assets
SA10	To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable sources	<ul style="list-style-type: none"> • Will it improve energy efficiency of new buildings? • Will it support the generation and use of renewable energy? 	Climatic Factors
SA11	To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken by the most sustainable mode available	<ul style="list-style-type: none"> • Will it utilise and enhance existing transport infrastructure? • Will it help to develop a transport network that minimises the impact on the environment? • Will it reduce journeys undertaken by car by encouraging alternative modes of transport? 	Population Material Assets
SA12	To create high quality employment opportunities	<ul style="list-style-type: none"> • Will it improve the diversity and quality of jobs? • Will it reduce unemployment? • Will it increase average income levels? 	Material Assets Population
SA13	To develop a strong culture of enterprise and innovation	<ul style="list-style-type: none"> • Will it increase levels of qualification? • Will it create jobs in high knowledge sectors? 	Material Assets Population
SA14	To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies	<ul style="list-style-type: none"> • Will it provide land and buildings of a type required by businesses? • Will it improve the diversity of jobs available? 	Material Assets

5. Appraisal of the Local Plan Vision and Objectives

5.1 Local Plan Vision and Objectives (Draft)

- 5.1.1 The objectives that the Local Plan policies seek to achieve were developed through engagement with key stakeholders, local councillors, the public and other interested parties.
- 5.1.2 At the issues and options stage, the Council established a vision and supporting objectives for the Plan through engagement with key stakeholders, including local councillors and local communities.
- 5.1.3 The vision and objectives were presented in the Consultation Draft Local Plan (2016). To ensure that the Plan objectives encapsulated the principles of sustainability, a compatibility assessment was undertaken with the SA Objectives; with the findings presented in the first Interim SA Report in February 2016.
- 5.1.4 Due to changes in evidence and in response to consultation responses, the Council has prepared a revised vision and 14 supporting objectives. Though many of these objectives are the same or very similar to those in the Consultation Draft Plan, a further assessment of compatibility (with the SA Objectives) has been undertaken to ensure that any changes in the approach are compatible with the sustainability framework.
- 5.1.5 This section therefore sets out a compatibility assessment of the updated Plan Objectives against the SA Objectives (see table 5).

Table 5.1: Local Plan objectives

Local Plan Objectives
<p>Objective 1: Support economic growth and prosperity - by promoting the regeneration of previously developed land and existing buildings, as well as identifying sustainable areas for job growth, services and new homes. In doing so, direct most development to the Mansfield urban area, including Mansfield Woodhouse, Forest Town and Rainworth, followed by Market Warsop, whilst seeking to mitigate against any adverse social, environmental and infrastructure impacts of development.</p>
<p>Objective 2: Contribute to creating a stronger more resilient local economy – by bringing forward a diverse range of employment sites to reflect the changing economy and ensuring that residential areas are accessible to employment, education and training opportunities.</p>
<p>Objective 3: Increase the range and choice of housing throughout the urban areas and villages - to better meet the needs of the whole community, through the provision of more diverse market, affordable and specialist housing, so creating inclusive, mixed neighbourhoods.</p>
<p>Objective 4: Conserve and enhance the identity, character and diversity of the district's historic and cultural heritage assets and their settings.</p>
<p>Objective 5: Ensure that all new development achieves a high standard of design and amenity - which reflects local context, circumstances and opportunities to create healthy, safe and attractive neighbourhoods.</p>

Local Plan Objectives

Objective 6: Safeguard and enhance the vitality and viability of the district's town, district and local centres - particularly through regeneration opportunities, in ways that help meet the consumer needs. Attracting new and varied uses to bring increased activity, footfall and vibrancy into these locations, with a focus on cultural, residential and leisure activities to complement the retail and service role of these centres.

Objective 7: Improve the health and wellbeing of the district's population - by ensuring residents and visitors have better opportunities to take exercise through convenient access to a range of good quality green space, green corridors, trails, leisure and community facilities and the countryside through appropriately designed places and well planned green infrastructure.

Objective 8: Ensure new development minimises, and is resilient to, the impacts of climate change - by adopting measures to appropriately address renewable and low carbon energy generation, flood mitigation, adaptation by design, resource and waste management.

Objective 9: Reduce the need to travel and support improvements to transport accessibility - so that people can move around, across and beyond the district easily and sustainably, including by public transport, walking and cycling. Locating new development taking account of those areas of the highway network that are identified as being very congested with little capacity for expansion and managing impacts on air quality. Providing parking for vehicles to meet appropriate local needs and avoiding impacts on local highway safety.

Objective 10: Deliver the infrastructure requirements of the districts future population – including access to high speed broadband.

Objective 11: Protect the vitality, identity and setting of the villages - by safeguarding important areas of open land and enabling access to key community facilities and services

Objective 12: Protect, enhance, restore and maintain important natural resources, in and adjoining the district- including wildlife, soil, air quality and geological resources, and the network of habitats, and designated sites.

Objective 13: Encourage new development to be water sensitive by addressing water efficiency, protecting and enhancing the natural environment and reducing flood risk and pollution, whilst at the same ensuring the effective design and location of sustainable urban drainage systems (SuDs) and naturalising the river environment to create a more attractive healthy environment for residents.

Objective 14: Conserve and enhance the quality of the district's landscape character and key landscape features - by positively addressing National Character Area profiles and landscape policy actions within the Sherwood and Magnesian Limestone landscape areas through the design and location of new developments.

Table 5.2: SA Objectives

SA Objectives
SA Objective 1 - To ensure that the housing stock meets the housing needs of the district
SA Objective 2 - To improve health and wellbeing, and reduce health inequalities
SA Objective 3 - To provide better opportunities for people to value and enjoy the district's heritage
SA Objective 4 - To improve community safety, reduce crime and the fear of crime
SA Objective 5 - To promote and support the development and growth of social capital across the district
SA Objective 6 - To increase biodiversity levels across the district
SA Objective 7 - To protect, enhance and restore the rich diversity of the natural, cultural and built environmental and archaeological assets of the district
SA Objective 8 - To manage prudently the natural resources of the district including water (and associated flooding and quality issues), air quality, soils and minerals
SA Objective 9 - To minimise waste and increase the re-use, recycling and composting of waste materials
SA Objective 10 - To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable sources
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
SA Objective 12 - To create high quality employment opportunities
SA Objective 13 - To develop a strong culture of enterprise and innovation
SA Objective 14 - To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies

Table 5.3: Plan Objectives (PO) Vs Sustainability Appraisal Objectives(SA)

	PO1	PO2	PO3	PO4	PO5	PO6	PO7	PO8	PO9	PO10	PO11	PO12	PO13	PO14
SA1			+											
SA2							+		+					
SA3				+	+						+			
SA4														
SA5														
SA6												+	+	
SA7				+										
SA8												+	+	+
SA9														
SA10								+						
SA11									+					
SA12	+	+	+											
SA13		+												
SA14										+				

Table 5.4: Classification of compatibility

+	Very compatible
	Compatible
	Uncertain or insufficient information on which to determine
+	Very incompatible
	Incompatible
	Neutral / No clear link

- 5.1.6 Given the broad nature of high-level objectives, it is difficult to accurately predict ‘significant effects’, through a comparison of objectives. Therefore, the appraisal identifies whether objectives are broadly or very compatible (or not).
- 5.1.7 The comparison of objectives revealed that most of the Local Plan objectives were compatible with the SA Objectives, with some being very compatible. The reasons for this are discussed further below.
- 5.1.8 At this stage, no objectives have been found to be incompatible or very incompatible, but there are some uncertainties about the compatibility of certain Plan objectives and SA Objectives.

- 5.1.9 In the main, this relates to the Plan and SA objectives potentially being incompatible with one another, and the potential to generate negative effects. However, there is not enough evidence to suggest that both objectives couldn't be achieved in a compatible way.
- 5.1.10 For example, the Plan Objectives which seek to boost economic growth and housing delivery (PO2 and PO3) could possibly lead to development in sensitive landscape locations. This would be at odds with SA Objective 8, which seeks to protect and enhance the built and natural environment. However, the precise locations for growth have not been determined at this stage and it is possible that growth may involve the opportunity for enhancement.
- 5.1.11 Furthermore, there is a focus in the urban area, which ought to help reduce the potential for negative effects. Consequently, it cannot be said with certainty that the objectives are outright incompatible with one another. Addressing these uncertainties should be one of the key aims of the SA process to ensure that the Plan is delivered in a sustainable way.
- 5.1.12 The greatest uncertainties are related to Plan Objectives 2, 3, 12 and 14. The key issues that need to be considered as the Plan progress are identified below:

PO3 and PO4

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

P012 and PO14

- The issues associated with these objectives are broadly the same; namely that the protection of the character of the built and natural environment could possibly be a constraint to economic growth.
- Similar to PO3 and PO4, there will be a need to appraise and compare locations for growth to ensure that potential negative effects are avoided and positive effects are maximised.
- Implementing a growth strategy that is compatible with environmental protection and enhancement goals would demonstrate that the Plan can be delivered in a way that achieves 'sustainable development'.

5.2 'Compatible' and 'very compatible' objectives

- 5.2.1 The Plan Objectives are broadly compatible with the SA Objectives. Where this is not the case, there is generally no link, or uncertainties (as discussed above).
- 5.2.2 The Plan Objectives that promote regeneration (PO1 and PO6 in particular) are compatible with a number of SA Objectives. Notably, this includes SA12, which is concerned with employment opportunities. Other compatibilities are recorded with regard to health and wellbeing (SA2) and social capital, as regeneration ought to involve improvements to the public realm as well as providing job opportunities and access to new services and facilities. Likewise, enhancement of the built environment is compatible with SA Objectives that seek to protect and enhance the historic environment (SA7).
- 5.2.3 The Plan Objectives also set a spatial focus for growth in the District, with PO1, PO2, PO3 and PO6 identifying the urban areas and villages as key locations for growth. This approach is compatible with the SA Objectives that seek to improve accessibility (SA11) and tackle inequalities by supporting growth that deprived communities can benefit from (SA2).

- 5.2.4 A number of Plan Objectives deal with specific issues such as; the protection of historic and cultural assets (PO4, PO11), climate change (PO8, PO13), protection and enhancement of landscape (SA14), and the protection of natural resources (PO12). As would be expected, these are very compatible with SA Objectives that seek to achieve the same outcomes. For example, SA Objective 7 has direct links to heritage and landscape protection / enhancement and is therefore very compatible with PO4.
- 5.2.5 Likewise, Plan Objectives 12, 13 and 14 all deal with the protection and enhancement of environmental resources such as soil, water, air quality and biodiversity. These are very compatible with SA Objectives 6 and 8 which seek to achieve the same aims.

6. Appraisal of Plan Policies (including consideration of alternatives)

6.1 Introduction

- 6.1.1 The following section provides a breakdown of the policies presented within the Local Plan (Publication Draft) and an appraisal of the effects of each of the policies (and any reasonable alternatives).
- 6.1.2 For each policy, a description of how the approach has been developed and refined throughout the plan-making process is provided, including consideration of SA findings at each stage.
- 6.1.3 For each Plan policy the following information is presented.
- Issues and options stage
 - A description of options/alternatives considered through the SA (relevant to the particular policy being discussed) and a summary of appraisals undertaken at this stage.
 - Consultation draft stage
 - Further alternatives considered and appraised as appropriate
 - A summary of the SA findings
 - Recommendations made and response
 - Reason for preferred approach (in light of alternatives)
 - Publication draft stage
 - Further alternatives considered and appraised as appropriate
 - Summary of the SA findings
 - Reason for the preferred approach (in light of alternatives)
 - Final recommendations

Appendix D presents appraisals of options in the SA at 'Issues and Options' stage.

The full appraisal for each policy (including reasonable alternatives) within the Consultation Draft Plan can be found in **the interim SA Report (February 2016)**. Given that these policies have since evolved, it is considered unnecessary and confusing to include the full appraisal findings for these in this final SA Report.

Full appraisals for each policy within the Publication Draft Local Plan can be found in **Appendix I**.

6.2 Policy S1: Presumption in favour of sustainable development

Issues and Options Stage

Policy development and alternatives considered

6.2.1 This policy area was not included as part of the Issues and Options report, but the policy has since been appraised against the SA Framework (during the production of the consultation draft of the Local Plan).

Consultation Draft Stage

Policy development and alternatives considered

6.2.2 Planning to achieve sustainable development is the fundamental aim of the NPPF, and this must be carried through into Local Plans. The proposed policy option sets a broad framework for achieving sustainable development, which is then built-upon by more detailed Plan policies. There were no distinct reasonable alternatives identified.

Summary of Sustainability Appraisal

6.2.3 Although the policy (S1 in the Consultation Draft) 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 are not predicted to be significant. Having said this, it is acknowledged that further plan policies provide this detail.

Reason for preferred approach (in light of alternatives)

6.2.4 It was considered that an overarching policy would give the issue of sustainable development significant emphasis and would set out the council's definition clearly for developers.

6.2.5 Whilst being in accordance with national guidance, the policy also emphasises the council's commitment to attracting people, businesses and investment to the area to provide housing, commercial and retail development, and sets out what sustainable development means to Mansfield district.

6.2.6 The criteria of the policy give a broad approach to sustainability considerations, from the general locational issues and the hierarchy of centres, to energy efficiency and sustainable construction. The criteria also cover green infrastructure, heritage assets, and the way in which the development provides for the needs of the community and supports a positive image of the district by providing for economic growth and community cohesion.

Recommendations

6.2.7 No recommendations were made at this stage.

Publication Draft stage

Summary of policy changes from Consultation Draft

Main Changes	Rationale
<p>Amended policy to reflect policies adopted elsewhere.</p> <p>Embeds presumption in favour of sustainable development as part of the development plan rather than just a material consideration.</p>	<p>To align the policy with adopted versions of similar policies elsewhere in England.</p>

Summary of Sustainability Appraisal

6.2.8 The policy is predicted to have broadly the same effects when compared to the appraisal at the Consultation Draft stage. 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.

Recommendations

6.2.9 No recommendations were made at this stage.

6.3 Policy S2: The spatial strategy

Context

6.3.1 The approaches to the spatial strategy, scale and distribution of growth were presented separately in previous consultation documents associated with the Plan. This culminated in the development of three policies at the Consultation Draft stage. S2 dealt with the scale of new development (and reasonable alternatives), S3 set out the settlement hierarchy, whilst S4 dealt with the distribution of new development (and reasonable alternatives).

6.3.2 The new spatial strategy policy (S2) seeks to provide a broad framework for development across the District.

6.3.3 As this and the scale of growth and distribution of development are closely linked, these have all been drawn together into one policy within the Publication Draft version of the Local Plan (Policy S2). Likewise, the sustainability appraisal considers the implications of scale and distribution viewed together.

6.3.4 To provide context as to how Policy S2 was developed, this section sets out the alternatives considered and appraised throughout the plan making process with regards to spatial strategy, growth and distribution of development.

Scale of development: Issues and Options Stage

Policy development and alternatives identified

6.3.5 At the Issues and Options stage the East Midlands Regional Plan (EMRP) was in place and set the district's dwelling requirement up until 2026. Therefore the council did not consider any options in relation to dwelling requirements, focusing rather on the distribution of dwellings. However, the council decided to produce a supplement to the Issues and Options Report, called 'Setting a Long-Term Dwelling Requirement' when it became clear that the Government intended to revoke Regional Plans through the Localism Act. This document and its evidence base was used to identify a range of options for a locally agreed figure and was subject to public consultation for 6 weeks during December 2011 and January 2012.

6.3.6 The options appraised were:

- Base level - 4,413 dwellings (221 per annum);
- Low level - 5,643 dwellings (282pa);
- Medium level - 7,828 dwellings (391 pa);
- High level - 11,100 dwellings (555 pa)
- Business as usual (EMRP figure) - 10,600 dwellings (530 pa).

- 6.3.7 What was clear from the SA on the dwelling options was that in general terms the higher the dwelling requirement, the greater impact it will have upon the natural environment due to the additional land required through each option. Land to be allocated for development ranged from 68.5ha under the 'base option' to 291.4 ha under the 'high option'. Although mitigation against land take up could be to raise densities, such an approach could be applied to any of the options. Although 'greenfield land' take-up would be higher under the high level option, opportunities for developer contributions either through a Community Interest Levy (CIL) or through section 106 agreements would be greater should a higher requirement be delivered. An example maybe that farmland which has limited recreational benefits would be developed for residential purposes, however new green infrastructure and formal recreational facilities could be included within the new development, increasing public access to new quality open space. In contrast to any environmental impacts of the options, economically, a higher dwelling requirement provides greater opportunities for developers to deliver greater numbers of dwellings, which potentially house a greater workforce. Should the projected increase in jobs take place, having a greater resident workforce is vital to prevent unsustainable in-commuting. Equally if potential employers see that the district offers only a limited workforce, then they may decide not to locate here in the first place.
- 6.3.8 In relation to the scale of employment development, this was appraised at the Issues and Options stage. The options were:
- Option A - Use a low figure of 24 ha net to plan for future employment land provision;
 - Option B - Use a high figure of 38 ha net to plan for future employment land provision;
 - Option C - Seek to avoid setting employment land figures but rely on a criteria based policy approach to future employment land provision; or
 - Business as usual (rely on remaining allocations within the 1998 Local Plan).

Summary of sustainability appraisal

- 6.3.9 The SA found that all options, regardless of the quantum of employment development proposed, would have either significantly negative, negative or uncertain effects upon the environmental objectives (SA 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 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 creating high quality employment opportunities (SA12) 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 proposals are less likely to be forthcoming. This may also affect the soundness of the plan. This approach also performed badly against providing the physical conditions for a modern economic structure (SA14) as it would put emphasis on the development of brownfield sites, whereas greenfield sites adjoining of the urban boundary (such as land close to the MARR) 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 types of sites are unlikely to be contained within a revised urban boundary and therefore remain contrary to policy. Options A and B both performed well against the economic objectives (Objectives SA 12-14) although it needs to be recognised that allocating enough land for employment purposes is unlikely to raise educational attainment levels.
- 6.3.10 The scale of retail and leisure provision was not directly dealt with at the issues and options stage, as the requirement for new floorspace needed to be defined by the Retail and Leisure Study, which was not completed until 2011. The SA therefore did not address the impact of different levels of provision.

Scale of development: Consultation Draft Stage

6.3.11 During the preparation of the Consultation Draft, it became apparent that the evidence base was becoming out of date. As such, new studies were commissioned in order to reflect the most current needs of Mansfield district. These included:

- Nottingham Outer Strategic Housing Market Assessment 2015 (SHMA)
- Nottingham Core HMA and Nottingham Outer HMA Employment Land Forecasting Study 2015 (ELFS) and
- Mansfield Retail and Leisure Study – 2014 Addendum.

6.3.12 Taking account of this new evidence base and also the previous options and the consultation responses to 'Setting a long term dwelling requirement', the approach taken in the Consultation Draft is for a single policy which stated that the plan would deliver:

- 7,520 dwellings between 2013 and 2033
- 42 hectares of industrial land and 26,000 sqm of office floorspace between 2011 and 2033
- 25,200sqm net comparison retail floorspace, 3,900 sqm net convenience retail floorspace and 2,300 sqm net leisure floorspace for the period 2014 - 2031.

Policy development and alternatives considered

6.3.13 In relation to the housing figure within the policy, this was the recommended Objectively Assessed Need (OAN) figure within the SHMA. The other options that were considered but then disregarded at this stage were as follows:

- Set a housing target lower than the OAN
- Set a housing target higher than the OAN

6.3.14 Individual districts can, in exceptional cases, request that other authorities within the same housing market area take some of their housing need due to severe environmental constraints. In order for this option to be credible, Mansfield district would need to demonstrate that it is so severely constrained by sensitive areas of the countryside that it would be totally unacceptable to develop at the level of the OAN. While development of the countryside is a sensitive issue, the district does not have any Green Belt or Areas of Outstanding Natural Beauty (AONB) constraining it, and no statutory areas of protected countryside would need to be lost in order to meet the OAN figure. The Council therefore considered there to be no justification for setting a figure lower than the OAN at this time.

6.3.15 In terms setting a higher target than the OAN (which is normally justified on the basis of creating more jobs), the SHMA has evidenced that the OAN figure of 376 dwellings per year is higher than the amount of housing needed to meet either the Experian job forecasts or the more optimistic 'Policy on' job growth figures based upon the Local Enterprise Partnership / NLP figures. Therefore, at this stage, the Council considered that there was no evidence that adopting the OAN figure as the housing target would stifle job creation. A higher figure is also considered to unrealistic as it would set a target that would be less likely to be delivered.

6.3.16 In relation to the employment target, this was split into industrial (B1(c), B2 and B8), and office (B1 (a/b)). Various scenarios were looked at within the ELFS, as set out below.

Industrial

- 6.3.17 Experian baseline (These figures are a policy neutral starting point i.e. what levels of job growth may be seen in the future based on how well various economic sectors are doing now and how they might be expected to perform in the future. For industrial sectors this scenario indicates just over 35 hectares would be needed over the plan period, rising to nearly 40 hectares with a flexibility factor added)
- 6.3.18 D2N2 Policy on: (This scenario is based on the assumption of higher job growth than the Experian baseline and is linked to the priority projects in the LEP's Strategic Economic Plan (SEP). Not surprisingly it produces slightly higher figures of just under 38 hectares rising to just under 42 hectares with a flexibility factor added. It should be seen as a minimum level of job demand that if failed to plan for may stifle economic growth and be at odds with the aspirations of the LEP in the SEP.)
- 6.3.19 Labour Supply: (This scenario provides a contrasting approach that estimates the growth of the local labour supply based on the objectively assessed housing need in the SHMA. It considers how many jobs and in turn how much employment space would be needed to broadly match the forecast growth of the district's employed population taking account of economic activity rates and future pension age changes, and assuming the pattern of commuting continues. It produces figures that co-relate very closely with the LEP policy on scenario, just over 38 hectares rising to just over 42 hectares with the flexibility factor added).

Office

- Experian baseline (just under 20,000 sqm rising to nearly 24,000 sqm with a flexibility factor added)
 - D2N2 Policy on (just under 21,500 sqm rising to just over 26,000 sqm with the flexibility factor added)
 - Labour Supply (just over 20,500 sqm rising to just under 25,500 sqm with the flexibility factor added).
- 6.3.20 The Council considered that the Local Plan should allocate enough land to meet employment space requirements identified under the labour supply / LEP policy on scenarios in order to meet business needs and the district's workforce in the future. Therefore the Experian baseline scenario was not taken forward in the Consultation Draft.
- 6.3.21 Turning to the retail and leisure targets, the evidence base provided two scenarios for both comparison (non-food) shopping and convenience (food) shopping. These were:
- static retention which assumes that current patterns of shopping / levels of spending within Mansfield district will remain unchanged throughout the study period
 - increasing retention which assumes a modest uplift in the levels of spending within Mansfield district by the end of the study period.
- 6.3.22 Just one scenario was modelled for leisure floorspace. This is the static retention scenario and assumes that the current spending pattern will continue over the study period.
- 6.3.23 It was intended that the local plan should allocate enough land to meet the static retention (lower) figures for comparison and leisure floorspace, and the increasing retention (higher) figures for convenience floorspace in order that the district's retail and leisure development requirements can be met. This was on the basis that shopping habits are changing and the most successful town centres will be the ones that adapt and move away from solely being shopping destinations to those which offer a broad range of uses.
- 6.3.24 The higher figures were selected for convenience shopping on the basis that planned improvements and additional stores have now been completed. It was assumed likely within the evidence base that these developments may have already improved the retention rate.

Summary of Sustainability Appraisal

- 6.3.25 In summary, the appraisal found that the amount of development proposed for the preferred option would have a significantly positive effect upon housing (SA1) as the policy requires enough land to be allocated to meet the district's housing needs, and includes a contribution towards affordable housing from all sites over 10 units. The policy would also have a positive effect upon health (SA2) due to improvements to health facilities, open space and accessibility that are likely to be made as part of housing developments.
- 6.3.26 Whilst these improvements would be primarily to meet the additional demands of those living in new homes, it is more than likely that the existing communities would also benefit. There were also positive effects found in relation to the economic objectives (SA12-14) as the policy allows opportunities for land to be used for a wide range of economic uses including high knowledge sectors, although it needs to be recognised that allocating enough land for economic purposes is unlikely to raise educational attainment levels. Finally, the appraisal found that there could be negative effects upon environmental objectives (SA 6-7). This is due to the fact that greenfield land will be required to be developed in order to meet the level of development needed, and the pressure that this puts upon biodiversity (SA6), built and natural assets and natural resources (SA8). However the SA has also highlighted that there is potential for these effects to be mitigated through the use of measures such as sustainable urban drainage systems and habitat creation / enhancement.
- 6.3.27 In terms of community safety (SA4) sites in need of regeneration may be overlooked (as these are generally more problematic) and therefore create a negative image, and allow opportunities for anti-social behaviour. This can be mitigated through phasing of sites, to prioritise the redevelopment of brownfield land.

Reason for preferred approach (in light of alternatives)

- 6.3.28 The scale of new development (particularly in terms of dwelling numbers) needs to reflect the council's clear growth agenda. It was recognised at this time that sustainable growth is not solely dependent upon the number of dwellings anticipated to be constructed in the district, but also the creation of job opportunities, and providing thriving retail and commercial areas to serve the needs of the existing and forecast population, and therefore this policy also dealt with the scale of employment and town centre uses.
- 6.3.29 The housing figure proposed at this stage was the Objectively Assessed Need (OAN) which is set out in the Strategic Housing Market Assessment (SHMA). The preferred approach to employment provision was to set a target which takes a realistic approach to widening opportunities for new employment and allowing existing businesses to grow, and through distribution policies and site specific allocations, ensuring that locations are selected that will be viable in terms of providing jobs for the local community.
- 6.3.30 The scale of new provision required a realistic approach to those areas that may currently be in employment use, but are likely to be lost to other uses, for a variety of reasons, such as outdated premises, poorer transport links, impact on residential amenity etc.
- 6.3.31 The scale of retail and leisure provision was taken directly from the Retail and Leisure Study 2014 Addendum, which forms part of the Local Plan evidence base. This study looked at the future demand for new convenience and comparison retail floorspace, as well as leisure floorspace, drawing upon expected increases in population, available income and shopping habits. The most realistic figures were put forward into the Consultation Draft.

Recommendations

- 6.3.32 None identified.

Distribution of development: Issues and Options Stage

Policy development and alternatives considered

6.3.33 Alternative approaches to the distribution of development were explored through two key issues in the Issues and Options Consultation document:

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

EP5 - Location of new employment land.

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

Summary of Sustainability Appraisal

6.3.34 The appraisal of this issue found that concentrating development within the Mansfield urban area (Option EP1 A) would make the best use of the existing transport infrastructure and provide good access to jobs and services, as well as providing opportunities for greater levels of development contributions to be sought and reinvested in the area to counteract loss of greenfield land and pressure on facilities.

6.3.35 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.

6.3.36 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).

6.3.37 Although all options would help generate developer contributions towards improvements to open spaces, increased development levels would put pressure on the natural environment.

Distribution of development: Consultation Draft Stage

Policy development and alternatives identified

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

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

6.3.39 Whilst these alternatives are fairly broad in nature, the appraisal was informed by the assessment of a range of site options (detailed under policies M3/M4 and W2/W3) that could be available to deliver each approach.

Summary of Sustainability Appraisal

6.3.40 The appraisal at this stage found that the preferred approach (alternative 2) would have significant positive effects upon housing (SA1) as it would allow for a good range of brownfield and greenfield sites to be developed in the urban areas as well as allowing for controlled growth at the urban boundary. Alternative 3 would have similarly positive effects, but alternative 1 (urban containment) would not have significant positive effects on housing as it would restrict the choice and flexibility of housing sites, which might be difficult to achieve housing targets.

6.3.41 Each alternative would focus development on areas that are already connected to the transport network and served by public transport (SA11), with alternative 1 being the most positive approach in this respect.

6.3.42 The preferred approach could have significant negative effects upon green space/open spaces (SA7), however this could be mitigated through the use of planning obligations which require a contribution towards new or upgraded spaces.

6.3.43 The preferred approach has the potential for negative effects upon biodiversity (SA6) and landscape character (SA7-8) due to the release of urban boundary sites. However, these are not predicted to be significant as mitigation measures ought to be secured.

6.3.44 Alternative 3 is predicted to be the most negative against these SA objectives as it would see the greatest amount of development on the urban boundary. Alternative 1 would be the most desirable for biodiversity and landscape as it would avoid development on the rural/urban fringe.

6.3.45 Alternative 1 is the most positive in respect of transport (SA11) as it would locate development in areas with good access to jobs and services by sustainable modes. Alternatives B and C would be less beneficial given that a proportion of development would occur on the urban boundary which is generally less well connected.

6.3.46 With regards to the economy (SA12-14), the preferred approach is predicted to be the most positive, as it would support development in areas that are attractive to blue chip/national businesses.

6.3.47 Overall, the preferred approach performs poorer than Alternative 1 with regards to environmental objectives such as biodiversity (SA6), landscape and green space (SA7-8). However, the preferred approach performs better in terms of housing (SA1) and economy (SA12-14). Given the need to achieve housing targets and match economic aspirations, Alternative 2 is perhaps the most balanced approach (providing that negative effects upon the environment can be avoided). A number of policies in the Local Plan that seek to protect and enhance the environment should ensure that significant negative effects upon the environment are avoided.

6.3.48 Whilst Alternative 3 performs similarly to the preferred approach on housing (SA1) and economy (SA12-14), it performs the poorest of all three alternatives in respect of environmental objectives, whilst also being the least beneficial for accessibility (SA11) and natural resources (SA8).

Reason for preferred approach (in light of the alternatives)

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

Development relating to Mansfield urban area

- 90% of the Dwelling requirement (6,800 dwellings)
- 95% of the Employment (industrial) requirement (40 hectares)
- 100% of the Employment (office) requirement (26,000 square metres)
- 95% of the A1 Comparison goods floorspace requirement to Mansfield Town Centre (24,000 square metres)
- 2.5% of the A1 Comparison goods floorspace requirement to Mansfield Woodhouse District Centre (600 square metres)
- 95% of the A1 Convenience goods floorspace requirement to Mansfield Town Centre (3,700 square metres)
- 2.5% of the A1 Convenience goods floorspace requirement to Mansfield Woodhouse District Centre (100 square metres)
- 95% of A3, A4, A5 (Food and drink leisure) floorspace requirement to Mansfield Town Centre (2,900 square metres)
- 2.5% of A3, A4, A5 (Food and drink leisure) floorspace requirements to Mansfield Woodhouse District Centre (80 square metres)

Development relating to Warsop Parish

- 10% of the Dwelling requirement (720 dwellings)
- 5% of the Employment requirement (2 hectares)
- 2.5% of A1 Comparison goods floorspace to Market Warsop District Centre (600 square metres)
- 2.5% of A1 Convenience goods floorspace requirement to Market Warsop District Centre (100 square metres)
- 2.5% of A3, A4, A5 (food and drink leisure) floorspace requirements to Market Warsop District Centre (80 square metres)

6.3.50 The distribution of the dwelling and retail/leisure requirements were based on recommendations within the relevant evidence base studies. The employment distribution was made on the basis of site availability and deliverability in each location.

Recommendations

6.3.51 None identified at this stage.

The spatial strategy / settlement hierarchy: Issues and Options Stage

6.3.52 The settlement hierarchy was not considered at the Issues and Options stage as it was set out in the now revoked East Midlands Regional Plan (EMRP). However in order to inform the Consultation Draft work, relevant areas from the Issues and Options Report which related to the location of development were considered. These were:

- EP1 - Strategic Distribution of Development;
- EP5 - Location of New Employment Sites.

Summary of sustainability appraisal

- 6.3.53 In relation to the strategic distribution of development (Issue EP1) it was found that concentrating development within the Mansfield urban area would make the best use of the existing transport infrastructure and provide good access to jobs and services (SA11), 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 (SA8) and pressure on facilities.
- 6.3.54 The appraisal also highlighted that directing the majority of housing to Mansfield (and meeting the housing needs of this larger area (SA1)), would mean that there would be less sites identified in Warsop to meet the future housing needs there. However, this is considered appropriate as large scale development at Warsop would not be particularly sustainable, could encourage more car-borne journeys into Mansfield and / or Shirebrook (in Bolsover) for jobs and services, and could undermine the rural character of villages within the area.
- 6.3.55 In terms of the location of new employment sites (Issue EP5), the SA approach highlighted that focusing development at a strategic urban extension 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.
- 6.3.56 This could also impact upon the council's urban renaissance agenda. Other impacts include potential loss of biodiversity (SA6). All options had negative impacts in terms of management of natural resources (SA8), waste generation (SA9) and pressure on non-renewable energy sources (SA10); however the location of employment uses within urban extensions was found to have the best opportunity to mitigate against these impacts as part of a large, comprehensive development.

The spatial strategy / settlement hierarchy: Consultation Draft Stage

- 6.3.57 In terms of the settlement hierarchy, the previous approach taken followed that of the Northern Sub-Regional Strategy, within the EMRP. An SA of this was carried out as part of the EMRP's production.
- 6.3.58 Although the EMRP has now been revoked by the Localism Act it was considered that the settlement hierarchy which was previously set out was correct for Mansfield district. In relation to the SA for this issue, the appraisal of options for EP1 and EP5 (described above) have been combined and revised as follows in order to generate alternative options:

Table 6.1 - Combination of previous Issues and Options to form Settlement Hierarchy Options

Previous EP1 - Strategic Distribution of Development	Previous EP5 - Location of New Employment Sites	Settlement Hierarchy
A - Maximise development around the sub-regional centre of Mansfield and safeguard the rural settlements	C - Focus employment land provision on new strategic employment sites as part of mixed use sustainable urban extensions to the Mansfield urban area.	A - Mansfield Urban Area to be the focus of all housing and employment development.
B - Strengthen the role of Market Warsop while maintaining a development focus in and around the Mansfield urban area	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	B - Focus the majority of housing and employment development at and around the Mansfield Urban Area, whilst supporting growth at Market Warsop Urban Area.

C - Providing limited growth in and around Market Warsop and the settlements	A - Seek to allocate new employment sites in locations which maximise accessibility for the local population Alternative 1 - Combine options EP5 A and EP5 C	C - Focus housing and employment development at Mansfield Urban Area, followed, at a lesser scale, by Market Warsop Urban Area, followed by limited development in the Villages.
D - Business as usual (out of date plan)	D - Business as usual (out of date plan)	

Policy development and alternatives considered

- Option B - Focus the majority of housing and employment development at and around the Mansfield Urban Area, whilst supporting growth at Market Warsop Urban Area.

Summary of Sustainability Appraisal

6.3.59 The appraisal found that both the policy options would have very similar effects upon the SA Framework. The only difference was found in relation to housing (SA1) where there was a negative effect in relation to meeting the housing needs of communities living in the rural villages within Warsop Parish. The appraisal found a significantly positive effect with regards to the use of existing transport infrastructure (SA11) as the settlement hierarchy policy would be directing / allowing development (both allocations and windfall sites) which is within the main urban areas and therefore already connected to the transport network and easily accessible by public transport. There were no significant negative effects identified at this stage.

Reason for preferred approach (in light of alternatives)

- 6.3.60 The preferred approach was to have policies which set out both a settlement hierarchy (Policy S3 in the Consultation Draft) and a hierarchy for town centre uses ('Retail Areas' in the Consultation Draft).
- 6.3.61 The settlement hierarchy defined Mansfield urban area as the main location for the residential and employment development which is central to the delivery of the district's planning strategy, whilst ensuring that development needs within the Market Warsop urban area, and surrounding rural villages are met.
- 6.3.62 The policy set the context for the overall distribution of development and the identification of development sites in the Local Plan.

Recommendations

- 6.3.63 The preferred approach was not predicted to have any significant negative effects, mainly because the policy did not allocate sites or set development requirement levels, therefore no mitigation is required.
- 6.3.64 The significant positive effect upon SA11 (efficient use of existing transport infrastructure and reducing the need to travel by car) would need to be monitored through use of future census data on travel to work preferences.

The spatial strategy, scale and distribution of growth: Publication Draft stage

Policy development and alternatives identified

- 6.3.65 The scale and distribution of development are discussed together in this section, including the overall framework and settlement hierarchy (Policy S2 - Spatial Strategy).
- 6.3.66 Following consultation on the draft Plan, there were changes proposed by the Government relating to the method for calculating housing needs.

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

Table 6.2: Reasonable alternatives for housing land delivery

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

6.3.68 With regards to the distribution of growth for each growth option, this was linked to the work undertaken on distribution strategy and consideration of site options.

6.3.69 Therefore, a number of consistent assumptions were used:

- Committed and completed housing and employment sites will be consistent for each option.
- Suitable and deliverable sites within the urban area would be maximised before seeking to release greenfield land on the urban fringes. Therefore, there is an assumption that the lower housing delivery targets would involve lesser release of greenfield land at the urban fringes.
- Due to a lack of land housing land supply in Market Warsop, the split between the two key towns / areas would remain at approximately 90% Mansfield / 10% Market Warsop.
- Employment growth and distribution is informed by identified needs from the findings of the Joint Core Nottingham HMA and Outer HMA Employment Land Forecasting Study (ELFS) 2015. It is presumed provision would be relatively consistent between the housing growth options in terms of both employment land delivery and distribution (which is based on a range of factors, notably quality and suitability for specific uses). However, at a higher level of housing delivery (option 4 for example), it may be more likely that additional employment land would need to be provided within Mansfield to discourage commuting.

- 6.3.70 It was considered unreasonable to plan for growth below the Standardised Methodology figure (which is only a starting point in identifying a housing target). The Government is clear that housing needs should be met unless there are significant constraints to delivery; this is not the case within Mansfield.
- 6.3.71 It was considered unreasonable to plan for growth beyond the level tested in Option 4. The evidence does not suggest that there is a need or demand for such a high level of growth. This level of growth could also unbalance employment and housing, leading to greater commuting. A sufficient understanding of the implications of a higher level of growth will be established through the appraisal of Option 4.
- 6.3.72 The full appraisal of each option is set out at **Appendix E**

Summary of Sustainability Appraisal

- 6.3.73 The growth and distribution strategy (Policy S2) is predicted to have mixed effects across the range of sustainability factors.
- 6.3.74 Positive effects are predicted for housing (SA1) and employment (SA13) as the strategy aims to deliver housing and employment needs in suitable locations. The employment locations should help to support knowledge based industries (SA13), 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 (SA3).
- 6.3.75 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 (SA6), 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 (SA7), but in some locations these could be positive.
- 6.3.76 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 (SA7). On balance, mixed effects are predicted overall on the built and natural environment (minor positives and minor negatives).
- 6.3.77 Effects are likely to be neutral with respect of energy (SA10) and waste (SA9).
- 6.3.78 The majority of growth ought to have good accessibility (SA11), 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.
- 6.3.79 Overall, the plan is likely to have positive effects upon health and wellbeing (SA2). 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 effect on wellbeing is positive, particularly in the longer term.

Reason for preferred approach (in light of alternatives)

- 6.3.80 The proposed approach for the spatial strategy seeks to meet the identified needs of the district in a manner that is compatible with the characteristics of the area whilst having regard to infrastructure requirements and deliverability.
- 6.3.81 The settlement hierarchy defines Mansfield urban area as the main location for the residential and employment development which is central to the delivery of the district's planning strategy, whilst ensuring that development needs within the Market Warsop urban area, and surrounding rural villages are met.

- 6.3.82 Application of the standardised housing methodology results in a local housing need of 279 homes per year or 5580 over the whole plan period (Option 1). However due to the growth aspirations of the district council and national government it is proposed to set the housing target at 325 homes per year or 6500 homes over the plan period.
- 6.3.83 This provides an increase over the average number of homes built each year since 2001 and also broadly matches the housing needs that result from the Local Economic Partnership Growth Strategy (Option 2).
- 6.3.84 The policy sets the context for the identification of development sites in the Local Plan.

Recommendations

- 6.3.85 None identified. Though a significant negative effect could be generated on biodiversity in the short term, this could potentially be mitigated and shouldn't lead to long term permanent effects. Phasing of strategic developments could also help to manage short term impacts.

6.4 Policy S3: Urban regeneration

Issues and options stage

Policy development and alternatives identified

- 6.4.1 Issue SC3 looked at 'supporting regeneration projects'. Three options were included in the Issues and Options consultation document.
- SC3 A - Identify specific areas for regeneration schemes incorporating housing renewal, community facilities.
 - SC3 B - Have a policy encouraging regeneration projects where community benefit can be created, using criteria which ensure that issues related to residential amenity, highways and environmental concerns for example are addressed.
 - SC3 C - Do not have a specific policy in relation to this.
- 6.4.2 Whilst these options are useful for engaging with the public, it is not considered that these constitute reasonable alternatives in the context of SA. These options are 'procedural', and without detail about which areas might be designated as regeneration priorities, no option provides the detail required to undertake a meaningful appraisal.

Consultation Draft Stage

Policy development and alternatives identified

- 6.4.3 None identified.

Summary of Sustainability Appraisal

- 6.4.4 The policy approach at this stage was included within M1 (Urban Regeneration). This only focused on the Mansfield Urban Area. Policy M1 was predicted to have a significant positive effect on the baseline in relation to addressing housing and economic growth and regeneration, as captured by SA objectives relating to housing (SA1) health and wellbeing (SA2), creating high quality employment opportunities (SA12), providing the conditions for a modern economy (SA14), and positive indirect effects on health and well-being (SA2), management of natural resources (SA8) and an efficient transport infrastructure (SA11), through a focus on regenerating the urban core.

Reason for preferred approach (in light of alternatives)

6.4.5 Not relevant.

Recommendations

6.4.6 None identified.

Publication Draft Stage*Policy development and alternatives identified*

6.4.7 Policy M1 at the Consultation Draft stage has been refined, with elements reflected in this new policy S3, and policy S4, which includes specific schemes. The policy clarifies and highlights the Councils aspirations for regeneration and economic growth. No alternatives have been identified at this stage.

Summary of Sustainability Appraisal

6.4.8 The policy is predicted to have mostly minor positive effects on a range of sustainability factors by encouraging appropriate regeneration.

6.4.9 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.

Reason for preferred approach (in light of alternatives)

6.4.10 Supporting regeneration is a Council priority. No alternatives were appraised.

Recommendations

6.4.11 None identified at this stage.

6.5 Policy S4: Delivering key regeneration sites

Issues and Options Stage

Policy development and alternatives Identified

- 6.5.1 This was not included as a policy area within the Core Strategy Issues and Options report.
- 6.5.2 The sites included for longer term regeneration are not considered deliverable in the short term, and so they have not been included as site allocations. The regeneration of these sites was not considered for inclusion at the issues and options stage as they were due to be covered in a site specific allocations document.

Summary of sustainability appraisal

- 6.5.3 N/A

Consultation Draft Stage

Policy development and alternatives Identified

- 6.5.4 This policy was not included at the Consultation Draft stage, although a number of development site options were identified as reasonable alternatives for retail/commercial development within Mansfield central area (Policy MCA1). Many of these were key brownfield sites which if developed would have a significant impact upon the regeneration of the town, helping increase economic growth and town centre vitality and viability.
- 6.5.5 Each site option was appraised against a site appraisal framework as detailed in **Appendix F**. An appraisal summary for each site is presented in **Appendix G**. **Technical Appendix A** contains a detailed proforma for each individual site option.
- 6.5.6 The potential regeneration sites that were considered at this stage were appraised alongside a wider range of site options for retail / commercial development. The complete list of sites is set out and discussed for Policy RT6 (**Section 6.32**).

Summary of Sustainability Appraisal

- 6.5.7 Policy MCA1 was predicted to be likely to have positive effects upon the economy (SA12-14) through the allocation of land for commercial development at accessible locations. Several sites would also help to regenerate brownfield land, which could also enhance the character of these areas (SA7). There are some site specific issues that would need to be dealt with such as surface water run-off and flood risk at 'White Hart', and potential effects on the Conservation Area for the 'Extension to Morrison's' site.

Reason for preferred approach (in light of reasonable alternatives)

- 6.5.8 The Council's outline reasons for proposing to allocate sites for retail are discussed in **Section 6.32**, which deals with Policy RT6. The site options that were considered as regeneration sites are discussed below for the Publication Draft Stage.

Recommendations

- 6.5.9 It was recommended that policy wording for sites was amended to ensure that development 'reduced the risk of flooding', rather than 'not making it any worse'. This change was made and ought to encourage reduction of flood risk, rather than an approach that only seeks to prevent increased flood risk. Policy MCA1 no longer exists in the Publication Draft Plan, but these principles have been taken forward through other Plan policies.

Publication Draft Stage*Summary of policy changes from Consultation Draft*

Main Changes	Rationale
<p>The Mansfield Central Area policy (which included these key regeneration sites) was removed on the basis that it added an unnecessary additional boundary around Mansfield town centre. Also there was not a similar approach to regeneration within Warsop Parish.</p> <p>Policies S3 and S4 were added in relation to regeneration schemes / key sites (and Policy RT6 added in relation to retail and leisure allocations).</p>	<p>The regeneration sites do not count towards delivering the districts employment and housing needs. However there remains a council aspiration to see these sites developed.</p>

Summary of Sustainability Appraisal

- 6.5.10 Policy S4 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 (SA1), employment (SA12), recreation (SA3) 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 (SA11). However, as the policy does not provide detail on the nature of the regeneration of these sites, some effects are uncertain at this stage.
- 6.5.11 Provided that green infrastructure forms a key principle of regeneration on these sites, there could possibly be improvements with regards to open space (SA3) and biodiversity (SA6). 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 (SA9). These factors would need to be explored though.
- 6.5.12 There could be negative effects due to flood risk (SA8) 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 (SA2) 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 (SA7).

Reason for preferred approach (in light of alternatives)

- 6.5.13 The following regeneration sites are proposed for inclusion in the new policy S4. The rationale for their inclusion is set out briefly and remains broadly the same as at Consultation Draft stage.

Table 6.3: Site options for regeneration sites

Site name	Included?	Rationale
Stockwell Gate North	No*	Proposed for allocation in the Consultation Draft (MCA1a). *Remains appropriate for development, but is allocated under Retail Policy RT6a, which brings greater certainty.
Former Mansfield Brewery (part a), Great Central Road	No*	Site in need of regeneration, but not suitable for retail; likely to include employment and residential. Policy reference at Consultation Draft stage was MCA1 (h)). *Now a housing allocation as delivery is more certain due to a land charge being removed.

Site name	Included?	Rationale
Stockwell Gate South	No	Now a committed development (Policy RT7 refers).
White Hart Street	Yes S4a	An area in need of regeneration. Previous developer interest, council intervention may be required (Policy ref S4a)
Portland Gateway (a-e)	Yes S4b	Long term regeneration project, cannot demonstrate deliverability sufficiently for inclusion as an allocation. To be included as a regeneration area where any new development will need to work towards the regeneration objectives. (Policy ref S4b)
Riverside (a-c)	Yes S4c	Long term regeneration project, cannot demonstrate deliverability sufficiently for inclusion as an allocation. To be included as a regeneration area where any new development will need to work towards the regeneration objectives. (Policy reference S4c)

Recommendations

6.5.14 It is recommended that the policy encourages development to consider the suitability of district energy schemes as part of the regeneration strategy.

6.6 Policy S5: Development in the countryside

Issues and Options Stage

Policy development and alternatives identified

6.6.1 This policy area was not specifically included as part of the Issues and Options report.

Consultation Draft Stage

Policy development and alternatives identified

6.6.2 No alternatives identified.

Summary of Sustainability Appraisal

6.6.3 The policy (S9 in the Consultation Draft) was predicted as likely to have positive effect on rural communities by limiting development to acceptable small scale uses. This should protect the character of rural settlements (SA7), whilst ensuring that local needs for housing (SA1) can be met as well as supporting appropriate economic activity. Generally, restricting development in the countryside ought to reduce the number of dwellings located in poorly accessible areas (SA11).

6.6.4 The policy sought to strengthen this principle by promoting new tourism development close to the urban area wherever possible. The policy was broadly positive, but could be improved with respect to climate change/energy by including low carbon energy schemes as potentially suitable uses in the countryside and encouraging developments to connect to mains gas and electricity where this is possible (SA10).

Reason for preferred approach (in light of alternatives)

6.6.5 Not applicable.

Recommendations

6.6.6 Recommendations identified below were made whilst the policies were being drafted. The policy was amended in line with these recommendations, which negated a potential negative effect against minimising energy use (SA10).

- Redeveloped properties that are not connected to the main's gas and electricity network ought to be connected if possible and make use of low carbon technologies.
- Low carbon energy schemes could be suitable uses of land in the countryside provided that they meet the requirements of other plan policies such as CC2.
- *Recommended wording addition* - New tourism development should be located as close to the urban areas as realistically feasible and/or accessible by sustainable modes of transport.

Publication Draft Stage

Summary of policy changes from Consultation Draft

Main Changes	Rationale
The wording has been amended to give greater clarity of the uses that will be allowed within the countryside and builds in the need to take account of landscape.	To give greater clarity, to ensure that there continues to be physical and perceived separation between the Mansfield Urban Area (MUA) and surrounding villages. This is particularly important between MUA and Rainworth.
Addresses soil quality i.e. agricultural land classification.	

Summary of Sustainability Appraisal

6.6.7 The policy is likely to have broadly similar effects compared to the Consultation Draft version. However, there is an improvement in the longer term in relation to landscape (SA7). Reference to agricultural land is also positive with regards to natural resources. Overall, a positive effect is predicted for 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. In the longer term a significant positive effect is predicted for landscape (SA7) as the policy should help to maintain important open space between settlements.

6.6.8 The Council's reasons for the preferred policy approach remain the same.

Reason for preferred approach (in light of alternatives)

6.6.9 No alternatives have been appraised at this stage.

Recommendations

6.6.10 None identified at this stage.

6.7 Policy P1: Achieving high quality design Policy P2: Safe, healthy and attractive development Policy P3: Connected developments

Context

- 6.7.1 The approach to design has evolved throughout the plan-making process. At issues and options stage, the design of new buildings and neighbourhoods was covered by issue EP6 *'Achieving design excellence in new development across the district'*. Following this, a preferred policy approach was proposed at the Consultation Draft stage as a single policy "BE7: Design of new buildings and neighbourhoods". This policy encompassed a range of factors relating to design including quality, safety and accessibility.
- 6.7.2 At the latest stage (Publication Draft), Policy BE7 has been replaced by a number of separate policies (P1-P3).

Issues and Options Stage

- 6.7.3 At issues and options stage, the design of new buildings and neighbourhoods was covered by issue EP6 *'Achieving design excellence in new development across the district'*.
- 6.7.4 Five options were presented in the consultation document as follows.
- EP6 A - Have a policy which draws together design themes, providing principles which must be addressed in all proposals for new development across the district to ensure it is of the highest quality design which achieves a sustainable form of development.
 - EP6 B - Have a number of policies which require high quality design for specific types of new development e.g. housing, industrial, employment.
 - EP6 C - Have a policy which requires high quality design in new development which would affect historic assets including Listed Buildings and Conservation Areas.
 - EP6 D - Incorporate design quality requirements within a wider policy on sustainable development.
 - EP6 E - Focus design quality policies on specific parts of the district such as town centre, urban extensions.
- 6.7.5 One further alternative was proposed through consultation:
- EP6 Alt 1 - Combine options EP6 A with EP6 B, and with EP6 C where a district-wide policy is developed to include specific requirements related to different types of development and historic environment considerations.
- 6.7.6 Whilst these options are useful for engaging with the public, it is not considered that these constitute 'reasonable alternatives' in the context of SA. These options are 'procedural', and not necessarily mutually exclusive. The specific content of the policy under each approach is not set out either, and therefore appraisal and comparison through the SA would not be particularly enlightening.

Consultation Draft Stage

Policy development and alternatives identified

- 6.7.7 None identified.

Summary of Sustainability Appraisal

6.7.8 The draft Policy (BE7) was predicted as likely to have beneficial effects on the quality of buildings and neighbourhoods; which ought to be positive for the built and natural environment (SA7), health (SA2), community safety (SA4) and accessibility (SA11). Although higher quality development could affect the viability of some developments (SA13), these effects were not anticipated to be significant, and good design ought to attract businesses and residents into the area (though there was uncertainty about these effects).

Reason for preferred approach (in light of alternatives)

6.7.9 Not applicable.

Recommendations

6.7.10 The draft policy was amended in light of draft SA recommendations to ensure that developments design for effective waste management that does not have a detrimental effect on the street scene

Publication Draft Stage

Summary of policy changes from Consultation Draft

Main Changes	Rationale
Policy BE7 has been replaced by several policies. P1 Achieving high quality design.	To clearly set out expectations and responsibilities for achieving high quality design, and to take account of the White Paper which suggests that all authorities should be using Building for Life
P2 Safe, healthy and attractive development	To clarify the approach and take account of wording in policies which have been found sound elsewhere.
P3 Connected developments	To clarify the approach and take account of wording in policies which have been found sound elsewhere.

Summary of Sustainability Appraisal

6.7.11 Policy 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 mostly minor in nature. Positive effects 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).

6.7.12 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.

6.7.13 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).

6.7.14 Policy P2 is predicted to have mostly positive effects across the range of sustainability effects.

- 6.7.15 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).
- 6.7.16 Policy P3 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.

Rationale for the preferred approach (in light of alternatives)

- 6.7.17 No alternatives have been appraised at this stage.

Recommendations

- 6.7.18 Policy P1 - There is an opportunity to improve the policy by including sustainable construction and natural resource use as a key principle of the design process. For example, energy efficiency as part of Passivhaus standards should form an integral part of developments overall designs.

6.8 Policy P4: Comprehensive development

Issues and Options Stage

Policy development and alternatives identified

6.8.1 This policy area was not specifically included as part of the Issues and Options report but it has since been appraised against the SA Framework (during the production of the Local Plan Consultation Draft).

Consultation Draft Stage

Policy development and alternatives identified

6.8.2 None identified.

Summary of Sustainability Appraisal

6.8.3 The Comprehensive development policy (BE8 at Consultation Draft stage) was predicted as 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 or revised proposals come forward. There should also be positive effects on health (SA2) green spaces (SA3, SA7), community safety (SA4) community development (SA5) biodiversity (SA6) heritage (SA7) and accessibility (SA11) by ensuring that committed and allocated development remains well-planned and provides adequate provision for social, physical and environmental infrastructure in the event a new or revised applications.

Reason for preferred approach (in light of alternatives)

6.8.4 Not applicable.

Recommendations

6.8.5 None identified.

Publication Draft Stage

Summary of policy changes from Consultation Draft

Main Changes	Rationale
Remove reference to revisions to planning applications and council aspirations.	Not needed.
Increase scale for masterplan from 3ha to 150 homes	More proportionate and aligns with EIA requirements.

Summary of Sustainability Appraisal

6.8.6 The policy is predicted to have broadly the same effects as were predicted at Consultation Draft stage. Notably, this includes 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.

6.8.7 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). However, there are some uncertainties related to these effects given that these are not explicitly identified within the policy.

Reason for preferred approach (in light of alternatives)

6.8.8 No alternatives have been appraised at this stage.

Further recommendations

6.8.9 No further measures identified.

6.9 Policy P5: Climate change and new development

Issues and Options Stage

Policy development and alternatives identified

6.9.1 Issue ES5 in the Issues and Options Consultation Document considered ‘using more renewable and low carbon energy’. Four options were presented:

- 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.

One further option was identified through consultation:

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

6.9.2 These options are not mutually exclusive, and therefore are not considered to be ‘alternative approaches’ to policy development. Nevertheless, an appraisal of the merits of each approach was undertaken to help inform policy development.

Summary of Sustainability Appraisal

6.9.3 The appraisal found that all of the options had positive implications for the environmental SA objectives with which they had a direct relationship with, namely the objectives to minimise energy usage and to develop the district’s renewable energy resource (SA10), and to manage prudently the natural resources of the district including water (and associated flooding and quality issues), air quality, soils and minerals (SA8).

6.9.4 In addition, it found that all of the options work positively towards the objectives to improve health (SA2) and protect and enhance the rich diversity of the natural, cultural and built environmental and archaeological assets of the district (SA7), based mainly upon the consequential positive effects such policies would have upon local air quality.

6.9.5 On the other hand, the appraisal found that the options pushing higher building performance standards rated poorly against the SA objective related to housing (SA1). This is because of the likely negative effects of higher standards on overall development costs and the knock-on effects for the delivery of housing.

Consultation Draft Stage

Policy development and alternatives identified

6.9.6 The NPPF requires that Local Plans should be prepared to adopt proactive strategies to mitigate and adapt to climate change. A business as usual approach is therefore not considered to be reasonable.

6.9.7 The Government has made it clear that the energy performance of new developments will be delivered through national standards (i.e. building regulations) and not through Local Plan policies.

- 6.9.8 This makes options ES5(A) and ES5(C) (proposed at issues and options stage) unreasonable approaches.
- 6.9.9 Policy CC1 was developed in the context of the Government Housing Standards review, whilst seeking to deliver the principles of planning for a low carbon economy set out in the NPPF. The policy therefore focuses on the role that planning can play in delivering low carbon development (for example support for decentralised energy schemes).

Summary of Sustainability Appraisal

- 6.9.10 The policy approach for CC1 was predicted as likely to have a positive effect on energy (SA10), waste (SA9) and natural resources (SA8) by minimising the requirement for resource use. There could also be positive effects on the built and natural environment (SA7-8) by helping to enhance green infrastructure and create more resilient developments.

Reason for preferred approach (In light of reasonable alternatives)

- 6.9.11 Mitigating and adapting to climate change is an international and national priority, however as stated above, much of the control over energy, water and other sustainability aspects are matters for building regulations – outside the remit of planning. The preferred approach is for the local plan to influence the design of new development and to encourage applicants to adopt good practice in meeting the challenge of climate change.

Recommendations

- 6.9.12 It was unclear how viability would be taken into account when delivering this policy. Policy CC1 ‘requires’ developers to achieve a range of sustainability measures. The extent to which this is balanced against the need for viable developments and other plan requirements (such as affordable housing) is not alluded to. It would be useful to add some clarification on this matter to increase certainty that negative effects on housing delivery would not occur. For example, the following addition (underlined) could be made to policy wording.

In order to mitigate against and adapt to climate change new development will be required (subject to viability) to:

Publication Draft Stage

Summary of policy changes from Consultation Draft

Main Changes	Rationale
<p>Added - ...it can be satisfactorily demonstrated that it...</p> <p>Deleted ‘one or more of the’ and replaced with “incorporating the following measures where practical and viable having regard to the to the type, location and size of the development ”</p> <p>Added criterion d - ‘<i>appropriate flexibility to allow for future adaptation</i>’.</p>	<p>Reinforces the need for planning applications to demonstrate which and how measures will be met.</p> <p>Addresses LNP’s comments regarding the need to strengthen the policy wording but provide flexibility.</p>

Summary of Sustainability Appraisal

- 6.9.13 The policy is predicted to have broadly the same effects as were predicted at the Consultation Draft stage. The amendments made to the policy are unlikely to lead to substantial changes, but allows for increased flexibility.

6.9.14 Minor positive effects are still predicted for 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.

Reason for preferred approach (in light of alternatives)

6.9.15 No alternatives have been identified at this stage.

Recommendations

6.9.16 No further measures identified.

6.10 Policy P6: Home extensions and alternations

Issues and Options Stage

Policy development and alternatives considered

6.10.1 This policy area was not specifically included as part of the Issues and Options report, but it has since been appraised against the SA Framework (during the production of the Local Plan Consultation Draft).

Consultation Draft Stage

Policy development and alternatives considered

6.10.2 None identified.

Summary of Sustainability Appraisal

6.10.3 Due to its specific and focused nature, the home extensions and alterations policy (BE9 in the Consultation Draft) was predicted to be unlikely to have an effect on the majority of SA objectives. However, it ought to have a positive effect on the built environment (SA7) by ensuring that the design and layout of buildings respects the character of the street scene and surrounding areas. The policy was predicted to have positive implications in terms of protecting neighbourhood amenity, but the effects are negligible given the limited scope of influence that the policy would have.

Reason for preferred approach (in light of alternatives)

6.10.4 Not relevant.

Recommendations

6.10.5 None identified.

Publication Draft Stage

Summary of policy changes from Consultation Draft

Main Changes	Rationale
No major changes made.	N/A

Summary of Sustainability Appraisal

6.10.6 The policy is predicted to have broadly the same effects as were predicted at Consultation Draft stage. Notably, this includes a positive effect on the protection of the character of the built environment. Neutral effects are predicted for all other sustainability factors.

Reason for preferred approach (in light of alternatives)

6.10.7 No alternatives identified / appraised at this stage.

Further recommendations

6.10.8 No further measures identified.

6.11 Policy P7: AmenityIssues and Options Stage*Policy development and alternatives identified*

6.11.1 This policy area was not specifically included as part of the Issues and Options report although it has since been appraised against the SA Framework (during the production of the Local Plan Consultation Draft).

Consultation Draft Stage*Policy development and alternatives identified*

6.11.2 No reasonable alternatives identified.

Summary of Sustainability Appraisal

6.11.3 The policy (NE11 Statutory Nuisance in the Consultation Draft) is likely to contribute to positive effects on health (SA2) (although this is not considered significant against the baseline). Suitable assessments will be required to outline appropriate mitigation if there are any 'nuisances' or identify if development is not suitable.

Reason for preferred approach (in light of alternatives)

6.11.4 Not relevant.

Recommendations

6.11.5 None identified.

Publication Draft Stage*Summary of policy changes from Consultation Draft*

Main Changes	Rationale
No significant changes made.	n/a

Summary of Sustainability Appraisal

6.11.6 The policy is predicted to have broadly the same effects as were predicted at Consultation Draft stage. Of note is a positive effect on health and wellbeing. The effects on all other sustainability factors are likely to be neutral given the specific focus on amenity.

Further recommendations

6.11.7 No further measures identified.

6.12 Policy P8: Shop front design and signage

Issues and Options Stage / Consultation Draft Stage

Policy development and alternatives identified

6.12.1 This policy area was not specifically included as part of the Issues and Options report or the Consultation Draft Plan.

Publication Draft Stage

Policy development and alternatives identified

6.12.2 This is a new policy that was developed in response to feedback from Historic England. No reasonable alternatives have been identified.

Summary of Sustainability Appraisal

6.12.3 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.

Reason for preferred approach (in light of alternatives)

6.12.4 No alternatives have been identified / appraised at this stage.

Recommendations

6.12.5 Provide greater flexibility to the policy that allows well integrated external shutters in appropriate circumstances.

6.13 Policy H1: Housing allocations

Context

Policy development and alternatives identified

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

Issues and options stage / Consultation Draft Stage / Publication Draft stage

Policy development and alternatives identified - Stage 1

- 6.13.2 The preferred spatial strategy at this stage was one of ‘urban containment’. Therefore sites identified as reasonable alternatives at this stage were restricted to all available brownfield and underused greenfield land within the Mansfield urban area and Warsop Parish (i.e. no sites beyond the urban boundary).
- 6.13.3 Each site option was appraised against the site appraisal framework. The site appraisal methodology is provided at **Appendix F**.
- 6.13.4 **Appendix G** contains a summary of the appraisal for each housing site option (from *all three stages of the site assessment process*), whilst **Technical Appendix A** contains a detailed proforma for each individual site option considered as a reasonable alternative with regards to the SA.
- 6.13.5 The sites that were considered at stage 1 are also listed in **Table 6.4** below, with outline reasons provided as to why they have been allocated or discarded. Sites that are allocated are shaded in light blue in table 6.4.
- 6.13.6 It should be noted that some of the sites tested at this stage are no longer considered to be reasonable alternatives, and therefore an updated site assessment has not been undertaken for these (and they are not included within Appendix F or Technical Appendix A - which only deal with the reasonable alternative sites at the current stage of Plan making).

Policy development and alternatives identified - Stage 2

- 6.13.7 Following the preparation of the updated SHMA (Nottingham Outer Strategic Housing Market Assessment (2015)), it was necessary to identify further sites to meet the council’s housing requirements over the plan period with enough ‘headroom’ to allow some of the identified sites to be discounted as a result of further more detailed analysis.
- 6.13.8 Rejected sites from ‘stage 1’ (in the urban area) were not reconsidered at stage 2 as these were considered to be unsuitable. As all options had been exhausted there was a need to look to urban fringe areas.
- 6.13.9 The council prepared a Technical Report on Assessment of Locations for Additional Housing Land in Mansfield District. The Technical Report identified, assessed and prioritised urban fringe zones that could be suitable for further development.
- 6.13.10 An estimate of the dwelling capacity of the priority zones in the Technical Report indicated that no more than the upper quartile of zones would be needed to meet the housing requirement.

- 6.13.11 A large scale plan of each of these zones was prepared in order to subdivide them into sites for further consideration. These plans included relevant constraints, such as flood risk areas, local green space, playing fields, wildlife designations, archaeological sites, listed buildings, ground stability and areas of water. Information was also obtained on sites submitted in the Strategic Housing Land Availability Assessment (SHLAA), although it was agreed that this should not necessarily imply suitability and that the sites to be considered should not be confined to SHLAA sites.
- 6.13.12 This subdivision resulted in a total of 68 sites of various shapes and sizes across the district, ranging from 0.3 to 18.35 hectares. A desktop exercise was then undertaken by the Council to identify which sites were suitable for development (and thus further assessment). The remaining sites after this process were the reasonable alternatives that were appraised through the SA.
- 6.13.13 Each site option was appraised against the site appraisal framework detailed in Appendix F. A site appraisal summary is presented in Appendix G (which also includes the reasonable site options remaining from stage 1). Technical Appendix A contains a detailed proforma for each individual site option (excluding those that are no longer considered to be reasonable alternatives).
- 6.13.14 The sites that were considered at this stage are also listed in table 6.10 below, with outline reasons provided as to why they have been proposed for allocation and why alternatives have been discarded. Some sites were proposed for allocation early in the plan making process, but are no longer considered suitable for inclusion in the Local Plan. Conversely, sites that were rejected early on have been reconsidered at later stages. An audit trail of decisions and rationale is provided in such circumstances.

Policy development and alternatives identified - Stage 3

- 6.13.15 Additional site options were identified and appraised following the Consultation Draft Stage. These were largely sites submitted through consultation and in response to new evidence, namely the Council's Housing and Economic Land Availability Assessment (HELAA) which supersedes the technical report work identified above. The findings for the individual site assessments helped to inform a preferred approach to the distribution of development sites across the District. This culminated in a Regulation 18 Consultation focused on preferred options for housing and employment allocations in October-November 2017.
- 6.13.16 An interim SA Report was published alongside the preferred options document summarising the effects of each site option and outlining reasons that they were proposed for allocation or not.
- 6.13.17 Following this stage, further changes have been made to the plan allocations to reflect updates to the availability and suitability of particular sites, and to take account of stakeholder feedback, or to consider newly submitted sites. These new sites are also included within table 6.4 below, and have an individual proforma (Technical Appendix A). All allocated sites within table 6.4 are shaded blue.

Table 6.4: Site options for housing in Mansfield District (Stages 1, 2, and 3 combined): Rationale for selection

SA Site ID	HELAA Ref	Site name	Allocate ?	Rationale
2	100	Land at the rear of Cherry Paddocks	No	This was proposed for allocation at Preferred Options stage. However, the site has been awaiting agreement of the s106 since August 2012. It is therefore assumed that the site is no longer coming forward.
3	122	Moorfield Farm	No	This was proposed for allocation at Preferred Options stage. The site is superseded by HELAA 176 (which combines 112 and 122).
4	33	Wood Lane, Church Warsop	Policy H2	Mixed site of underused buildings that form part of Church Warsop but are currently outside the village envelope. The site is in a poor state of repair and requires redevelopment for regeneration purposes. The site was proposed for allocation at Consultation Draft (W2(a)) and Preferred Options stage. It has now been granted permission and is listed under Policy H2.
5	35	Stonebridge Lane / Sookholme Lane, Market Warsop	Yes* H1 (v)	<i>*Not allocated individually.</i> This was proposed for allocation in the Consultation Draft (W2(c)) and at Preferred Options stage. Is now part of a larger site allocation. See discussion for 'Stonebridge Lane / Sookholme Lane' (SA site ID 92).
6	36	Sookholme Lane / Sookholme Drive, Market Warsop	Yes* H1 (v)	<i>*Not allocated individually.</i> This was proposed for allocation in the Consultation Draft (W2(c)) and at Preferred Options stage. Is now part of a larger site allocation. See discussion for 'Stonebridge Lane / Sookholme Lane' (SA site ID 92).
7	45	Land at Spion Kop	No	The highways and infrastructure issues and scale of development that has already occurred at Spion Kop make this site unsuitable for development at this time.
8	51	Land at Netherfield Lane	No	This is a large site in the context of Meden Vale, the settlement it adjoins. The site will contribute to the vitality of Meden Vale by supporting the viability of local services and facilities in both Meden Vale and Market Warsop. Some access to employment opportunities in Shirebrook and the M1; there is also excellent access to the former Welbeck Colliery site, located within Bassetlaw, where redevelopment for economic purposes is proposed. However, it is expected that there would be some increase in traffic using the heavily congested A60 corridor. Not proposed for allocation at this time as the housing target for Warsop Parish can be met elsewhere.
9	57	Mansfield Road, Spion Kop	No	It is not proposed to allocate the site due to the recent refusal of planning permission due to access issues.

SA Site ID	HELAA Ref	Site name	Allocate ?	Rationale
19	101	Land south of Clipstone Road East	Yes* H1(a)	*Not allocated individually. This was proposed for allocation in the Reg18 Consultation on site options and is now part of a larger site allocation under SUE. See discussion for 'Clipstone Road East' (SA site ID 91).
20	104	Park Hall Farm	Policy H2	The Planning Applications Committee at Mansfield District Council has already granted planning permission for this site.
21	105	Land at 7 Oxclose Lane	Policy H2	This was proposed for allocation at preferred options stage. However, it is no longer considered necessary to allocate because it has been granted planning permission. It is listed as a committed site in the Plan.
22	11	Bellamy Lane	Yes H1(k)	Part of the regeneration project for the Bellamy Estate. The open space would be re-formatted to provide better quality facilities. Proposed for further consideration at stage 1 as a suitable urban site. Subsequently proposed for allocation in Consultation Draft (M3(k)) and Preferred Options stage. Site remains suitable for allocation.
23	12	Broomhill Lane Allotments (part)	No	This site was considered to be a suitable urban site at stage 1 of the site assessment and was subsequently proposed for allocation in the Consultation Draft (M3(i)) and Preferred Options stage. However, it is no longer considered appropriate for allocation. The Council have taken the view that allotments will not be allocated without sufficient information that there is no longer a need for the allotment use.
24	14	Cox's Lane, Mansfield Woodhouse	Yes H1(s)	This site was considered to be a suitable urban site at stage 1 of the site assessment and was subsequently proposed for allocation in the Consultation Draft (M3 (n)) and Preferred Options stage. Site remains suitable for allocation. An application is currently being determined.
25	19	Allotment site at Pump Hollow Road	Policy H2	This site was considered to be a suitable urban site at stage 1 of the site assessment and was subsequently proposed for allocation in the Consultation Draft (M3(s)) and at preferred options stage. Planning permission was granted in Feb 2018 (2016/0038/NT) and the site is being treated as a commitment.
26	20	Former Rosebrook Primary School	Yes H1(f)	This site was not proposed for allocation at Consultation Draft stage or in the Preferred Options. It was previously not included to allow exploration of the site for use as a new school. Evidence was provided that it was not needed so could be considered for allocation.
27	23	Sandy Lane	Policy H2	Proposed for allocation in the Consultation Draft (M3w) and at Preferred Options stage. Planning permission granted in March 2018

SA Site ID	HELAA Ref	Site name	Allocate ?	Rationale
28	24	Sherwood Close, Mansfield	Yes H1(n)	Vacant greenfield land within settlement boundary. Proposed for allocation at Consultation Draft (M3(x)) and at Preferred Options stage. Site remains suitable for allocation.
29	25	Ladybrook Lane / Tuckers Lane, Mansfield	Yes H1(o)	Fenced off inaccessible greenspace in the urban area. Appears to have no formal use or access and surplus to requirements. Development could provide new public open space. This site was considered to be a suitable urban site at stage 1 of the site assessment and was subsequently proposed for allocation in the Consultation Draft (M3 (y)) and Preferred Options stage. Site remains suitable for allocation.
30	26	Land at Windmill Lane	Policy H2	Former nursery (greenfield due to former horticultural use). Declared surplus by the council. Proposed for allocation in Consultation Draft (M3 (z)) and Preferred Options stage. Planning permission has been granted.
31	27a	Land at Redruth Drive	Yes H1(e)	The site was proposed for development in the Consultation Draft (M3(aa)) and the preferred options stage. It remains suitable for allocation as it is well connected to the existing settlement and is very accessible to employment opportunities.
32	28	South of Debdale Lane	Yes H1(q)	Proposed for allocation in Consultation Draft (M3 (ab)) and at Preferred Options stage. Site remains suitable for allocation as open space provision would be possible, there is good access to local facilities (within reasonable walking distance) and it ought to be viable.
33	29	Sherwood Rise / Highfield close (adjacent Queen Elizabeth Academy)	No	Site was proposed for allocation at Consultation Draft (M3(ac)) and Preferred Options stage. Concerns about the deliverability of the site and impact on heritage mean that the site is no longer proposed for allocation.
34	30	Land at Old Mill Lane / Stinting Lane	No*	Identified as suitable at the stage 2 site assessment and subsequently proposed for allocation in the Consultation Draft (M3 (ad)) and Preferred Options. *Considered as part of a larger strategic site. See discussion for 'New Mill Lane' (SA site 67)
35	31	Land at New Mill Lane	No*	Identified as suitable at the stage 2 site assessment and subsequently proposed for allocation in the Consultation Draft (M3 (ad)) and Preferred Options. *Considered as part of a larger strategic site. See discussion for 'New Mill Lane' (SA site 67)
36	4	Land astride Victoria Street	No	Cleared PDL site within close proximity of the town centre. Was proposed for allocation at Consultation Draft Stage as M3(d). An application was submitted but withdrawn due to issues regarding viability. It is not considered deliverable anymore and therefore is no longer a reasonable alternative.

SA Site ID	HELAA Ref	Site name	Allocate ?	Rationale
37	48	Small holding off Peafield Lane	No	See discussion for 'Peafield Lane' (SA site ref 69).
38	5	Abbey Primary School	No	Assessed as 'not suitable' in the HELAA due to access issues.
39	50	Land off Peafield Lane	No	See discussion for 'Peafield Lane' (SA site ref 69)
40	53	Land between Old Mill Lane & New Mill Lane	No*	Proposed for allocation at Preferred Options stage. *Considered as part of a larger strategic site. See discussion for 'New Mill Lane' (SA site 67)
41	54	Former Evans Halshaw site	Policy H2	This was proposed for allocation in the Reg18 Consultation on site options. However, it is no longer considered necessary to allocate because it has now been granted planning permission. Listed as a committed site in the Plan (Policy H2).
42	55	Tall Trees mobile homes Old Mill Lane	No*	Proposed for allocation at Preferred Options stage. *Considered as part of a larger strategic site. See discussion for 'New Mill Lane' (SA site 67)
43	56	Warren Farm	No	See SA site ID 68
44	58	Fields Farm, Abbott Road	Yes H1(c)	Proposed for allocation at Preferred Options stage. Site remains suitable for allocation because it is well connected to the existing settlement and is accessible to the MARR and M1.
45	59	Rear of High Oakham Hill	Policy H2	The site has reasonable access to the MARR and nearby employment areas. It is a small greenfield site in a higher value area and likely to prove very deliverable. Potential issues in relation to a population of white clawed crayfish have been resolved and planning permission was granted in Jan 2018 (2017/0214/OUT). The site is now being treated as a commitment.
46	6	Centenary Road	Yes H1(h)	Site was proposed for allocation (M3f) in the Consultation Draft and at the Preferred Options stage. The site is a vacant greenfield site within the settlement boundary and is still considered suitable for allocation.
47	60	Land of Ley Lane	Yes H1(t)	Site was proposed for allocation at the Preferred Options stage and is still considered suitable as greenfield site within the settlement boundary. There is a resolution to grant planning permission subject to a s106 agreement.
48	64	Pheasant Hill and Highfield Close /	No	Site was proposed for allocation at the Preferred Options stage. Concerns about the deliverability on site and impact on heritage mean that the site is no longer proposed for allocation.

SA Site ID	HELAA Ref	Site name	Allocate ?	Rationale
49	66	Harrop White Road Allotments	No	Site was proposed for allocation at the Preferred Options stage. However, a decision was taken by the Council not to allocate allotments without sufficient information that there is no longer a need for the allotment use.
50	67	Land at Peafield Lane	No	See discussion for 'Peafield Lane' (SA site ref 69)
51	68	Kirkland Avenue	Policy H2	The site was included in the Preferred Options and is a brownfield site within the settlement boundary. Permission in Principle has been granted and the site is being treated as a commitment.
52	7	Former Ravensdale Middle School, Ravensdale Road, Mansfield	No	Site was proposed for allocation in the Consultation Draft (Policy M3(g)), but removed at the Preferred Options stage to allow exploration of the site for use as a new school which is still ongoing.
53	73	Three Thorn Hollow Farm	Yes H1(d)	Site was proposed for allocation at the Preferred Options stage and is still considered suitable. The site enjoys good access to the MARR and nearby employment areas. It will help improve the vitality of Rainworth. It is close to a SSSI but it is considered that there is potential for mitigation to be provided.
54	75	Former Mansfield Hosiery Mill Car Park & Electricity Board workshops and social club	Policy H2	A brownfield site within the settlement boundary which was proposed for allocation at the Preferred Options stage. Permission in Principle has been granted and the site is being treated as a commitment.
55	79	Land off Rosemary Street	Policy H1(u)	Site was proposed for allocation at the Preferred Options stage. Whilst previously an allotment it has not been used as such for a number of years and SoS approval has been granted to use it for other purposes. The site is within the settlement boundary and has good access to the town centre.
56	8	Former Sherwood Hall School, Stuart Avenue, Mansfield	No	Site was proposed for allocation in the Consultation Draft (Policy M3(h)), but removed at the Preferred Options Stage to allow exploration of the site for use as a new school. Assessed as 'not suitable' in the HELAA due to access issues.
57	89	Land off Skegby Lane	Yes H1(b)	Site was proposed for allocation at the Preferred Options stage and is still considered suitable. The site is well related to the urban area and has good access to the MARR and M1.

SA Site ID	HELAA Ref	Site name	Allocate ?	Rationale
58	91	Cauldwell Road	Yes H1(j)	The site has good links to the MARR and reasonable links to the M1. The site has good access to a number of employment locations. The landscape is of medium value and includes Grade 3 agricultural land. This site forms part of a larger allocation with Ashfield District. It is considered that the development of the remainder of the field will deliver a better development. In conclusion, it is recommended that the site be allocated.
59	98	Rear of Clipstone Road West	Policy H2	A small site within the settlement boundary; planning permission has been granted.
60	99	18 Burns Street	Policy H2	A small site within the settlement boundary; planning permission has been granted.
61	52	Pleasley Hill Farm	Yes* SUE1	*Not allocated individually, but as part of a larger strategic site. See discussion for 'Pleasley Hill Farm' (SA site ID 66).
62	74c	Water Lane	Yes* SUE1	*Not allocated individually, but as part of a larger strategic site. See discussion for 'Pleasley Hill Farm' (SA site ID 66).
63	171	High Oakham Farm (West)	No	The site is on the edge of the Mansfield urban area, and would be likely to have an effect on landscape character. Access to some facilities by sustainable and active modes of travel is not ideal, with a GP, community facilities and a district centre scoring negatively in the SA. Cauldwell Brook Local Wildlife Site also runs through the site, which presents the potential for negative effects upon biodiversity. The site lacks the necessary number of access points and is not considered suitable for development.
64	1	Former Mansfield Brewery	Policy H2	Long standing vacant PDL site with close links to the town centre. Regeneration would be beneficial. Identified as a suitable urban site at Stage 1 of the site assessment process and subsequently proposed for allocation in Consultation Draft and Preferred Options stage. Permission in Principle has been granted and the site is being treated as a commitment.

SA Site ID	HELAA Ref	Site name	Allocate ?	Rationale
65	76	Land off Jubilee Way	Yes Policy SUE2	<p>This strategic site will provide 800 homes. It will also provide substantial GI and sports benefits related to the provision of a golf course, rugby club and connections to nearby biodiversity assets. The proximity to the nearby SSSI will need to be carefully managed though. There are few links to other nearby sites although it is considered to be of sufficient size to provide on-site infrastructure.</p> <p>There is reasonable access to the MARR and nearby employment opportunities and the provision of a 6.7ha extension to the Crown Farm employment area. Whilst there are areas of higher value 'conserve' landscape in the area, the majority of the area to be developed is the lower value 'restore and create' landscape. The site is shown as Grade 3 agricultural land on mapping; it is understood, however, not to be agricultural land and is associated with the former colliery.</p>
66	52, 74c, 170	<p>Pleasley Hill Farm</p> <p>52 = Pleasley Hill Farm 74 = Water Lane 170 = Wharmby avenue</p>	Yes Policy SUE1	<p>This strategic site consists of three parcels of land (Pleasley Hill Farm, Water Lane and Land off Wharmby Avenue). Additional land off Water Lane (74b) is no longer available for development.</p> <p>Together, the sites would provide approximately 925 dwellings, 12 ha of employment and retail land.</p> <p>Whilst it is acknowledged that the site falls within a higher value landscape (compared to the alternative strategic sites) and includes the loss of Grade 2 agricultural land, there are substantial benefits that would accrue from the delivery of employment land and the good accessibility of the sites to the MARR and M1 which are not possible on other sites.</p>
67a 67b	30,31, 53, 55	New Mill Lane (a)	No	<p>There are substantial benefits for GI as the site can provide direct links with the strategic GI corridor that runs along the River Maun. The area is lower value in landscape and agriculture land classification.</p> <p>Access to the MARR and M1, however, is not as good as some of the other sites considered across the district. There is reasonable access to the Crown Farm industrial estate and the shopping facilities located at Fulmer Close. However, nearby junctions require substantial improvements which will affect the viability of the site.</p>
	30, 31, 53	New Mill Lane (b)	No	
68	30, 31, 53, 55, 56 and 188	Warren Farm	No	<p>In terms of deliverability the area is expected to have medium to high sales values; the adjacent Sandlands development has progressed relatively quickly. However, there are a number of different landowners here and different levels of work have been undertaken to progress sites.</p> <p>In conclusion it is not proposed to allocate the sites. Other sites sufficient to meet housing targets have better</p>

SA Site ID	HELAA Ref	Site name	Allocate ?	Rationale
				access to the MARR and M1 and include the provision of retail and employment land.
69	48, 50, 67 and 187	Peafield Lane	No	This strategic site consists of four parcels of land. These sites do not have good access to the MARR or M1 in comparison to the other sites considered and would impact on the heavily congested A60 corridor. They involve the loss of Grade 3 agricultural land and land in a higher value 'Conserve and Reinforce' landscape. No employment land is proposed, and would not likely be attractive in this location. The sites are also some distance from existing employment areas and town centres. In addition, there is limited evidence of deliverability; one of the promoters of the sites did not attend the Developer Surgery that was held. It is not proposed to allocate these sites either individually or in combination.
70	46	Land at Debdale Lane, site to the rear of houses on Burlington	No	This site was discarded at stage 1, but a reassessment of the site means it is now considered to be a reasonable alternative. While the site has good access to the MARR and M1, topography and the electricity pylons which run across the site will affected the amount of development possible and sales values. Overall it is not proposed to allocate this site.
71	44	Land off Baums Lane	No	The landowner is exploring a number of development options including residential and employment. As such, allocation of the site is not proposed to enable options to be kept open.
72	165	Ashmead Chambers	Policy H2	Planning permission granted April 2018
73	187	Land forming part of Peafield Farm	No	<i>See Peafield Lane Strategic Site (SA Ref 69)</i>
74	189	Land off Holly Road	Yes H1(r)	This is a small greenfield site within the settlement boundary. It is proposed for allocation.
75	13	Clipstone Road East / Crown Farm Way	Yes* H1(a)	<i>*Not allocated individually, but as part of a larger strategic site.</i> See discussion for 'Clipstone Road East' (SA site ID 91).
76	188	Land forming part of Warren Farm	No	<i>See Warren Farm Strategic Site (SA site ref 68).</i>

SA Site ID	HELAA Ref	Site name	Allocate ?	Rationale
77	175	Former Warsop Vale School	Yes H1(x)	Previously developed site which is well related to the settlement. There is a resolution to grant planning permission subject to a Section106 agreement.
90	29 / 64	Sherwood Rise / Highfield Close	No	Concerns about the deliverability of the site and impact on heritage mean that the site is no longer proposed for allocation.
91	101 / 13	Clipstone Road East	Yes H1(a)	The site located adjacent to the urban area in a lower value landscape and is close to existing employment opportunities. The proximity to designated ecological sites and flooding can be addressed through the provision of alternative GI and SUDs. There is a resolution to grant planning permission on part of the site and an application currently being determined on the remainder.
92	35 / 36	Stonebridge Lane / Sookholme Lane	Yes H1(v)	<p>This combined site will contribute to the vitality of Market Warsop by supporting the viability of local services and facilities. The site will also help to meet the specific housing needs of Warsop Parish and provides some headroom capacity.</p> <p>There are reasonable links to the M1 and employment areas in Shirebrook although these are via narrow roads or underpasses along the railway line.</p> <p>Though there are some issues such as the site being outside the current urban boundary, impact on highways / infrastructure, potential effects on biodiversity and a loss of agricultural land, the Council consider that these issues can be addressed. There is a resolution to grant planning permission subject to a Section106 agreement.</p>
94	15	Abbott Road	Yes H1(g)	The site was identified at Stage 1 of the site assessment process as a suitable urban site and subsequently proposed for allocation in Consultation Draft as M3(o). However, site was not presented as a preferred option. There is now evidence that the site could be viable.
95	34	Sherwood Street / Oakfield Lane	Yes H1(w)	This is an underused greenfield site within the settlement boundary.
96	170	Land off Wharmby Avenue	Yes* Policy SUE1	<p>*Not allocated individually, but as part of a larger strategic site.</p> <p>See discussion for 'Pleasley Hill Farm' (SA site ID 66)</p>

SA Site ID	HELAA Ref	Site name	Allocate ?	Rationale
97	205	Land off Cuckney Hill	No	It is not proposed to allocate this site. On its own it does not relate well to the existing built up area of Church Warsop and together with adjacent sites would lead to over-development in this rural location.
98	206	Land North of Laurel Avenue	No	It is not proposed to allocate this site. On its own it does not relate well to the existing built up area of Church Warsop and together with adjacent sites would lead to over-development in this rural location.
99	207	Land North of Lime Crescent/Birch Street	No	It is not proposed to allocate this site. On its own it does not relate well to the existing built up area of Church Warsop and together with adjacent sites would lead to over-development in this rural location.
100	270	High Oakham Farm (east)	Yes (H11)	<p>This site is an extension to an existing housing estate and will be accessed via Paddock Close. The access arrangements and surrounding character mean that the site is suitable for lower density 'executive' style properties and is likely to be very deliverable as it is located in a higher value area where such properties are highly desirable. The site has good access to the MARR. There are some opportunities to connect the site into the GI network.</p> <p>The site is located in a higher value landscape but is located adjacent to the urban area and the harm would be reduced due to the lower densities proposed on site.</p>
N/A	17	Meadow Avenue, Mansfield	No	The site was identified at stage 1 of the site assessment process as a suitable urban site and subsequently proposed for allocation in Consultation Draft as M3(q). However, site was not presented as a preferred option and is not proposed for allocation as it is no longer available for development.
N/A	18	Bilborough Road, Mansfield	No	The site was identified at stage 1 of the site assessment process as a suitable urban site and subsequently proposed for allocation in Consultation Draft as M3(r). However, site was not presented as a preferred option and is not proposed for allocation as it is no longer available for development.
N/A	16	Ladybrook Lane / Jenford Street, Mansfield	No	The site was identified at stage 1 of the site assessment process as a suitable urban site and subsequently proposed for allocation in Consultation Draft as as M3(p). However, site was not presented as a preferred option and is not proposed for allocation as it is no longer available for development.
N/A	32	Radmanthwaite Road / Oxclose Lane	No	The site was identified at stage 1 of the site assessment process as a suitable urban site and subsequently proposed for allocation in Consultation Draft as M3(af). However, site was not presented as a preferred option and is not proposed for allocation as it is no longer considered suitable due to access. Therefore, it is no longer considered to be a reasonable alternative.

SA Site ID	HELAA Ref	Site name	Allocate ?	Rationale
N/A	/	Land rear of Edmonton Road South of B6030	No	Site discarded following stage 2 site assessment. Not proposed for development at any subsequent stages of the Plans development. Site is not available for development as close to the boundary of potential SPA boundaries, and the HRA report suggests to avoid allocation here. Therefore no longer a reasonable alternative.
N/A	/	Fields south east of Crown Farm island	No	Sites discarded following stage 2 site assessment. Not proposed for development at any subsequent stages of the Plans development. Both sites are not available for development and therefore are not considered to be reasonable alternatives.
N/A	/	Land east of Crown Farm Way bounded by Newlands Drive	No	
N/A	/	Small paddock to east of Newlands Road	No	Site discarded following stage 2 site assessment. Not proposed for development at any subsequent stages of the Plan development. Site is not available and therefore not considered to be a reasonable alternative.
N/A	191	Land to the north of Leeway Road and Leeway Close, Rainworth	No	Assessed as not suitable through the HELAA due to access issues. Not considered a reasonable alternative
N/A	9	Land to north east of Helmsley Road, Rainworth	No	Site discarded following stage 2 site assessment. Not proposed for development at any subsequent stages of the Plan development. Site still considered unsuitable and therefore no longer a reasonable alternative. Proposed allocation in the Consultation Draft (Ref M3(i)) but not included in the Preferred Options due to access constraints. It is not proposed to allocate the site.
N/A	/	Land to the north east of Helmsley Road and south of and adjoining Rainworth bypass, Rainworth	No	Sites discarded following stage 2 site assessment. Not proposed for development at any subsequent stages of the Plan development. Sites still considered unsuitable and therefore no longer reasonable alternatives.
N/A	/	Land off Helmsley Road, between Heathlands Primary School and Dawn House School	No	
N/A	/	Land north west of Heathlands Primary School	No	
N/A	/	West of Mansfield Road, south of 8/1, Market Warsop	No	Site discarded following stage 2 site assessment. Not proposed for development at any subsequent stages of the Plan development. Site still considered unsuitable and therefore no longer a reasonable alternative.
N/A	/	Ridgeway Terrace & Other Allotments	No.	Discarded at Stage 1 of the site assessment process. The site is no longer available. Remains unsuitable and therefore is no longer considered a reasonable alternative.

SA Site ID	HELAA Ref	Site name	Allocate ?	Rationale
N/A	/	Mount Pleasant Allotments	No	Discarded at Stage 1 of the site assessment process. Owners indicated the site is no longer available. Remains unsuitable and therefore is no longer considered a reasonable alternative.
N/A	/	Robin Hood Avenue	No	Discarded at Stage 1 of the site assessment process. Comments from MDC Arboricultural Officer indicated it should be protected as Important Woodland. Is unavailable for development and therefore is no longer considered a reasonable alternative.
N/A	/	Land at Welbeck Farm, Netherfield Lane	No	Considered potentially suitable for allocation as unused land well located for limited development within Meden Vale. However, site has documented flooding issues and been the subject of long negotiations. Discarded at Stage 1 of the site assessment process and is not available for development, so not considered a reasonable alternative.
N/A	2	Former Mansfield General Hospital, West Hill Drive, Mansfield	Policy H2	Long standing vacant PDL site with close links to the town centre. Site was proposed for allocation (M3b) in the Consultation Draft but is no longer considered necessary because it has already been granted planning permission.
N/A	3	Spencer Street, Mansfield	No	Site was proposed for allocation (M3c) in the Consultation Draft but is no longer considered available for development
N/A	10	Former Victoria Court Flats, Moor Lane, Mansfield	No	Site was proposed for allocation (M3j) in the Consultation Draft but is no longer considered achievable. It is therefore not a reasonable alternative at this stage.
N/A		Flint Avenue Open Space	No	The site is in use as open space and is not available for development
N/A		Woburn Road	No	Discarded at Stage 1 of the site assessment process. Site is not available and has been safeguarded for a major highway scheme. Unavailable for development and therefore is not considered a reasonable alternative.
N/A	92	Pleasley Regeneration Area	Policy H2	Discarded at Stage 1 of the site assessment process. Already has planning permission. Was justified for consideration as part of a major PDL regeneration scheme. Identified as a Committed Site (Policy H2).
N/A		Civic Centre, Car Park and Part of Recreation Ground	No	Discarded at Stage 1 of the site assessment process. Not available for development as required for operational purposes.

SA Site ID	HELAA Ref	Site name	Allocate ?	Rationale
N/A		Leeming Lane South Open Space	No	Discarded at Stage 1 of the site assessment process as the land is not available for development.
N/A		Vale Road Open Space	No	Discarded at Stage 1 of the site assessment process as the land is not available for development.
N/A		Wainwright Avenue Open Space	No	Discarded at Stage 1 of the site assessment process as the land is required as open space at current time. Not a reasonable alternative.
N/A		Mansfield Town FC Former Training Ground, Quarry Lane	No	Discarded at Stage 1 of the site assessment process as forms part of a key development site / regeneration area (included as part of Policy S4).
N/A	69	Gregory's Quarry, Quarry Lane / Stanley Road	No	Discarded at Stage 1 of the site assessment process Major access issues and unacceptable impact on a Local Nature Reserve. Difficulties in creating suitable residential environment and access. No longer a reasonable alternative.
N/A		Workshops at Hermitage Lane	No	Discarded at Stage 1 of the site assessment process as required for employment purposes. No longer a reasonable alternative.
N/A		Land at Kingsmill Lane	No	Discarded at Stage 1 of the site assessment process due to major access restrictions and potential effects on a Listed Building. No longer a reasonable alternative.
N/A		Severn Trent Water Depot, Great Central Road	No	Discarded at Stage 1 of the site assessment process. Not available for development and therefore not a reasonable alternative.
N/A	124	Pelham Street	No	Discarded at Stage 1 of the site assessment process as it is in multiple ownership and presents issues with availability / viability / deliverability. Though the site has planning permission it is not considered deliverable in the Plan period.
N/A	21	Blake Crescent Allotments	No	Discarded at Stage 1 of the site assessment process as it is not available / being used as allotments. Site is still not available for development and so is not considered to be a reasonable alternative.
N/A		Little Barn Gardens Allotments	No	Discarded at Stage 1 of the site assessment process as these are well used allotments that would not meet allotment strategy standards. Site is not available for development and so is not considered to be a reasonable alternative.
N/A		Rear of Clipstone Drive	No	Discarded at Stage 1 of the site assessment process as too small to allocate. No longer a reasonable alternative.

SA Site ID	HELAA Ref	Site name	Allocate ?	Rationale
N/A	62	125-147 Southwell Road East	No	Discarded at Stage 1 of the site assessment process as it is not available. Multiple ownership Garden Land. No longer a reasonable alternative.
N/A		Vale Road Housing Repairs Depot	No	Discarded at Stage 1 of the site assessment process as site required for operational purposes. Site is not available for development and so is not considered to be a reasonable alternative.
N/A	108	Former Marshalls	No	Discarded at Stage 1 of the site assessment process as access is a problem for major residential development. No longer a reasonable alternative.
N/A	219	Clipstone Welfare	No	Assessed as not suitable in the HELAA due to loss of the playing pitches.
	177	Hermitage Mill	Policy H1(p)	Planning permission previously granted. A new application is currently being determined. It is proposed to allocate the site.
N/A		The Bridleway	No	Discarded at Stage 1 of the site assessment process as was considered suitable for consideration due to appearance as disused open space. Site is not available for development and so is not considered to be a reasonable alternative.
102	77	Former Mansfield Brewery (part a)	Yes H1(i)	A brownfield site close to the town centre. Delivery of the site is challenging but work has been ongoing to develop the site. A scheme is now considered deliverable during the plan period and an application is due to be considered by Planning Applications Committee in September 2018.
103	267	Land off Balmoral Drive	Yes H1(m)	Resolution to grant outline planning permission for 35 homes subject to a S106.

Summary of sustainability appraisal

6.13.18 The site appraisal process has culminated in the allocation of a range of sites across the district. These have been considered in combination for the appraisal of policy H1.

6.13.19 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).

- 6.13.20 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).
- 6.13.21 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).
- 6.13.22 These positive effects could however come at a cost, with potential negative effects upon biodiversity (SA6) 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.
- 6.13.23 In the short term, negative effects are recorded (SA3), but these could be offset in the longer term once enhancement measures are implemented.
- 6.13.24 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.

Reason for preferred approach (in light of alternatives)

- 6.13.25 The sites proposed for allocation are presented on **Figure 6.1**, which shows committed and allocated housing sites, committed and allocated employment sites and strategic urban extensions. The map also includes sites that were rejected, and therefore gives an idea of alternative approaches that could have been taken.
- 6.13.26 The Council's outline reasons for allocating individual sites or not is provided in the preceding tables. Further discussion of important factors in the decision making process is provided below.
- 6.13.27 Some sites that were discarded at Stage 1 of the process due to a critical factor (i.e. not being available) are no longer considered to be reasonable alternatives. Whilst these sites were appraised at early stages of the SA process (with the findings documented in the first Interim SA Report that accompanied the Consultation Draft Plan) they are no longer relevant, and so detailed site appraisals have not been included within this SA Report.
- 6.13.28 It is important to note that certain sites have similar reasons for rejection or allocation due to the fact that they are within close proximity to each other. The reasons for discarding these options are not entirely due to individual site characteristics; rather they reflect consideration of the spatial strategy, housing needs and the settlement hierarchy. For example, the rejected sites broadly fall into one of the following five locations / categories (as identified on Figure 6.1). As well as the reasons identified in Table 6.4 for each site option; further reasons for discarding development in these three locations / categories are provided below.

Site cluster 1: New Mill

- 6.13.29 It is acknowledged that the sites can connect in with the strategic GI corridor are close to retail, public transport and employment, and there is a submitted planning application for part of the site. However, there will be a need for substantial upgrades to affected junctions, there is poor access to the MARR and the sites have been assessed as unviable; the presence of electricity pylons on site also affects the site in terms of developable area and marketability. As the housing target and buffer can be achieved without the New Mill Lane sites in locations which offer better access to the MARR and M1 they are not proposed for inclusion in the Local Plan.

Site Cluster 2 – Peafield Lane

6.13.30 These four sites have poor access to the MARR in comparison to other sites considered and would impact on the heavily congested A60 corridor; if taken forward together further work would be needed to assess the impact and then identify and fund a feasible solution. There would also be concerns about the access arrangements onto Peafield Lane given the proximity of access points. The sites are some distance from existing employment areas and town centres. In addition, there is limited evidence of deliverability. Although the sites are near to the Maun Valley green corridor (to the south) and Manor Park (to the west across the A60), the potential to connect to existing green infrastructure network is more limited compared to the sites on New Mill Lane.

Site Cluster 3 – Debdale Lane

6.13.31 The sites are located in a higher value conserve and restore landscape although the electricity pylons which run across two of the sites (29 and 46) are a detracting feature. An appropriate stand-off will be required to these pylons which will affect the developable area; the pylons may also affect the marketability of the sites. Site 46 includes grade 2 agricultural land. Sites 29 and 64 comprise land owned by a charitable school trust; release of the land for non-school purposes may require approval from the Secretary of State. These sites will also impact on nearby heritage assets.

6.13.32 It is considered that the presence of the pylons (sites 29 and 46), impact on heritage and the need for Secretary of State approval for disposal mean these sites are not recommended for allocation at this time. There are doubts about the deliverability and there are sites available which do not have these constraints. Site 28 on the southern side of Debdale Lane relates well to the built up area and does not impact on heritage assets. The potential for archaeology has been identified and the site is adjacent to a Local Wildlife Site which would need to be protected. There would be limited harm to the landscape and the loss of grade 2 agricultural land is limited. As such it is recommended for allocation in the Local Plan.

6.13.33 *Site cluster 4: Church Warsop* – The Council believe that a greater scale of development is not appropriate for this location given its rural nature. Further growth is not required to meet housing needs.

6.13.34 *Valued open space / community facilities* – There is a need to preserve Green Infrastructure and community facilities in the urban area and also protect facilities that are well used and valued. A key principle throughout the Plan is to improve health and wellbeing, so access to green and open space will be important, particularly in the urban area. The concentration of housing in urban areas is also supported by good accessibility to community facilities, and so these ought to be protected and enhanced where appropriate.

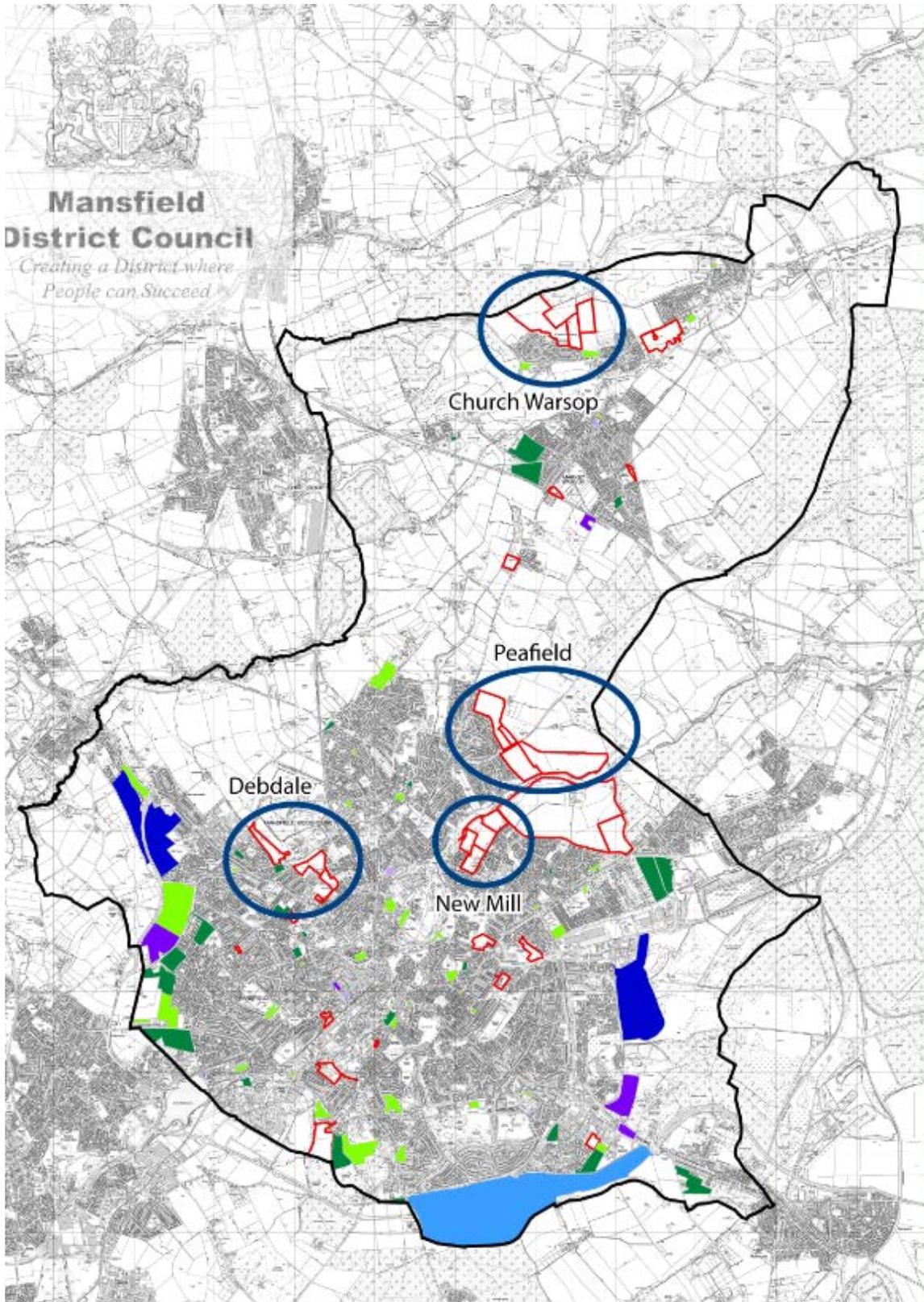
Recommendations

6.13.35 It will be necessary to secure a large habitat buffer between the development of sites adjacent to the Hills and Holes and Sookholme Brook SSSI.

6.13.36 Seek to enhance green infrastructure on allocated sites which fall within a Calcareous Natural Grassland Opportunity Area, and / or adjacent to Wetland Opportunity Areas.

6.13.37 Explore opportunities to implement low carbon energy schemes as part of strategic developments and / or those sites within close proximity to areas of concentrated heat demand.

Figure 6.1: Site allocations and reasonable alternatives



Legend

- | | | |
|--|---|---|
|  Housing Allocation |  Economic Allocation |  Strategic Urban Extension |
|  Housing Commitment |  Economic Commitment |  Committed Strategic Urban Extension |
|  Rejected Sites | | |

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6.14 Policy H2: Committed housing sites

Issues and options stage / Consultation Draft Stage

Policy development and alternatives identified

6.14.1 This policy area was not specifically included as part of the Issues and Options report. There was also no dedicated policy for this specific issue at the Consultation Draft Stage.

Publication Draft stage

Policy development and alternatives identified

6.14.2 This is a new policy that emerged after the issues and options and Consultation Draft stages.

Summary of Sustainability Appraisal

6.14.3 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 if their planning permission lapses. 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.

Reason for preferred approach (in light of alternatives)

6.14.4 No alternatives have been identified. The committed sites are all illustrated on **Figure 6.1** (page 75).

Recommendations

6.14.5 None identified.

6.15 Policy H3: Housing density and mix

Issues and options stage / Consultation Draft Stage

Policy development and alternatives identified

6.15.1 This policy area was not specifically included as part of the Issues and Options report. There was also no dedicated policy for this issue at the Consultation Draft Stage.

Publication Draft stage

Policy development and alternatives identified

6.15.2 This is a new policy that emerged after the issues and options and Consultation draft stages.

6.15.3 The policy was developed to fill a policy gap.

Summary of Sustainability Appraisal

6.15.4 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.

- 6.15.5 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.
- 6.15.6 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).

Reason for preferred approach (in light of alternatives)

- 6.15.7 The policy was developed to respond to a policy vacuum.

Recommendations

- 6.15.8 None identified at this stage.

6.16 Policy H4: Affordable housing

Issues and Options Stage

Policy development and alternatives identified

6.16.1 At issues and options stage issue SC1 covered the 'distribution of affordable housing'. A range of alternatives were identified and appraised at this stage as follows.

- 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 in areas that are in greatest need.
- SC1 C - Seek to maximise percentages of affordable housing where financial viability suggests higher levels can be provided.

6.16.2 In addition, three more alternatives were suggested during public consultation. These were:

- Alternative 1 - Allow exception sites on the edge of smaller settlements and villages.
- Alternative 2 - Use both a % target and viability testing
- Alternative 3 - Require off-site provision and commuted sums

Summary of Sustainability Appraisal

6.16.3 The appraisal highlighted that the use of commuted sums to improve existing affordable housing stock would have a significant positive effect upon community safety as it would encourage the refurbishment of empty / poor quality housing which often attracts crime and anti-social behaviour. It was acknowledged that although on site affordable housing provides more certainty as to how many affordable units will be provided, it does little to improve 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 in the short to medium term due to the need to pool sufficient funds to undertake improvements.

Consultation Draft Stage

Policy development and alternatives identified

6.16.4 Affordable housing was revisited during the preparation of the Consultation Draft.

6.16.5 With regards to reasonable alternatives, it was considered that the provision of affordable housing ought to be determined through a consideration of needs (established through a SHMA) and balanced against viability factors. Unviable housing targets would not be deliverable and are thus considered to be unreasonable.

6.16.6 Having said this, the policy development process was mindful of the appraisal findings at issues and options stage (although it should be noted that these options were not all mutually exclusive, so it was possible to combine several approaches when developing the policies on affordable housing).

Summary of Sustainability Appraisal

6.16.7 The policy approach is likely to have a significant positive effect on the baseline with respect to housing needs (SA1). No other significant effect is recorded, though there ought to be knock on positive effects in terms of health and wellbeing (SA2).

6.16.8 On-site provision of affordable housing may assist with community integration and thus have a minor positive indirect effect on community wellbeing and cohesion (SA5).

Reason for preferred approach (in light of alternatives)

6.16.9 The policy approach taken was considered the most reasonable way of ensuring affordable housing is provided over the plan period, bearing in mind the impact this can have on viability. The percentages of affordable housing to be provided on sites were informed by the Whole Plan Viability Study which forms part of the local plan evidence base.

Recommendations

6.16.10 Further text could be inserted in the supporting text to identify the likely appropriate split between social or affordable rented and intermediate tenures that will be sought, as identified by the SHMA - recognising that this will change over time, and thus the split that will be sought will be informed by the latest SHMA at the time the policy is being applied.

6.16.11 The council considered at that time that the most appropriate course of action will be to set the split on a site by site basis informed by viability.

Publication Draft Stage

Summary of policy changes from Consultation Draft

Main Changes	Rationale
<p>At Consultation Draft stage the policy requirement was 20% affordable housing for all developments over 0.3ha. The policy has been amended as follows:</p> <ul style="list-style-type: none"> • Change in threshold for which development is required to deliver affordable homes (0.3ha to 0.5ha). • Different targets are to be applied according to zone 1 and zone 2 (to reflect land values / viability). • Different targets are to be applied according to the nature of the site (brownfield / greenfield). • Allowance for provision off-site if appropriate. 	<p>To ensure flexibility and address potential housing viability issues.</p>

Summary of Sustainability Appraisal

6.16.12 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.

Reason for preferred approach (in light of alternatives)

6.16.13 No alternatives have been identified or appraised at this stage.

Recommendations

6.16.14 None identified at this stage.

6.17 Policy H5: Custom and self-build dwellings

Issues and Options Stage

Policy development and alternatives identified

6.17.1 This policy area was not specifically included as part of the Issues and Options report.

Consultation Draft Stage

Policy development and alternatives identified

6.17.2 None identified. Specific policy area with no strategic alternatives.

Summary of Sustainability Appraisal

6.17.3 The policy (*which was S7 in the Consultation Draft*) was predicted as likely to lead to a minor positive effect overall in terms of housing (SA1); as allowing a percentage of sites for custom builds ought to be beneficial for housing choice and community development.

Reason for preferred approach (in light of alternatives)

6.17.4 Not relevant.

Recommendations

6.17.5 None identified at this stage.

Publication Draft Stage

Summary of policy changes from Consultation Draft

Main Changes	Rationale
Increased threshold for provision of custom and self build plots to 100 homes.	Examples of other LPA approaches (NaCSBA guide showed none went lower than 100 homes).
Detail of mechanisms, marketing and conditions moved to supporting text or additional guidance.	Comments from consultation and uncertainty on whether requirements are enforceable.

Summary of Sustainability Appraisal

6.17.6 The policy is predicted to have broadly the same effects when compared to the appraisal at the Consultation Draft stage. A minor positive effect is predicted for housing (SA1) and townscape (SA7), by encouraging the delivery of custom housing that meets the needs of local people and 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. The increased threshold from 10 to 100 homes is more likely to be achievable.

Reason for preferred approach (in light of alternatives)

6.17.7 No alternatives were identified / appraised at this stage.

Recommendations

6.17.8 None identified at this stage.

6.18 Policy H6: Specialist Housing

Issues and Options Stage

Policy development and alternatives identified

6.18.1 This policy area was not specifically included as part of the Issues and Options report.

Consultation Draft Stage

Policy development and alternatives identified

6.18.2 No reasonable alternatives identified.

Summary of Sustainability Appraisal

6.18.3 The policy (*which was named Policy S6 ‘Specialist Housing’ in the Consultation Draft*) was predicted to contribute a positive effect on the baseline with respect to housing needs (SA1). No other significant effect was recorded, though there ought to be knock on positive effects in terms of supporting older and vulnerable groups (SA2).

Reason for preferred approach (in light of alternatives)

6.18.4 There is a need to plan for the delivery of a wide choice of high quality homes and a mix of housing based on the demographic trends, in order to meet the future needs of different groups within Mansfield District’s communities.

6.18.5 The SHMA shows a clear need to plan for the development of housing that is suitable to meet the needs of elderly and vulnerable residents.

Recommendations

6.18.6 None were identified at this stage.

Publication Draft Stage

Summary of policy changes from Consultation Draft

Main Changes	Rationale
Changed the ‘requirement’ for on-site provision to ‘support’/	It was considered too strong to ‘require’ on site provision.

Summary of Sustainability Appraisal

Despite the policy being less strongly worded, it is predicted to have essentially the same effects as the previous iteration of the policy / appraisal. A minor positive effect on housing is predicted (SA1), with known on benefits for health and wellbeing (SA2). The requirement for accessible developments should also have positive effects on accessibility (SA11).

Policy development and alternatives identified

6.18.7 No reasonable alternatives identified at this stage.

Further recommendations

6.18.8 It is suggested that the policy includes measures to require specialist housing to be located in areas with good access to public transport (as well as being well located to access facilities on foot).

6.19 Policy H7: Houses in multiple occupation and bedsit accommodation

Issues and options stage / Consultation Draft Stage

Policy development and alternatives identified

6.19.1 This policy area was not specifically included as part of the Issues and Options report. There was also no dedicated policy for this issue at the Consultation Draft Stage.

Publication Draft Stage

Policy development and alternatives identified

6.19.2 This is a new policy that emerged after the issues and options and Consultation draft stages.

6.19.3 The policy was developed in response to concerns raised through consultation about this particular issue. No reasonable alternative approaches have been identified by the Council as the policy is non-strategic.

Summary of Sustainability Appraisal

6.19.4 The policy is predicted to have a minor 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.

Reason for preferred approach (in light of alternatives)

6.19.5 The policy was developed to respond to a particular issue raised through consultation. No reasonable alternatives have been identified.

Recommendations

6.19.6 None identified

6.20 Policy H8: Accommodation for Gypsies, Travellers and travelling showpeople

Issues and Options Stage

Policy development and alternatives identified

6.20.1 At issues and options stage, the provision of accommodation for Gypsies, Travellers and travelling showpeople was covered by issue SC2. Two options were presented in the consultation document as follows.

- SC2 A - In consultation with the Gypsy and Traveller community, identify a broad location within the district for a permanent authorised site.
- SC2 B - In consultation with the Gypsy and Traveller community, identify a specific area of the district in which to provide a permanent authorised site.

6.20.2 The following alternatives were suggested during public consultation:

- Alternative 1 - Investigate a range of potential sites including unauthorised sites and those with a previous planning history.
- Alternative 2 - Take a more specific approach and identify a site as early as possible in the plan making process.

6.20.3 Whilst these options are useful for engaging with the public, it is not considered that these constitute reasonable alternatives in the context of SA. These options are 'procedural', and without detail about where sites might be located, neither option provides the detail required to undertake a meaningful appraisal of discrete options.

Consultation Draft Stage

Policy development and alternatives identified

6.20.4 The decision to allocate sites in the Plan is driven by evidence on accommodation needs. This issue was considered further following the revocation of the EMRP during the preparation of the Consultation Draft. Further evidence on the need for permanent pitches was obtained, which highlighted there is no requirement for the district. Therefore, at this stage, the evidence suggests that a criteria based policy is sufficient.

Summary of Sustainability Appraisal

6.20.5 The policy (*S8 in the Consultation Draft*) was predicted to have a minor positive effect on the baseline in relation to addressing housing (SA1) and health inequalities (SA2), however this is only likely if a need is identified and such a site is developed in the future. The latest evidence (Traveller Accommodation Needs Assessment and Strategy - April 2015) suggested there is no current need for such a site to be developed and hence the effects are not significant when considered against the overall housing needs of the district, especially as a site would only benefit a few individuals.

Reason for preferred approach (in light of alternatives)

6.20.6 It was necessary to develop a policy to establish the criteria to be used to assess proposals if such a requirement is identified in the future.

Recommendations

6.20.7 A potential negative effect on community groups was identified at a draft stage of policy appraisal.

6.20.8 This was because the draft policy required accommodation to demonstrate that it would be meeting needs of people with an existing significant and long standing family, educational or employment connection to the area.

6.20.9 The policy was subsequently amended to ensure that identified needs also take account of anticipated levels of migration and temporary accommodation requirements (i.e. this policy clause was removed). Consequently, this potential negative effect was mitigated.

Publication Draft stage

Summary of policy changes from Consultation Draft

Main Changes	Rationale
<p>Identify the number of plots required over the plan period due to new evidence being available under the GTANA.</p> <p>The Council has resolved to prepare a Gypsy and Traveller Site Allocations DPD to meet identified needs for pitches.</p>	<p>To give greater clarity and to give further details on when Gypsy and Traveller sites will be acceptable.</p>

Summary of Sustainability Appraisal

6.20.10 The policy is predicted to have broadly the same effects compared to the Consultation draft version. Positive effects are predicted 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 also ensure that sites do not have significant effects on environmental factors and that they are located in accessible locations if possible (SA11).

Reason for preferred approach (in light of alternatives)

6.20.11 The Council's reasons for the preferred policy approach remain the same.

Further recommendations

6.20.12 None identified.

6.21 Policy E1: Enabling economic growth

Issues and options stage / Consultation Draft Stage

Policy development and alternatives identified

6.21.1 This policy area was not specifically included as part of the Issues and Options report. There was also no dedicated policy for this specific issue at the Consultation Draft Stage.

Publication Draft stage

Policy development and alternatives identified

6.21.2 This is a new policy that emerged after the issues and options and Consultation Draft stages.

6.21.3 The policy was developed to encourage inward investment into the district and show support for economic growth.

Summary of Sustainability Appraisal

6.21.4 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.

6.21.5 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.

Reason for preferred approach (in light of alternatives)

6.21.6 No alternatives have been identified at this stage as this is a specific policy area that does not lend itself to meaningful alternatives for sustainability appraisal. The policy was developed to encourage inward investment into the district and show support for economic growth.

Recommendations

6.21.7 None identified.

6.22 Policy E2: Sites allocated as new employment areas

Context

Policy development and alternatives identified

6.22.1 A number of development site options were identified as reasonable alternatives for employment land within the Mansfield urban area and Warsop Parish. The alternative site options were established at several stages as the Plan progressed. Stage 1 focused on the urban area, whilst stage 2 explored site options on the urban fringe to supplement those sites that had already been identified as suitable in the urban area. Additional sites were also considered as the plan-making process continued to progress towards the Publication Draft version of the Local Plan.

Issues and options stage / Consultation Draft Stage / Publication Draft stage

Policy development and alternatives identified

6.22.2 The preferred spatial strategy at early stages of plan-making was one of 'urban containment'. Therefore the housing sites initially identified as reasonable alternatives were restricted to all available brownfield and underused greenfield land within the Mansfield urban area and Warsop Parish (i.e. no sites beyond the urban boundary). Whilst this approach was appropriate for housing, there was a need to widen the scope of sites for employment land, which is driven by different factors such as access to strategic transport routes. Therefore, sites at the urban periphery were also considered.

6.22.3 Additional site options were identified and appraised following the Consultation Draft Stage. These were largely sites submitted through consultation and in response to new evidence, namely the Council's Housing and Economic Land Availability Assessment (HELAA).

6.22.4 At each stage of Plan development, site options were appraised against the site appraisal framework. The site appraisal methodology is provided at **Appendix F**.

6.22.5 **Appendix G** contains a summary of the appraisal for each employment site option (whilst **Technical Appendix A** contains a detailed proforma for each individual site option considered as a reasonable alternative with regards to the SA).

6.22.6 The sites that were considered are also listed in **Table 6.5** below, with outline reasons provided as to why they have been allocated or discarded.

6.22.7 The findings for the individual site assessments helped to inform a preferred approach to the distribution of development sites across the District. This culminated in the proposal to allocate sites for employment within the Consultation Draft and the 'Preferred options' document. Interim SA Reports were published alongside at each of these stages summarising the effects of each site option and outlining reasons that they were proposed for allocation or not at those times.

6.22.8 Further changes have been made to the plan allocations to reflect updates to the availability and suitability of particular sites, and to take account of stakeholder feedback, or to consider newly submitted sites and evidence. The outcome of this process is the preparation of Policy E2, which sets out a number of sites for employment land.

Table 6.5: Reasonable Site options for new employment land in the Mansfield Urban Area

SA ref	HELA A ref	Site name	Allocated?	Rationale
1	132	Former Strand Cinema	No	Proposed for retail allocation at Preferred Options stage. No longer considered necessary because the site has been granted planning permission for retail/leisure use. Listed in Plan as a committed site within Policy RT7h.
10	127	Former bus station site	No*	Proposed for retail / leisure allocation at Preferred Options stage. * Allocated as a leisure and retail site (Policy RT6a) and shown in Figure 6.1.
11	139	Frontage to Ransom Wood Business	No*	Proposed for allocation at Preferred Options stage. *Considered more appropriate/suitable to allocate as a leisure and retail site (Policy RT6b). Is shown in Figure 6.1.
12	144	Land off Sherwood Street	No	Proposed for allocation at Preferred Options stage. No longer considered necessary because the site is treated as a commitment within the Local Plan.
13	150	Ratcher Hill Quarry	Yes*	*Part of larger site allocation. See discussion for Ratcher Hill Employment Area (SA Ref 88).
14	151	Car park opposite Birch House	No	Proposed for allocation at Preferred Options stage. No longer considered necessary because the site is no longer being promoted for economic development.
15	40	Land at Ratcher Hill Quarry (south west)	Yes*	*Part of larger site allocation. See discussion for Ratcher Hill Employment Area (SA Ref 88).
16	71a	Site A, Long Stoop Way	No	Proposed for allocation at Preferred Options stage, The site is protected as Key Employment Area under Local Plan policy E4.
17	71c	Site C, Long Stoop Way	No	Proposed for allocation at Preferred Options stage. The site is protected as Key Employment Area under Local Plan policy E4.
18	74c	Water Lane	No*	*Allocated as part of SUE1 (employment element).
78	143	Crown Farm Industrial Estate (Site A)	No	The site is protected as Key Employment Area under Local Plan policy E4.
79	148	Millenium Business Park (Site A)	No	The site is protected as Key Employment Area under Local Plan policy E4.
80	38	Ransom Woods Business Park (north of NHS Offices / Birch House)	Yes*	*Part of larger site allocation. See discussion for Ratcher Hill Employment Area (SA Ref 88).
81	145	Sherwood Business Park (Site A)	No	The site is protected as Key Employment Area under Local Plan policy E4.
82	146	Sherwood Business Park (Site B)	No	The site is protected as Key Employment Area under Local Plan policy E4.
83	37	Land at Bellamy Road Industrial Estate	No	The site is protected as Key Employment Area under Local Plan policy E4.
84	141	Oakham Business Park (Site A)	No	The site is protected as Key Employment Area under Local Plan policy E4.
85	142	Oakham Business Park (Site B)	No	The site is protected as Key Employment Area under Local Plan policy E4.

SA ref	HELA A ref	Site name	Allocated?	Rationale
86	43	Oakfield Lane (land adjacent recycling depot)	Yes*	*Part of larger site allocation. See discussion for 'Oakfield Lane' (SA Ref 89).
87	63	Land at Oakfield Lane	Yes*	*Part of larger site allocation. See discussion for 'Oakfield Lane' (SA Ref 89).
88	150, 38, 40	Ratcher Hill Quarry Employment Area	Yes E2(a)	The allocation allocates the three new employment sites 150, 38 and 40 and protects the existing employment uses on the site.
89	43 and 63	Oakfield Lane (land adjacent recycling depot), Market Warsop	Yes E2(b)	Land lastly used in part for tyre storage, adjacent to an existing household recycling depot. Needed to meet employment land requirements within Warsop Parish.
93	137	Plot 17 Long Stoop Way	No	This site now has planning permission and is treated as a commitment.
	82	Penniment Farm	Yes E2(c)	This site forms part of a wider development for a mix of uses, part of which already has planning permission.

6.22.9 The following sites were considered at the issues and options / consultation draft stage, but are no longer considered to be reasonable alternatives.

Land off Commercial Gate	Too small to allocate. There are access issues and the site has received little interest in development since its allocation in 1998.
Land Adj 54 Nottingham Road	Too small to allocate. There are access issues and the site has received little interest in development since its allocation in 1998.
Mansfield Road (former railway station), Market Warsop	Vacant land adjacent former Market Warsop Station. The site is no longer being promoted for economic uses.
Land off Netherfield Lane	The site has not been promoted to be allocated within the Local Plan.

Summary of Sustainability Appraisal

6.22.10 The policy allocates three sites for new employment in the district (see **Figure 6.1**, which illustrates their location). This will have a significant positive effect in terms of job creation (SA11) 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 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. 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.

Reason for preferred approach (in light of reasonable alternatives)

6.22.11 The Council's outline reasons for proposing to allocate sites or not are provided within **Table 6.5**.

Recommendations

6.22.12 None identified

6.23 Policy E3: Retaining land for employment use: Key and general employment areas

Issues and Options Stage

Policy development and alternatives identified

6.23.1 At issues and options stage, the protection of existing employment land was covered by issue EP4. Three options were presented in the consultation document as follows.

- 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.

Summary of Sustainability appraisal

6.23.2 The SA highlights that *Option EP4 A* would have a negative effect upon a range of factors. This option could lead to a number of unsuitable sites for employment lying vacant, which would have negative effects with regards to community safety (SA4) and built heritage (SA3). It would also prevent alternative uses on such sites, which would have negative effects upon housing (SA1) and accessibility (SA11). Under this approach, the portfolio of sites would also be less suited to current and future requirements and as a result could lead to negative effects upon the economy (SA12-14). Conversely, Options EP4 B and EP4 C would be more likely to have positive effects on these factors by allowing housing on unsuitable sites, encouraging remediation and regeneration and supporting a more balanced and fit for purpose portfolio of employment sites.

Consultation Draft Stage

Policy development and alternatives identified

6.23.3 The policy was influenced by SA findings at issues and options stage, with Option EP4B being taken forward for further development at the Consultation Draft Stage. No further reasonable alternatives were identified.

Summary of Sustainability Appraisal

6.23.4 The policy (S10 'Employment Areas' in the Consultation Draft) was predicted to have a significant positive effect on economic objectives (SA12-14) 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 the pressure of development on greenfield land, which would have positive implications for landscape (SA7), biodiversity (SA6) and environmental quality and help to reuse derelict land and buildings (SA7-8).

Reason for preferred approach (in light of alternatives)

6.23.5 Not applicable at this stage.

Recommendations

6.23.6 The policy was amended in light of SA recommendations to allow for a flexible approach to the reuse of lower quality employment sites that are not defined on the policies map.

Publication Draft Stage*Summary of policy changes from Consultation Draft*

Main Changes	Rationale
Amended policy to identify the sites that are to be protected for employment use and what evidence is required to use the site for alternative uses.	To improve clarity and to ensure that the existing key employment areas are protected.

Summary of Sustainability Appraisal

6.23.7 The policy is likely to have very similar effects compared to the Consultation Draft version. Notably this includes the significant positive effects predicted with regards to economic objectives SA12 (Employment), SA13 (Innovation) and SA14 (Modern Infrastructure).

Reason for preferred approach (in light of alternatives)

6.23.8 There is a need for the district to provide a balanced range of sites offering a range of size, location and tenure. Industrial and business uses provide employment opportunities close to residential areas and benefiting the local economy. They are usually difficult or impossible to replace and their loss can exacerbate unemployment. Their retention is therefore considered a high priority. Unless protected, employment uses may lose out to more profitable uses in terms of land value. The policy ensures development for alternative use within these areas will only be permitted where the criteria set out in the policy are met.

Further recommendations

6.23.9 None identified.

6.24 Policy E4: Other industrial and business development

Issues and options stage / Consultation Draft Stage

Policy development and alternatives identified

6.24.1 This policy area was not specifically included as part of the Issues and Options report. There was also no dedicated policy for this specific issue at the Consultation Draft Stage.

Publication Draft stage

Policy development and alternatives identified

6.24.2 This is a new policy that emerged after the issues and options and Consultation draft stages.

6.24.3 The policy was developed to provide clarity for employment uses that are not on allocated or safeguarded employment sites.

Summary of Sustainability Appraisal

6.24.4 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.

Reason for preferred approach (in light of alternatives)

6.24.5 No alternatives have been identified at this stage as this is a specific policy area that does not lend itself to meaningful alternatives for sustainability appraisal.

Recommendations

6.24.6 None identified.

6.25 Policy E5: Improving skills and economic inclusion

Issues and Options stage

Policy development and alternatives identified

6.25.1 This policy area was not specifically included as part of the Issues and Options report, but it has since been appraised against the SA Framework (during the production of the Local Plan Consultation Draft).

Consultation Draft stage

Policy development and alternatives identified

6.25.2 No alternatives identified.

Summary of Sustainability Appraisal

6.25.3 The policy (ID3 at Consultation Draft stage) should improve access to construction jobs for residents (SA12) in Mansfield District, which should have positive effects on health and wellbeing (SA2) and community safety (SA4). The distance needed to travel to access employment should also be reduced, as well as encouraging the use of sustainable modes of transport (SA11). Upskilling of the workforce should help to support the enterprise and innovation (SA13).

Reason for preferred approach (in light of alternatives)

6.25.4 Not applicable.

Recommendations

6.25.5 It was recommended that the effects of the policy could be enhanced by broadening the scope to include operational stages. These changes were actioned.

Publication Draft Stage

Summary of policy changes from Consultation Draft

Main Changes	Rationale
Minor changes to policy wording. Supporting text refers to the need to consider access to jobs during operational stages.	To improve clarity and respond to SA recommendations.

Summary of Sustainability Appraisal

6.25.6 The policy is predicted to have similar effects to those at the Consultation Draft stage. Notably, this includes significant positive effects 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.

Reason for preferred approach (in light of alternatives)

6.25.7 Not applicable.

Further recommendations

6.25.8 No further measures identified.

6.26 Policy RT1: Main Town Centre uses

Issues and Options Stage

Policy development and alternatives identified

6.26.1 Issue SC6 from the Issues and Options Report set out options for the best approach towards defining an appropriate retail hierarchy, as follows:

- Option SC6 A - Amend the existing retail hierarchy to include a range of new centres in the most sustainable locations, in accordance with national guidance;
- Option 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);
- Option SC6C – Amend the existing retail hierarchy by combining options A and B;

6.26.2 One new option was added to this list post consultation at issues and options stage.

- Option SC6D – Only make changes which are recommended by a retail study and therefore evidence based.

Summary of sustainability appraisal

6.26.3 The SA of these options highlighted that amending the existing hierarchy by including new centres in sustainable locations, and reclassifying some existing centres (Option SC6C) would have the most advantages. This includes allowing 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. Whilst this has negative impacts on environmental objectives, mainly due to pressure on natural resources (SA8) and generation of waste (SA9) and pressure on non-renewable energy sources (SA10), this can be balanced against the fact that the sustainable location of shops and facilities which provide for the daily needs of their catchments would reduce the need to travel (SA11). 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 into new developments.

Consultation Draft Stage

Policy development and alternatives identified

6.26.4 The preferred policy option (S11 'Retail Areas' in the Consultation Draft) was influenced by the SA, as well as the Mansfield Retail and Leisure Study evidence base document which was produced in 2011 and updated in 2014. The policy most closely resembled Option SC6(C) above, but in addition to reclassifying and adding centres to the hierarchy, the policy also introduced a size threshold for when proposals in locations outside of designated centres would need to have an impact assessment submitted alongside the planning application.

6.26.5 Three options were identified for this element of the policy. They were:

- Option A – Apply the national default floor space threshold of 2,500 sqm before requiring an impact assessment on out-of-centre and edge-of-centre development of main town centre uses;
- Option B – Apply a locally agreed threshold; and
- Option C – Apply a lower threshold for development that would impact upon centres other than the town centre.

Summary of Sustainability Appraisal

- 6.26.6 This appraisal predicted that the policy (S11 'Retail Areas') would have a significant positive effect upon the efficient use of the existing transport network and reducing the need to travel by car (SA11). Other positive effects relate to the provision of health (SA2) and other community facilities close to the communities they serve, and in relation to community safety (SA4). Negative effects are predicted for SA12, due to the fact that any jobs created are likely to be in the retail and service sector, rather than the 'high quality jobs' which SA12 seeks to achieve.
- 6.26.7 The appraisal of the options (*for the impact assessment element of the policy*) found that there is unlikely to be a significant effect upon the baseline for the SA objectives. All options had very similar results; which means that whichever threshold is used to trigger the requirement for an impact assessment, the effect is likely to be the same. The main difference between the options is that the lower the threshold is, the more applications there will be that need to be scrutinised through the impact assessment process.

Reason for preferred approach (in light of alternatives)

- 6.26.8 As set out in the previous section, the preferred approach is to have a retail hierarchy which reflects the strategy set out in the settlement hierarchy, with the largest concentration of shops and other town centre activities in Mansfield town centre (as defined in the NPPF). This will be followed by a network of district centres and local centres, (and neighbourhood parades, which are covered by a separate policy). Any development proposals for main town centre uses which are outside of these centres shall be subject to sequential assessment, and depending on the size of the unit/s proposed, an impact assessment. The reason for this policy is to ensure that these types of developments are sustainably located in the heart of communities and accessible to as many people as possible by being close to public transport hubs. The policy also aims to support the vitality and viability of the district's retail centres. The overall approach taken is consistent with government guidance on planning for town centres.
- 6.26.9 The designation of centres has changed slightly since the 1998 Local Plan. Reflecting the number of shops provided there, Nottingham Road has been re-designated as a local centre, and Fulmar Close at Forest Town has been added. Other changes include the designation of a number of small neighbourhood parades (although these are now covered by a separate policy).
- 6.26.10 Oak Tree has been de-designated as a district centre based on the findings of the Retail and Leisure Study. This better reflects its role as an out of centre shopping centre which serves a wider than local catchment area.
- 6.26.11 Following the consideration of options for impact assessment thresholds; the policy was amended to include a 2,500sqm impact assessment threshold for proposals which may affect the town centre, and a 500 sqm threshold for developments that may affect other designated centres.
- 6.26.12 The table below highlights the changes to the retail hierarchy.

Table 6.6 Hierarchy for Town centre Uses

Centre (1998 Plan)	Centre (Preferred Option)	Centre Type	Role and Function
Mansfield	Mansfield	Sub- Regional centre (Town centre)	Town centres are retailing centres which include a primary shopping area and secondary areas of predominantly leisure, business and other main town centre uses. New and enhanced retail and other town centre activity should be focused here.
Market Warsop Mansfield Woodhouse Oak Tree	Market Warsop Mansfield Woodhouse	District centre	District centres are primarily used for convenience shopping, often containing at least one supermarket or superstore, with some comparison shopping and a range of non-retail services, such as banks, building societies, restaurants and takeaways, as well as local public facilities such as a doctor's surgery, dentist, opticians, post office and library for the settlement and the surrounding communities.
Clipstone Road West Ladybrook Lane Newgate Lane/Ratcliffe Gate	Clipstone Road West Ladybrook Lane (1) Newgate Lane Ratcliffe Gate Nottingham Road Fulmar Close	Local centre	Local centres include a range of small shops of a local nature, serving a small catchment. Typically, local centres might include, amongst other shops, a small supermarket, a newsagent, a sub-post office and a pharmacy. Other facilities could include a hot-food takeaway and launderette.

Recommendations

6.26.13 The preferred approach had a significantly positive effect upon SA11, and negative effects upon the use of natural resources (SA8), waste generation (SA9) and minimising energy use (SA10). It is considered that other policies within the plan would mitigate these effects.

Publication Draft Stage

Summary of policy changes from Consultation Draft

Main Changes	Rationale
Referred to all centres as town centres	To make it clear that district centres are town centres for the purpose of the NPPF- as suggested in the consultation
Removed neighbourhood parades from the table within the policy.	Main town centre uses would be inappropriate in these locations.
Changed the impact test thresholds from 2500 sqm and 500 sqm to a single threshold of 500sqm.	Gives more protection to the town centre against out of centre developments.
Removed reference to small scale rural development.	Already covered by the NPPF

Summary of Sustainability Appraisal

6.26.14 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).

6.26.15 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. Encouraging development in accessible locations is also predicted to be positive with regards to transport (SA11), but on reflection this is not considered to be significant.

Reason for preferred approach (in light of alternatives)

6.26.16 This policy is intended to ensure the vitality of Mansfield town centre and other key district and local centres. It sets out a retail hierarchy which defines Mansfield town centre (a sub-regional centre) as the main location for the retail and leisure development needed to deliver the long term visions for Mansfield and the wider district.

Further recommendations

6.26.17 None identified.

6.27 Policy RT2: Mansfield town centre strategy

Issues and Options Stage / Consultation Draft Stage

Policy development and alternatives identified

6.27.1 There was no specific policy developed at these stages that set out an overall strategy for Mansfield Town Centre.

Publication Draft Stage

Policy development and alternatives identified

6.27.2 The policy was developed to ensure the vitality of Mansfield's town centre, which is particularly important given the challenge brought by an increase in internet shopping. No reasonable alternatives have been identified.

Summary of Sustainability Appraisal

6.27.3 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.

Reason for preferred approach (in light of alternatives)

6.27.4 Not applicable.

Recommendations

6.27.5 None identified.

6.28 Policy RT3: Mansfield town centre primary shopping area

Issues and Options Stage

Policy development and alternatives identified

- 6.28.1 The mix of town centre uses was considered within the Issues and Options report. These options (which were also of some relevance for Policy MCA5 / Policy RT3) were:
- 6.28.2 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
- 6.28.3 TC1 B - Divide the town centre into distinct areas or zones to create a strong identity. Areas/zones to include the primary shopping zone (restricted to A1), secondary shopping zones (which would be the main areas for financial and professional services as well as some retail), a leisure and evening economy zone (concentrating food and drink outlets and other leisure uses such as the museum together), and a retail-led mixed use zone (which could be based around the mixed use scheme proposed at White Hart).
- 6.28.4 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.

Summary of Sustainability Appraisal

- 6.28.5 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.
- 6.28.6 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.
- 6.28.7 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.

Consultation Draft Stage

Policy development and alternatives identified

- 6.28.8 None identified at this stage.

Summary of Sustainability Appraisal

- 6.28.9 The policy (MCA5 at Consultation Draft stage) identified that class A uses (shops (A1), financial and professional services (A2), restaurants and cafes (A3), drinking establishments (A4) and hot food takeaways (A5)) should be located in the primary shopping area in Mansfield town centre.

6.28.10 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. Furthermore, the delivery of this policy should have a positive effect in terms of reducing the need to travel (SA11) by ensuring that class A uses are focussed within the primary shopping area.

Reason for preferred approach (in light of alternatives)

6.28.11 There was a need for this policy to be more flexible than the existing policy in the 1998 local plan due to the way that the 'high street' is changing and becoming less focused on pure retail. The policy, which follows most closely with Option TC1 C, aims to achieve more flexibility without losing the main retail function of the primary shopping area. The zoned approach of TC1 B, was considered to be too inflexible when it was discussed with town centre stakeholders.

Recommendations

6.28.12 None identified

Publication Draft Stage

Summary of policy changes from Consultation Draft

Main Changes	Rationale
No significant changes made	N/A

Summary of Sustainability Appraisal

6.2.121 Given that only minor changes have been made, the updated policy is predicted to have very similar effects as the previous iteration of the policy / appraisal. This includes minor positive effects on social capital (SA5), the character of the built environment (SA7), transportation (SA11) and employment (SA12).

Reason for preferred approach (in light of alternatives)

6.28.13 No alternatives identified at this stage.

Recommendations

6.28.14 None identified.

6.29 Policy RT4: Mansfield Town centre improvements

Issues and Options Stage

Policy development and alternatives identified

6.29.1 The Issues and Options Report did not include options regarding improvements to Mansfield town centre.

Consultation Draft Stage

Policy development and alternatives identified

6.29.2 None identified.

Summary of Sustainability Appraisal

6.29.3 The policy (MCA2 in the Consultation Draft) identified a range of specific improvements that will be supported by the Council in terms of bringing forward proposals for development within the town centre (SA14). The delivery of these improvements would help to improve the physical environment of the town centre including the historic environment, public realm/civic spaces, the Four Seasons Shopping 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 will provide job opportunities (SA12).

Reason for preferred approach (in light of alternatives)

6.29.4 Not relevant.

Recommendations

6.29.5 None identified.

Publication Draft Stage

Summary of policy changes from Consultation Draft

Main Changes	Rationale
Added reference to a new Shopfronts policy	As requested by Development Management Officers.
Added a criterion relating to designing out crime	To take account of guidance of counter-terrorism advice by government.

Summary of Sustainability Appraisal

6.29.6 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.

6.29.7 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).

6.29.8 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.

6.29.9 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).

6.29.10 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.

Reason for preferred approach (in light of alternatives)

6.29.11 No alternatives have been identified at this stage.

Recommendations

6.29.12 None identified.

6.30 Policy RT5: Accessing Mansfield Town Centre

Issues and Options Stage

Policy development and alternatives identified

6.30.1 The Issues and Options Report did not include options regarding access to Mansfield Town Centre.

Consultation Draft Stage

Policy development and alternatives identified

6.30.2 A draft policy approach was developed, but no alternatives were identified.

Summary of Sustainability Appraisal

6.30.3 The policy (MCA3 in the Consultation Draft) incorporated measures for encouraging sustainable travel to and from the town centre, including pedestrian and cycle access (via the creation and enhancements of pedestrian and cycle routes) and bus provisions (implementation of bus lanes). This policy should contribute towards promoting the use of sustainable travel when accessing the town centre (SA11), which in turn would minimise energy usage (SA10). The policy should also have an indirect positive effect on the health of those people travelling into the town centre using the new and enhanced pedestrian and cycle routes (SA2).

Reason for preferred approach (in light of alternatives)

6.30.4 Not relevant.

Recommendations

6.30.5 None identified

Publication Draft stage

Summary of policy changes from Consultation Draft

Main Changes	Rationale
Detailed criteria for each type of transport user has been removed from the policy and added as supporting text (as examples of how accessibility can be improved).	To improve flexibility / be less prescriptive.

Summary of Sustainability Appraisal

6.30.6 The updated policy is predicted to have broadly the same effects as the previous iteration of the policy / appraisal. Though the detailed criteria have been removed, this does not preclude such measures from coming forward anyway, and also adds flexibility with regards to alternative measures. Notably, this should lead to an improvement with regards to sustainable modes of transport and travel (SA11), reducing energy use from transport (SA10) and improving health and wellbeing (SA2). None of the effects are significant though.

Reason for preferred approach (in light of alternatives)

6.30.7 No alternatives identified at this stage.

Recommendations

6.30.8 None identified.

6.31 Policy RT6: Retail and Leisure Allocations

Issues and options stage / Consultation draft Stage

Policy development and alternatives identified

- 6.31.1 At the issues and options stage no broad issues were explored with regards to the allocation of sites for retail and leisure developments.
- 6.31.2 At Consultation Draft stage, twenty four development site options were identified as reasonable alternatives for retail/commercial development. Further alternatives were identified as the plan-making process developed.
- 6.31.3 Each site option has been appraised against a site appraisal framework detailed in **Appendix F**. A site appraisal summary is presented in **Appendix G**. **Technical Appendix A** contains a detailed proforma for each individual site option.

Summary of Sustainability Appraisal

- 6.31.4 At Consultation Draft stage, a number of sites were proposed for allocation within Mansfield and Market Warsop. The SA findings relating to the package of sites selected found that:
- 6.31.5 For sites in Mansfield, Policy MCA1 was likely to have positive effects upon the economy (SA12-14) through the allocation of land for commercial development at accessible locations. Several sites would also help to regenerate brownfield land, which could also enhance the character of these areas (SA7). There were some site specific issues that would need to be dealt with such as surface water run-off and flood risk at 'White Hart', and potential effects on the Conservation Area for the 'Extension to Morrison's' site.
- 6.31.6 Specifically in relation to Mansfield Woodhouse, sites allocated here should have a minor positive effect in terms of job creation (SA12) and also improve the wellbeing of the community with the increased local service offer (SA2). It is unlikely to have an effect on the majority of other SA objectives.
- 6.31.7 For sites in Warsop, Policy WDC3 would be likely to have positive effects upon the economy (SA12-14) through the allocation of land for retail development at accessible locations. Several sites would also help to regenerate brownfield land (SA8), which could also enhance the character of these areas (SA7). These sites are within close proximity to a SSSI but significant effects are unlikely given that these sites are previously developed within the urban area.

6.31.8 Mansfield Woodhouse district centre and Market Warsop district centre are both in a Conservation Area and development should be sensitive to its surroundings. (SA3, SA7).

Rationale for the preferred approach (in light of alternatives)

6.31.9 The Council came to a decision on site allocations taking into account a range of evidence, including the findings within the interim SA Report.

Recommendations

6.31.10 None identified.

Publication Draft Stage

Summary of policy changes from Consultation Draft

Main Changes	Rationale
<p>Policies WDC3 and MCA1, MWDC3 have been combined and redrafted as one consolidated policy.</p> <p>The following site allocations proposed at Consultation draft Stage have been removed: <i>Stockwell Gate North, White Hart Street, Clumber Street, Toothill Lane, Handley Arcade, Portland Gateway, Former Mansfield Brewery, Riverside, High Street, Church Street (Car Park), Burns Lane / Church Street.,</i></p> <p>A new site allocation is proposed at:</p> <p>Former bus station, Stockwell Gate North <i>Frontage to Ransom Wood Business Park</i></p>	<p>See table 6.7 below for rationale.</p>

Summary of Sustainability Appraisal

6.31.11 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.

6.31.12 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).

6.31.13 The policy seeks to achieve sustainable design, which should also have positive effects upon energy / carbon emissions (SA10).

6.31.14 It is more uncertain whether there would be positive effects with regards to community safety (SA4), social capital (SA5) and innovation (SA13).

Reason for preferred approach (in light of alternatives)

6.31.15 The sites that were considered across all three stages are listed below in **Table 6.7** with outline reasons provided as to why they have been rejected or proposed for allocation. A number of other sites were briefly considered (within the document 'Mansfield Retail Viability Study 2016'), in order to meet the retail floorspace requirements of the district. However for various reasons (suitability, availability etc.) they were not considered to be reasonable alternatives and therefore were not appraised.

Table 6.7: Site options for retail/commercial uses in the Mansfield Urban Area

Site name	Allocated	Rationale
Stockwell Gate North	Yes RT6a	Council owned site, former bus station in need of regeneration. Site will meet the majority of the floorspace requirements. Proposed for allocation in the Consultation Draft (MCA1a). A smaller parcel of land remains appropriate for development and is allocated as such.
Frontage to Ransom Wood Business Park	Yes RT6b	Proposed for employment allocation at Preferred Options stage. However, considered more appropriate/suitable to allocate as a leisure and retail site. The landowner has aspirations for a hotel and drive-through on this land and as such it would not be available for employment uses. A recent study for the D2N2 LEP revealed that there is potential demand for a hotel close to the Ransom Wood Business Park.
White Hart Street	No	An area in need of regeneration with developer interest. Proposed for allocation in the Consultation Draft (MCA1b). Remains suitable for inclusion in the Plan, but as a key regeneration area rather than a specific allocation for retail/commercial uses. The new policy reference is S4a.
Clumber Street	No	Proposed for allocation in the Consultation Draft (MCA1c). However, no longer proposed because it is too small to allocate and availability is uncertain.
Toothill Lane	No	Proposed for allocation in the Consultation Draft (MCA1d). However, no longer proposed because it is too small to allocate and no longer available.
Handley Arcade	No	Proposed for allocation in the Consultation Draft (MCA1e). However, no longer proposed because it is too small to allocate and no longer available.
Portland Gateway (a)	No	Long term regeneration project, cannot demonstrate deliverability sufficiently for inclusion as an allocation. To be included as a regeneration area where any new development will need to work towards the regeneration objectives. Policy reference at Consultation Draft stage was MCA1 (f). New policy reference is S4b.
Portland Gateway (b)	No	
Portland Gateway (c)	No	
Portland Gateway (d)	No	
Portland Gateway (e)	No	
Former Mansfield Brewery (part a), Great Central Road	No*	Site in need of regeneration, but not suitable for retail; likely to include employment and residential. Policy reference at Consultation Draft stage was MCA1 (h). *Now a housing allocation as delivery is more certain due to a land charge being removed.(Policy H1i refers.
Riverside (a)	No	Long term regeneration project, cannot demonstrate deliverability sufficiently for inclusion as an allocation. To be included as a regeneration area where any new development will need to work towards the regeneration objectives. Policy reference at Consultation Draft stage was MCA1 (g). New policy reference is S4c.
Riverside (b)	No	
Riverside (c)	No	
Rear of Town Hall	No	Study found that the Council will be less likely to find a beneficial use for the town hall if it doesn't have a car park associated with it. No longer considered to be a reasonable alternative.
Bellamy Road New neighbourhood parade	No	Location now unclear. May redevelop existing shops instead. No longer considered to be a reasonable alternative.

Site name	Allocated	Rationale
Land off Nottingham Road	No	Considered to be unavailable.
Extension to Morrisons	No	No objections from Morrisons. Proposed for allocation in the Consultation Draft. However no longer necessary to allocate because it is unlikely to be achievable due to conservation area location, plus Morrisons have undertaken in store improvements to create additional space.
Land off Station Street	No	Council owned site, which would meet the floorspace requirements. Proposed for allocation in the Consultation Draft. However no longer necessary to allocate because, it now has planning permission.
Land Adj Turners Hall	No	Greenfield, difficult to access. No longer considered to be a reasonable alternative
Land off Portland Street	No	Divorced from retail centre, currently being refurbished. Not considered to be a reasonable alternative
Police Station	No	Unlikely to come forward, pressure on the police to keep the station open. Not considered to be a reasonable alternative.
Land off Vale Road	No	No longer available. Recently developed by a fencing business. No longer considered to be a reasonable alternative
Land Adj The Greyhound PH	No	Now has planning permission for housing, construction has started. No longer considered to be a reasonable alternative
High Street (land adjacent Crates and Grapes PH), Market Warsop	No	No objections from the land owner and accessible directly from the high street. Proposed for allocation as retail/commercial use in Consultation Draft as WDC3(a). However, no longer proposed for allocation because it is too small to allocate
Church Street (car park), Market Warsop	No	Proposed for allocation as retail/commercial use in Consultation Draft as WDC3(b). No longer proposed for allocation because It is too small to allocate and there were lots of objections to the consultation draft allocation regarding the loss of car parking.
Burns Lane / Church Street, Market Warsop	No	Interest from a food retailer, previously had planning permission for a small Tesco store. Suitable and available. Proposed for allocation as retail/commercial use in Consultation Draft as WDC3(c). No longer proposed for allocation because it has planning permission.
Library and Adj Car Park	No	Not available. No longer considered to be a reasonable alternative.
The Market PH and Adj Car Park	No	Not available. No longer considered to be a reasonable alternative.
Land at G.A. Townroe & Son Funeral Directors	No	Not available. No longer considered to be a reasonable alternative.

Recommendations

6.31.16 None identified.

6.32 Policy RT7: Retail and leisure commitments

Issues and options stage / Consultation Draft Stage

Policy development and alternatives identified

6.32.1 The Issues and Options Report did not include options relating to retail and leisure commitments.

Publication Draft Stage

Policy development and alternatives identified

6.32.2 This is a new policy that emerged after the issues and options and Consultation draft stages. The policy was developed to safeguard sites which currently have planning permission. No reasonable alternatives have been identified.

Summary of Sustainability Appraisal

6.32.3 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.

Reason for preferred approach (in light of alternatives)

6.32.4 The policy was developed to respond to a particular issue raised through consultation.

Recommendations

6.32.5 None identified.

6.33 Policy RT8: District and local centres

Issues and Options Stage

Policy development and alternatives identified

6.33.1 The Issues and Options Report did not include options regarding the mix of uses or improvements at Mansfield Woodhouse district centre or at Market Warsop District Centre. There was a focus on the strategic issue of the retail hierarchy.

Consultation Draft Stage

Policy development and alternatives identified

6.33.2 The reason for the inclusion of policies, MWDC1 and WDC1 at the Consultation Draft stage was to ensure clarity over the role and function of the district centres and what uses are allowed there. One reasonable alternative was identified, which applied to both District Centres:

- Alternative 1 - Allow a range of main town centre uses (at ground floor level) regardless of the percentage of A1 units.

6.33.3 With regards to town centre improvements, no reasonable alternatives were identified for policies MWDC2 or WDC2.

Summary of Sustainability Appraisal

- 6.33.4 The appraisal of policy MWDC1 found that the effects of both policy options are very similar, and are generally positive. The only difference between the options is that the preferred policy approach includes a minimum level of A1 units in order to ensure that the district centres retain their historic retailing function. This meant that the preferred policy approach was determined to have a significant positive effect upon protecting and enhancing the various assets of the district (SA7) whereas Alternative 1 had an uncertain long-term effect. The only negative effect was recorded against providing the physical conditions for business (SA14). The appraisal found that the existing conditions of the district centres (i.e. small, presence of listed buildings) may over time restrict the ability of businesses to grow. This effect may be lesser for Alternative 1, which is more relaxed about town centre uses.
- 6.33.5 For WDC1 the appraisal found similar effects. The policy WDC1 identifies the need to deliver town centre uses in Market Warsop district centre (retail, non-retail services (banks, building societies, restaurants and takeaways) and local public facilities (doctor's surgery, dentist, opticians, post office and library), whilst ensuring that the percentage of retail units remains above 40%. The delivery of this policy should contribute towards ensuring that sufficient community and retail facilities and services are delivered throughout Market Warsop for the local population and surrounding villages. In turn, this policy should reduce the need to travel (SA11) in order to access key community and retail facilities and services; and new employment opportunities will be delivered (SA12).
- 6.33.6 With regards to town centre improvements, Policy MWDC2 and Policy WDC2 identify a range of measures that proposals for new development will be required to adhere to that should improve the appearance of the Mansfield Woodhouse district centre.
- 6.33.7 These measures should have a positive effect in terms of the well-being (SA2) and safety (SA4) of people when shopping/working/accessing community facilities located within the district centre. The policy also emphasises the need to protect and enhance the historic environment as part of bringing forward proposals for new development (SA3, SA7).

Reason for preferred approach (In light of reasonable alternatives)

- 6.33.8 It was considered that the preferred policy for the District Centres, (which allows a range of main town centre uses (at ground floor level) provided that the percentage of A1 units does not drop to under 40% of all units) is the most appropriate approach.
- 6.33.9 The district centres already provide shops and related businesses / services in an accessible location, and the policies (with 40% minimum target for A1 (retail) units) will ensure the centre can maintain its historic role as a retailing centre that serves the daily needs of the surrounding communities, without becoming too diluted by other main town centre uses.
- 6.33.10 The 40% minimum target was determined on the basis that the data held within the Council's Retail Update reports (produced annually) show that the percentage of A1 uses within both Mansfield Woodhouse and Market Warsop district centres are consistently between 45% and 65% over the last six years. 40% was considered to be the most realistic figure to enable a degree of flexibility within these centres. No other target was considered to be reasonable, and therefore no others were appraised.

Recommendations

- 6.33.11 The significant positive effect identified upon cultural and built assets (SA7) for Policy MWDC1 will need to be monitored. A suggested existing SA Baseline Indicator is 'Number of Conservation Areas' on the basis that if the historic retail function of these district centres was to be lost, it could be that they are considered for de-designation in the future.
- 6.33.12 The policy would also be monitored within the Retail Monitoring Report, produced annually.

6.33.13 No recommendations were identified for town centre improvements for both MWDC2 and WDC2.

Publication Draft Stage

Summary of policy changes from Consultation Draft

Main Changes	Rationale
<p>A new Policy has been prepared which combines MWDC1, MWDC2, WDC1 and WDC2.</p> <p>The consolidated policy now includes reference to Local Centres. Other changes made include:</p> <ul style="list-style-type: none"> - Changed criteria c to say 'one or more of the following measures'. - Changed requirement for 40% A1 level to 'A1 should be the predominant use' 	<p>Changes have been made to streamline the plan and improve clarity.</p> <p>Changes to the content of the policy have been made for increased flexibility.</p>

Summary of Sustainability Appraisal

6.33.14 The new policy RT8 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).

6.33.15 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.

6.33.16 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.

Reason for preferred approach (In light of reasonable alternatives)

6.33.17 No alternatives have been identified at this stage.

Further recommendations

6.33.18 None identified.

6.34 Policy RT9: Neighbourhood Parades

Issues and Options Stage

Policy development and alternatives identified

6.34.1 This policy area was not specifically included as part of the Issues and Options report although neighbourhood parades did feature as part of the retail hierarchy issue which was considered (SC6). The inclusion of a policy on Neighbourhood Parades has since been appraised against the SA Framework (during the production of the Preferred Local Plan).

Consultation Draft Stage

Policy development and alternatives identified

6.34.2 None. This policy follows on from the retail hierarchy policy and sets out what the council considers is the only reasonable approach towards the protection, and future development, of neighbourhood parades.

Summary of Sustainability Appraisal

6.34.3 The appraisal of this policy (*S12 in the Consultation Draft*) predicted that there would be significant positive effects in relation to reducing the need to travel by car (SA11).

6.34.4 There would also be positive effects upon improving health and wellbeing (SA2), community facilities (SA5) and land and premises required by business (SA14). The appraisal predicted negative effects which were due to the fact that new development would increase energy use (SA10), but it is recognised that other plan policies could be used to help mitigate this.

Reason for preferred approach (in light of reasonable alternatives)

6.34.5 The preferred approach follows that of the 1998 Local Plan in relation to neighbourhood parades. It was considered that this was effective, and also provided a good level of flexibility for expansions if they were required. The only differences between this policy and the 1998 policy are that the floor area allowed for expansions has been reduced to 500 sqm from 750 sqm, and the parades which are designated.

6.34.6 The table below highlights how the designation of parades has changed since the 1998 Local Plan. Reflecting the number and type of shops provided there, the previous neighbourhood parade at Nottingham Road has been re-designated as a local centre. There have also been a number of new parades developed during the last plan period such as Madeline Court at Berry Hill and Birding Street at Mansfield Woodhouse. Similarly, in recognition of a number of other existing small collections of shops, it was decided to designate Bright Square at Bull Farm, Ladybrook Lane at Ladybrook, Southwell Road West and Southwell Road East as neighbourhood parades.

6.34.7 Carter Lane which was a large elongated parade has been split into two separate parades where it made sense to do so, and part of the Newgate Lane local centre has been re-designated as a neighbourhood parade which better reflects the types of shops located there. Egmanton Road has been removed as the surrounding area is to be redeveloped, and the shops moved elsewhere within the Bellamy Road estate (location to be confirmed).

Table 6.8 Neighbourhood Parades

Centre (1998 Plan)	Centre (Preferred Option)	Centre Type	Role and Function
Carter Lane Chesterfield Road North Chesterfield Road South Cox's Lane/Brown Avenue Egmanton Road Garibaldi Road Harrop White Road Ling Forest Road Nottingham Road Ossington Close Peck's Hill Ravensdale Road	Birding Street Bright Square Carter Lane / Mill Street Carter Lane / Rock Street Chesterfield Road North Chesterfield Road South Cox's Lane / Brown Avenue Garibaldi Road Harrop White Road Ladybrook Lane / Tuckers Lane Ling Forest Road Madeline Court Newgate Lane Ossington Close Peck's Hill Ravensdale Road Southwell Road West Southwell Road East	Neighbourhood Parade	Small parades of shops of purely neighbourhood significance, typically under 1,000 sqm net.

Recommendations

- 6.34.8 Significant positive effects upon improving health (SA2) and reducing the need to travel by car (SA11) need to be monitored to ensure they are realised.
- 6.34.9 Indicators in relation to sustainable transport (SA11) will be monitored as part of the retail hierarchy policy, however, it will also be useful to record how the number of households within 15 minutes' walk (600m) of a neighbourhood parade changes over the plan period.

Publication Draft Stage

Summary of policy changes from Consultation Draft

Main Changes	Rationale
Changed the limit for extensions to 250sqm. New neighbourhood parades would need to meet the 'immediate local needs for new residential development'	To address comments made during the consultation

Summary of Sustainability Appraisal

- 6.34.10 The policy is predicted to have essentially the same effects across the range of sustainability factors when compared to the previous iteration of the policy. Most notably, there would still be a significant positive effect in relation to accessibility (SA11).
- 6.34.11 The Council's reasons for the preferred policy approach remain the same, though the threshold has been reduced further to 250sqm in response to consultation comments.

Reason for preferred approach (In light of reasonable alternatives)

- 6.34.12 No alternatives were identified at this stage.

Further recommendations

6.34.13 No further measures identified.

6.35 Policy RT10: Retail parks

Issues and options stage / Consultation Draft Stage

Policy development and alternatives identified

6.35.1 This policy area was not specifically included as part of the Issues and Options report. There was also no dedicated policy for this issue at the Consultation Draft Stage.

Publication Draft Stage

Policy development and alternatives identified

6.35.2 This is a new policy that emerged after the issues and options and Consultation Draft stages.

6.35.3 The policy was developed to direct new bulky goods floor space to the retail parks rather than other, less appropriate out of centre locations. It removes the need for sequential and impact testing up to 1000sqm per retail park.

Summary of Sustainability Appraisal

6.35.4 Policy RT10 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)).

Reason for preferred approach (in light of alternatives)

6.35.5 The policy was developed to respond to a policy gap relating to retail parks.

Recommendations

6.35.6 None identified.

6.36 Policy RT11: Hot Food Takeaways

Issues and Options Stage

Policy development and alternatives identified

6.36.1 This policy area was not specifically included as part of the Issues and Options report although it has since been appraised against the SA Framework (during the production of the Local Plan Consultation Draft).

Consultation Draft Stage

Policy development and alternatives identified

6.36.2 No alternatives identified.

Summary of Sustainability Appraisal

6.36.3 The policy (*S14 in the Consultation Draft*) ought to have a positive effect on health and wellbeing (SA2) by minimising hot food takeaways near to schools. This should help to discourage children from eating unhealthily, though a range of other factors clearly play a role. It should also help to ensure community safety (SA4). There are no significant effects for any other SA Objectives.

Reason for preferred approach (in light of alternatives)

6.36.4 Not relevant.

Recommendations

6.36.5 It is considered that a 10 minute walk is typically more than 400m (based upon an average walking speed of 3 meters per second). Reference to a 10min walk should be removed from the policy to avoid confusion.

Publication Draft Stage

Summary of policy changes from Consultation Draft

Main Changes	Rationale
Amended policy so it only applies to secondary schools and colleges – rather than all schools	As primary school children tend to be collected so the likelihood of them buying unhealthy food on the way home is lower.
Removed reference to a 10 minute walk to clarify that the policy should relate to a 400m threshold.	In response to the interim SA recommendations.

Summary of Sustainability Appraisal

6.36.6 The updated policy is predicted to have essentially the same effects as the previous iteration of the policy / appraisal. Neutral effects are predicted across most sustainability objectives; with the exception of health and wellbeing (SA2) and community safety (SA4).

Reason for preferred approach (in light of alternatives)

6.36.7 Not relevant.

Recommendations

6.36.8 No further recommendations for mitigation or enhancement were identified at this stage.

6.37 Policy RT12: Visitor Economy

Issues and Options / Consultation Draft stages

Policy development and alternatives identified

6.37.1 This policy area was not specifically included as part of the Issues and Options report. There was also no dedicated policy for this issue at the Consultation Draft Stage.

Publication Draft Stage

Policy development and alternatives identified

6.37.2 This is a new policy that emerged after the issues and options and Consultation draft stages.

6.37.3 The policy was developed to encourage the development of the required visitor accommodation highlighted in the D2N2 Visitor Accommodation Strategy 2017, and direct it to the most appropriate locations.

Summary of Sustainability Appraisal

6.37.4 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.

Reason for preferred approach (in light of alternatives)

6.37.5 Not applicable.

Recommendations

6.37.6 None identified

6.38 Strategic urban extension Policy 1: Pleasley Hill Farm Strategic urban extension Policy 2: Land off Jubilee Way Strategic urban extension Policy 3: Land at Berry Hill - Committed strategic urban extension

Issues and Options Stage / Consultation Draft

Policy development and alternatives identified

6.38.1 These site specific policies were not considered as part of the Issues and Options stage or within the Consultation draft. The policies emerged in response to the decision to allocate several strategic sites as a key part of the spatial strategy.

Publication Draft stage

Policy development and alternatives identified

6.38.2 These policies were developed in response to issues and opportunities identified at each of the proposed strategic urban extensions. A range of strategic and site options/alternatives were considered throughout the plan-making process, which led to the decision to allocate these sites. Therefore, the only alternative to these policies, would be to not include a site specific policy for the SUEs (which is essentially the baseline position).

Summary of Sustainability Appraisal

6.38.3 Policy SUE1 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).

6.38.4 Policy SUE2 is also 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.

6.38.5 Policy SUE3 acknowledges that there is a committed strategic urban extension in the District. Whilst the principle of development on this site is already established, the council sets out its broad support for renewal should the permissions lapse. This should help to ensure that the opportunity for housing, employment and retail space remains in the longer term.

6.38.6 A minor positive effect is predicted for SA1 and SA12 as this provides a degree of 'security'; but it is anticipated that development will commence anyway.

6.38.7 Minor positive effects are also recorded for health and wellbeing (SA2) and access to open space (SA3) as SUEs would deliver social infrastructure improvements.

Reason for preferred approach (in light of alternatives)

6.38.8 Providing a positive framework and steer for the SUEs is a sensible and beneficial approach to strategic planning. No reasonable alternative approaches to managing their delivery have been identified.

6.38.9 With regards to alternatives to the allocation of the SUEs, these have been considered through an assessment of alternative site options (described under Policy H1) and a consideration of strategic options for growth (described under Policy S1).

Recommendations

6.38.10 Include reference for the need to ensure that increased access to wildlife sites enhances, rather than degrades such habitats.

6.39 Policy IN1: Infrastructure delivery

Issues and Options Stage

Policy development and alternatives identified

6.39.1 This policy area was not specifically included as part of the Issues and Options report although it has since been appraised against the SA Framework (during the production of the Local Plan Consultation Draft).

Consultation Draft Stage

Policy development and alternatives identified

6.39.2 None identified at this stage.

Summary of Sustainability Appraisal

6.39.3 At Consultation Draft stage there were two policies developed relating the infrastructure delivery. These were ID1 'Infrastructure Delivery' and ID2 'Planning Obligations'.

6.39.4 The proposed policy (ID1 in the Consultation Draft) was predicted as likely to generate positive effects in relation to improving the baseline conditions which relate to health and wellbeing (SA2), transport (SA11) and economic infrastructure (SA14). However, in the main, the predicted effects of the policy were unclear as positive improvements would be subject to relevant developments coming forward and the viability, and thus ability of new development to contribute to infrastructure improvements. As the policy lacks detail on the 'appropriate thresholds' that will be applied, and thus the volume of developments which are likely to be subject to the policy, it is difficult to determine the significance of any positive effects. In addition, the policy is high level and non-specific, making it difficult to judge significance.

6.39.5 The explanatory text to Policy ID2 indicated that the focus of such contributions would be very much on addressing immediate site specific issues. This is appropriate for a planning obligations policy. However the scope of the policy could be broadened by giving more thought to addressing the wider determinants of health and well-being, such as promoting built environments that encourage more active lifestyles or addressing the quality of the public realm to increase the attractiveness of new housing. This would assist to address key issues in the district such as the high levels of obesity and high percentage of early deaths from heart attacks, strokes and cancer (SA2) and the low demand issues in relation to the housing market (SA1). Any positive impacts of applying the policy on the baseline will very much depend on the viability of individual developments to support such contributions over the lifetime of the plan, which is considered uncertain given the current housing market issues.

Reason for preferred approach (in light of alternatives)

6.39.6 Not applicable. No alternatives were identified for either policy.

Recommendations

6.39.7 Policy ID1 would be strengthened by providing further detail of what 'appropriate thresholds' are likely to be applied in the supporting text, and what infrastructure requirements are likely to be prioritised over the life time of the plan, drawing on the Infrastructure Study and Delivery Plan. The policy was amended to state that 'appropriate thresholds' are to be set out in the Planning Obligations Supplementary Planning Document.

Publication Draft Stage*Summary of policy changes from Consultation Draft*

Main Changes	Rationale
Policies ID1 and ID2 have been combined, with changes made to improve clarity.	Changes made in response to consultation comments and a review of other Infrastructure Policies in local plans that have been found sound.

Summary of Sustainability Appraisal

6.39.8 The proposed policy (IN1) 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 dependent 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.

6.39.9 Though policy ID2 has been deleted, its provisions are covered by IN1, and therefore the effects are likely to be broadly the same in this respect.

Reason for preferred approach (in light of alternatives)

6.39.10 Not relevant.

Recommendations

6.39.11 No further measures identified.

6.40 Policy IN2: Green InfrastructureIssues and Options Stage*Policy development and alternatives identified*

6.40.1 Issue ES1 of the Issues and Options Report set out two options in relation to strategic green infrastructure.

These options were:

- Option ES1A - 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;
- Option ES1B - In addition to Option A, seek to protect and enhance all GI assets, wherever they are.

Summary of sustainability appraisal

6.40.2 Protecting and enhancing green infrastructure (GI) is an important component of achieving sustainable development. The appraisal recognises that both policy options would have positive implications with

regards to health and well-being (SA2), protecting and enhancing the district's heritage and biodiversity (SA3, SA6), addressing climate change (SA8, SA10), managing natural resources (SA8) and improving sustainable transport options (SA11).

- 6.40.3 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. Conversely, it is recognised that protection of green infrastructure, in any form, may limit where development could be built, thus potentially affecting housing and employment development in the district. These effects depend on capacity within the urban area and outside the strategic GI network, to meet development needs (e.g. housing numbers).
- 6.40.4 The Local Plan plays an important role in helping to guide new development to the most sustainable locations within the district and encouraging 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.
- 6.40.5 The appraisal also recognises that development contributions are important sources for funding enhancements to the GI network; development provides the opportunity to facilitate investment of new and enhanced green infrastructure. Conversely, seeking contributions may affect 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 was uncertain at this stage. However this conflict could be addressed through a 'Contributions Policy'.
- 6.40.6 Overall, a balance must be struck between protecting the most important areas of GI 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.

Consultation Draft Stage

Policy development and alternatives considered

- 6.40.7 At this stage no further alternatives were identified. The approach evolved from the consideration of the alternatives described above at the issues and options stage.

Summary of Sustainability Appraisal

- 6.40.8 This appraisal has found that the preferred approach (*Policy NE2 at the Consultation Draft stage*) would have a significant positive effect upon both biodiversity (SA6) and built and natural assets (SA7) as it should help to protect the GI network, and seek its enhancement through development. There are also a number of positive effects predicted upon health (SA2), society (SA5), natural resources (SA8) and transport (SA11).

Reason for preferred approach (in light of alternatives)

- 6.40.9 In order that the Local Plan addresses the issues raised by the sustainability appraisal, the decision was made to combine various options to inform the 'preferred' option. The new approach most closely resembles Option B at the issues and options stage, but it was considered important to include elements of Option A as well as responding to new evidence and policy developments.

Recommendations

- 6.40.10 None identified.

Publication Draft Stage*Summary of policy changes from Consultation Draft*

Main Changes	Rationale
<p>Strengthened policy wording to ensure it requires new development to demonstrate:</p> <ul style="list-style-type: none"> • protects GI functions and key assets; • takes reasonable opportunities for enhancement; • connections are maintained and improved; • addresses resilience to impacts from climate change • addresses quality improvements • avoidance of impacts on sensitive assets and • management is secured through a management plan. • Contributions and enhancements are secured through a Section 106 agreement. <p>Doesn't specifically require replacement provision for any loss. Rather the approach is more holistic seeking to: 1) secure protection, where key assets, functions and connections have been identified through the evidence base; 2) enhancing quality and functions where necessary and 3) creating new connections where these are absent.</p> <p>Added: Development outside and not adjoining the strategic green infrastructure network should, where appropriate, create local green infrastructure or provide links thereto.</p>	<p>Amended to reflect consultation comments and to better align with evidence base and NPPF/NPPG.</p> <p>Includes reference to 'ecosystem services' based on Natural England's comment.</p>

Summary of Sustainability Appraisal

6.40.11 The policy has been strengthened through the reference to green infrastructure linkages and ecosystem services. However, the overall conclusions are broadly similar. Though the policy allows for some development in areas of green space, this will need to be appropriate and ensure that important features are protected.

6.40.12 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).

6.40.13 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.

Reason for preferred approach (in light of alternatives)

6.40.14 Not relevant.

Recommendations

6.40.15 No further measures identified.

6.41 Policy IN3: Protection of community open space and outdoor sports provision
Policy IN4: New community open space and outdoor sports provision
Policy IN5: Allotments
Policy IN6: Designated local green space

Issues and Options Stage

Policy development and alternatives identified

6.41.1 At issues and options stage, the protection of community open space was covered by issue SC4 'Providing for open space, sport and recreation'. Two options were presented in the consultation document as follows.

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

6.41.2 Two further options were identified through consultation:

- 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.

Summary of Sustainability Appraisal

6.41.3 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 meeting the housing needs of the district (SA1), efficient use of the transport network (SA11), high quality job opportunities (SA12), enterprise and innovation (SA13) and physical conditions for a modern economic structure (SA14) 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 were also predicted to have a number of significant positive effects. These included the fact that protecting / improving as much open space as possible should 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 was also predicted to have a significant positive effect as improvements made to open spaces (SA3) 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).

6.41.4 Option SC4 A was predicted to have significant positive effects upon biodiversity (SA6), natural and cultural assets (SA7) and natural resources (SA8) 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). Finally, a significant positive effect was recorded against making efficient use of the transport network (SA11). This is because the release of surplus open spaces could result in sustainably located development, with improvements made to green infrastructure linkages.

Consultation Draft Stage

Policy development and alternatives considered

6.41.5 The preferred approaches were influenced by the appraisal of broad options at issues and options stage as described above. There are no further alternatives to the principle of protecting and enhancing open space, sport, leisure and recreation facilities.

Summary of Sustainability Appraisal

- 6.41.6 *Policy NE3* (at Consultation Draft stage) - By protecting places where residents can enjoy open space, the policy ought to have beneficial effects for health and wellbeing (SA2), access to green space (SA3) and social capital (SA5). There could also be positive implications in terms of providing habitat for biodiversity (SA6), environmental protection (SA8) and maintaining the openness of built environments (SA7). These effects are more uncertain though. Given that the focus of the policy is on preventing the loss of existing open space, the policy is not likely to have a significant effect in terms of enhancement.
- 6.41.7 *Policy NE4* (at Consultation Draft stage) - The Protection of Allotments policy is unlikely to have an effect on the baseline for the majority of the SA objectives. However, it ought to have a significant positive effect on providing the opportunity to enjoy green space (SA3), and minor positive effects for health and wellbeing (SA2) promoting social capital (SA5) and landscape (SA7). The policy also allows for development of allotments, not just protection, which should ensure the positive effects continue in the medium to long term as well.
- 6.41.8 Requiring allotment plots to be provided on site or within a 15 minute walk is beneficial as it ensures that communities that stand to lose the facilities are not adversely affected. Allowing for provision to be met offsite away from the affected communities may be more flexible, but it would be less beneficial in terms of community development.
- 6.41.9 *Policy NE5* (at Consultation Draft Stage) - Due to its' focused nature, the Protection of Local Green Space policy is unlikely to have an effect on the baseline for the majority of the 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).

Reason for preferred approach (in light of alternatives)

- 6.41.10 The preferred policies were influenced by the SA undertaken at issues and options stage as described above.

Recommendations

- 6.41.11 None identified.

Publication Draft Stage

Summary of policy changes from Consultation Draft

Main Changes	Rationale
<p>Policy NE3 has been renamed as 'IN3 Protection of community open space and outdoor sports provision'.</p> <p>A new policy has also been created (IN4) to address the creation of community open space in new development (which was previously absent).</p>	<p>Aligned policy with adopted local plans elsewhere and to reflect consultation comments.</p> <p>Amended to reflect evidence studies and to reflect consultation comments.</p>
<p>Policy NE5 has been renamed as IN6, but still deals with the issue of Local Green Space.</p> <p>Changes were made to reflect policies adopted elsewhere in the Plan. This included considering the potential impact from nearby development and to clarify/strengthen the approach.</p>	<p>Revised policy wording and supporting text to address consultation comments and for consistency with other Plan policy changes.</p>

Main Changes	Rationale
<p>Policy NE4 has been renamed as IN5, but still covers the issue of allotments. Changes have also been made as follows:</p> <ul style="list-style-type: none"> • Stronger wording in relation to the protection of existing open space. • Includes reference to: the protection of existing provision, replacement provision, and creation of new allotments. • Replacement need based on number of plots rather than paid tenants as this is a more straightforward approach • Addresses the creation of new allotment provision 	<p>Align policy with adopted local plans elsewhere and to reflect consultation comments. Amended to reflect evidence studies and to reflect consultation comments.</p>

Summary of Sustainability Appraisal

6.41.12 Policy IN3 seeks to protect 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 have 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.

6.41.13 Development will lead to an overall loss of open space, but Policy IN4 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). 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.

6.41.14 Policy IN5 is predicted to have broadly similar effects compared to the appraisal of the equivalent policy at Consultation Draft Stage (i.e. NE4). However, the policy has been strengthened in relation to the creation of allotments. Therefore, the policy ought to have a more positive effect (though still not significant). 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.

6.41.15 Similar to the effects predicted at Consultation Draft Stage, Policy IN6 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).

6.41.16 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).

Further recommendations

6.41.17 No measures identified.

6.42 Policy IN7: Local shops, community and cultural facilities

Issues and Options Stage

Policy development and alternatives identified

6.42.1 This policy area was not specifically included as part of the Issues and Options report although it has since been appraised against the SA Framework (during the production of the Local Plan Consultation Draft).

Consultation Draft Stage

Policy development and alternatives considered

6.42.2 None. The inclusion of Policy S13 in the Consultation Draft Plan was considered important; therefore the alternative of not having a policy to protect local shops and community facilities was seen as an unreasonable alternative and not appraised on that basis.

6.42.3 No alternatives were identified with regards to the issue of cultural facilities. It was considered that an individual policy identifying important assets in Mansfield would be beneficial. This policy was MCA6 'Mansfield Cultural Hub'.

Summary of Sustainability Appraisal

6.42.4 Policy S13 in the Consultation Draft (Local Shops and Community Facilities) was predicted to have a significant positive effect by ensuring that social capital (SA5) is a priority within the Local Plan and helping to promote and enhance social capital and the provision of community facilities within the district. Additionally, the policy was predicted to have positive effects upon health and wellbeing (SA2), green spaces & culture (SA3) and sustainable transport (SA11). A negative effect was predicted upon housing (SA1) as the requirement to retain community facilities could add to build costs for redevelopment, affect viability and restrict a flexible approach to conversion from retail / community use to residential.

6.42.5 At Consultation draft stage, cultural facilities were identified through Policy MCA6. This policy was predicted to have significant positive effects upon the baseline for those objectives which relate to providing opportunities to increase participation in cultural activities (SA3, SA7), and increasing satisfaction levels (SA5). A significant positive effect was also predicted in relation to SA7 as the policy's aim is to protect and enhance existing cultural assets. There was also a positive effect in relation to providing the physical conditions for a modern economy (SA14) and no negative effects were found by the appraisal.

Reason for preferred approach (in light of alternatives)

6.42.6 It is important for the plan to set a presumption against the loss of the district's small convenience stores as, along with neighbourhood parades, they are important to the district's communities. This presumption against loss is also extended to other important community facilities such as village halls, community centres, local shops, churches, church halls, libraries, youth centres, leisure centres and public houses.

6.42.7 Criteria within the preferred policy (S13) aimed to ensure that the loss of a community facility is only approved where it can be demonstrated that the impact upon communities is low (for example there might be a similar facility within close proximity or, where applicable, it can be demonstrated that the facility is no longer viable).

6.42.8 It is also necessary to control the development of new or extended local shops. Whilst it is acknowledged that existing local shops within the district are a community resource, it is important that they do not undermine the retail hierarchy of the district, by becoming so large that they attract custom away from established neighbourhood and local centres.

- 6.42.9 Accordingly, the preferred policy sets a maximum size threshold for local shops. Existing local shops serving a local community are by their very nature convenience shops and the policy will contain a presumption against comparison retail which should be concentrated within the town centre, district and local centres.
- 6.42.10 There are a number of improvements which could be made to Mansfield Palace Theatre in order to increase its attractiveness and popularity as an entertainment venue. Having a policy (MCA6 at the Consultation Draft stage) within the Local Plan which safeguards the future use of the Palace Theatre, Mansfield Museum and the Old Library complex and supports their improvement was considered necessary in order to portray a long-term vision for these important facilities. It is also necessary to ensure that other development is not permitted which would prejudice this vision, or restrict access to the buildings. In addition, a local plan policy would be able to be used to help justify any bids that are made for external funding if it were to become available.

Recommendations

- 6.42.11 For Policy S13, it was highlighted that the significant positive effects upon social capital (SA5) would need to be monitored. Existing SA Baseline Indicators within the SA Scoping Report are quite limited and just include the number of community centres, leisure centres and libraries. More recent monitoring of community facilities has been broadened to include village halls, churches, church halls, youth centres and public houses. It was suggested that this is also used, as well as the total number of local shops (corner shops / small convenience stores which are outside of designated centres).
- 6.42.12 For Policy MCA6, it was considered that a criterion that encourages improvements to the energy efficiency of the buildings should be included within the policy, as the effect against energy (SA10) has been appraised as uncertain.
- 6.42.13 Significant positive effects upon SA3, SA5 and SA7 would also need to be monitored.

Publication Draft Stage

Summary of policy changes from Consultation Draft

Main Changes	Rationale
<p>The policy name has been amended to take account of cultural facilities such as the Mansfield Museum and Theatre.</p> <p>Policy MCA6 Mansfield Cultural Hub has been merged with Policy S13 to create the new policy IN7.</p>	<p>To clarify policy coverage and intent.</p>

Summary of Sustainability Appraisal

- 6.42.14 A review of the appraisal was undertaken and the new policy was found to score slightly differently when compared to the appraisal of policies S13 and MCA6 within the Consultation Draft. On reflection, it was considered that this policy alone would be unlikely to generate significant positive effects for social capital (SA5). However, minor positive effects are still identified.
- 6.42.15 Similar to the consultation draft appraisals, the policy is predicted to have neutral effects on the majority of sustainability factors. However, minor positive effects are recorded for cultural facilities (SA3). In the longer term the cumulative effects could also lead to benefits for health and wellbeing (SA2), transport (SA11) and local economies (SA12). None of the effects are likely to be significant though.
- 6.42.16 The Councils rationale for the policy remains broadly the same and there are no further alternatives identified.

Further recommendations

6.42.17 No further measures identified.

6.43 Policy IN8: Protecting and improving our sustainable transport network

Issues and Options Stage

Policy development and alternatives identified

6.43.1 Issue ES6 within the Issues and Options Report put forward options for promoting sustainable travel through planning policy. There was also one alternative suggested during public consultation.

- Option A - have a specific policy dealing with sustainable transport to promote public transport and other alternatives to the private car including walking and cycling; *and*
- Option B - do not have a specific policy on this issue but cover sustainable transport and accessibility issues through criteria within other plan policies;
- Alternative 1 - Set out transport assessment criteria, and safeguard land required for transport improvements.

6.43.2 Whilst these options are useful for engaging with the public on the content and approach to the Local Plan, it is not considered that these options constitute reasonable alternatives in the context of SA. These options are 'procedural', and would not be likely to lead to discernible differences in effects.

6.43.3 The Local Plan should be read 'as a whole' and so it should make no difference whether policy principles for sustainable transport are presented in one policy or across several policies.

Consultation Draft Stage

Policy development and alternatives identified

6.43.4 The policy (*ST1 in the Consultation Draft*) set out infrastructure improvement measures that would be supported and encouraged to achieve greater use of sustainable modes of travel. As the district is relatively compact, the main transport routes provide good access to Mansfield, but the routes are at capacity at key junctions. Encouraging sustainability measures to help relieve this pressure is positive. There are no reasonable alternatives to this approach.

Summary of Sustainability Appraisal

6.43.5 The policy (*ST1 in the Consultation Draft*) was 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 –transport (SA11) and –energy (SA10). There would also be beneficial effects for health and wellbeing (SA2) by supporting access to green space. 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 other Plan policies would mitigate potential negative effects though.

Reasons for preferred approach (in light of reasonable alternatives)

6.43.6 The preferred policy has been influenced by the appraisal at the Issues and Options stage and most closely resembles Option A set out in the Issues and Options Consultation document.

- 6.43.7 Making the best use of the existing sustainable transport network is an important priority; however the future growth of the district may require improvements / introduction of new sustainable routes and facilities.
- 6.43.8 The preferred approach would mean that the existing sustainable transport network will be protected, and opportunities to improve the existing or provide new facilities and services will be supported especially along the public transport corridors and in association with the development proposals put forward through the Plan.

Recommendations

- 6.43.9 The significant positive effects of the preferred policy approach upon natural resources (SA8), energy consumption (SA10) and transport (SA11) need to be monitored. Suggested existing SA Baseline Indicators include:
- Air quality - exceedences of the National Air Quality Standards and Objectives for NO2 (SA8); Area covered by AQMA (ha) (SA8);
 - Carbon dioxide emissions per capita (tonnes per annum) (SA8);
 - Amount of energy used by road users from petroleum products (GWh) (SA10); Amount of energy used by rail users from petroleum products (GWh) (SA10); Railway station usage (total entries and exits) (SA11);
 - % of people aged 16 - 74 who usually travel to work by car or van (SA11);
 - % of people aged 16 - 74 who usually travel to work by train (SA11);
 - % of people aged 16 - 74 who usually travel to work by bus, mini bus or coach (SA11);
 - % of people aged 16 - 74 who usually travel to work by bicycle (SA11);
 - % of people aged 16 - 74 who usually travel to work on foot (SA11);
 - % of households with one or more cars.
- 6.43.10 In addition, another indicator that could be used to demonstrate that the policy is having a significant positive effect upon SA11 would be footfall levels at Mansfield bus station.

Publication Draft Stage

Summary of policy changes from Consultation Draft

Main Changes	Rationale
The policy now includes more detail over the protection of the Local Transport Plan schemes	In response to the Consultation draft.

Summary of Sustainability Appraisal

- 6.43.11 The appraisal findings are essentially the same as at the Consultation draft stage. Notably, this includes significant positive effects for transport, energy and air quality in the long term. Clarification over the protection of LTP schemes is a positive addition, but does not change the findings significantly.
- 6.43.12 The Councils rationale for this policy remains the same as at the Consultation Draft stage.

Reason for preferred approach (in light of alternatives)

- 6.43.13 Not relevant.

Recommendations

- 6.43.14 No further measures identified.

6.44 Policy IN9: Impact of development on the transport network

Issues and Options Stage

Policy development and alternatives identified

6.44.1 Issue ES6 within the Issues and Options Report put forward options for promoting sustainable travel through planning policy. These options are not considered to be reasonable alternatives in the context of the SA.

Consultation Draft Stage

6.44.2 At this stage, two policies were in development (ST2 / ST3), which have now been combined into policy IN9.

6.44.3 For Policy ST2, the preferred policy was influenced by the appraisal at the Issues and Options stage and has evolved from the further consideration of Options A and Alt 1 which were appraised at that time.

6.44.4 For Policy ST3 Ensuring that development has safe access to the highways network and does not create unsafe conditions is a standard planning requirement which does not present any reasonable alternatives.

Policy development and alternatives identified

6.44.5 None. The previous stages of appraisal were refined to ensure they reflected the preferred policies, however there were no other alternatives considered at this stage.

Summary of Sustainability Appraisal

6.44.6 Policy ST2 was predicted to have significant positive effects upon reducing the need to travel by the private car (SA11), minimising energy consumption (SA10), and managing natural resources prudently (SA8). In addition, it was also found that encouraging sustainable travel performed well in terms of improving people's health and well-being (SA2), improving opportunities to value the district's green spaces (in particular green infrastructure) (SA3, SA7), helping to reduce crime and the fear of crime (SA4), and improving access to and use of community facilities (SA5). It was also found that the preferred policy would be likely to help to ensure that the physical conditions for a modern economic climate are provided (SA14).

6.44.7 There were no negative effects found although uncertain effects were recorded against some of the environmental objectives where increasing pressure from commuters and recreational users (on areas of green infrastructure) arising from more sustainable travel could cause minor adverse effects upon the natural environment (SA7-8) and biodiversity levels (SA6).

6.44.8 Policy ST3 was predicted to be unlikely to have any significant negative or positive effects, as many of the issues would be covered in absence of the plan. However, the policy was predicted to have broadly positive implications for health and wellbeing (SA2), infrastructure (SA14) and community safety (SA4).

Reason for preferred approach

6.44.9 To encourage and enable modal shift it is important to ensure that a sustainable transport network is in place. Making the best use of the existing sustainable transport network is an important priority, however the future growth of the district may require improvements / introduction of new sustainable routes and facilities. The preferred approach would mean that the existing sustainable transport network will be protected, and opportunities to improve the existing or provide new facilities and services will be supported especially along the public transport corridors and in association with the development proposals put forward through the Plan.

6.44.10 Developments that could make the highways network unsafe would be unlikely to gain permission due to national policy and guidelines and likely opposition from transport bodies. Therefore, the influence of this policy is predicted to be mostly neutral. However, the policy ST3 re-iterated the requirement to secure safe developments and the mechanism for achieving necessary upgrades to infrastructure. In this respect, positive implications can be expected in terms of wellbeing, community safety and accessibility.

Recommendations

6.44.11 The positive effects of the preferred policy approach upon natural resources (SA8), energy (SA10) and reducing the need to travel by car (SA11) ought to be monitored.

Publication Draft stage

Summary of policy changes from Consultation Draft

Main Changes	Rationale
Policies ST2 'Encouraging sustainable transport' & ST3 'Impact of development upon the highway network' have been merged.	To provide clarity and bring together similar policy areas.

Summary of Sustainability Appraisal

6.44.12 The new policy IN9 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. However, 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.

Reason for preferred approach (in light of alternatives)

6.44.13 Not relevant.

Recommendations

6.44.14 No further measures identified.

6.45 Policy IN10: Car and cycle parking

Issues and Options Stage

Policy development and alternatives identified

6.45.1 Issue ES6 within the Issues and Options Report put forward options for promoting sustainable travel through planning policy. These options are not considered to be reasonable alternatives in the context of the SA with regards to parking.

Consultation Draft Stage

Policy development and alternatives identified

6.45.2 None identified.

Summary of Sustainability Appraisal

6.45.3 For policy ST4 - Without reviewing the Parking Standards SPD it was difficult to predict the significance of effects on the baseline with respect to making efficient use of existing infrastructure (SA11) - which is the objective of most relevance to this policy. However, a positive effect is assumed. No significant effects are predicted in relation to the baseline with respect to any of the other SA objectives, although a positive effect is likely in relation to community safety and the prevention of crime (SA4), given that this is one of the stated requirements in the consideration of new parking developments.

Reason for preferred approach (in light of reasonable alternatives)

6.45.4 Without reviewing the Parking Standards SPD it was difficult to predict the significance of effects on the accessibility, but a positive effect was assumed at this stage.

Recommendations

6.45.5 None identified.

Publication Draft Stage

Summary of policy changes from Consultation Draft

Main Changes	Rationale
Policy reworded to take account of the County Councils guidance.	In response to consultation.

Summary of Sustainability Appraisal

6.45.6 The effects are broadly the same as those predicted at the Consultation Draft stage. 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 private car.

Reason for preferred approach (in light of alternatives)

6.45.7 Not relevant.

Recommendations

6.45.8 No further measures identified.

6.46 Policy IN11: Telecommunications and broadband

Issues and options stage / Consultation Draft Stage

Policy development and alternatives identified

6.46.1 This policy area was not specifically included as part of the Issues and Options report. There was also no dedicated policy for this issue at the Consultation Draft Stage.

Publication Draft Stage

Policy development and alternatives identified

6.46.2 This is a new policy that emerged after the issues and options and Consultation draft stages.

6.46.3 The policy was developed in response to a policy gap in this area.

Summary of Sustainability Appraisal

6.46.4 The policy has a mix of positive and neutral 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. There may also be benefits for landscape and townscape (SA7) by seeking to ensure that enjoyment of open space (SA3) is not adversely affected by telecommunication developments. 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.

Reason for preferred approach (in light of alternatives)

6.46.5 The policy was developed to respond to a policy gap relating to telecommunications. No alternatives have been identified at this stage as this is a specific policy area that does not lend itself to meaningful alternatives for sustainability appraisal.

Recommendations

6.46.6 None identified.

6.47 Policy NE1: Protection and enhancement of landscape character

Issues and Options Stage

Policy development and alternatives identified

6.47.1 Issue ES2 in the Issues and Options Consultation Document considered landscape character. Five options were presented:

- ES2 A - Assess the protection and enhancement of all areas within the district through the district's Landscape Character Assessment approach and relevant development.
- ES2 B - Assign additional protection and / or enhancement to specific landscape areas of the district with respect to preventing 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 e.g. 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.

6.47.2 A further two options were identified through consultation as follows:

- ES2 Alternative1 - A combination of ES2 A and ES2 B
- ES2 Alternative 2 - A combination of ES2 A, ES2 B and ES2 C

Summary of sustainability appraisal

6.47.3 The appraisal of this issue illustrated that all the options broadly perform the same – which could be expected given their similar nature. Overall, each option is predicted to score well, having a number of significant positive effects against environmental objectives. The options perform poorer against objectives in relation to meeting housing needs (SA1) and providing land for modern businesses (SA14). This is due to the fact that they would restrict the amount of land available for development. However, the spatial strategy already places 'restrictions' on development that could affect landscape by seeking to maximise development in the urban areas.

Consultation Draft Stage

Policy development and alternatives identified

6.47.4 Building upon the options and appraisals undertaken at Issues and Options stage, two alternatives were identified at Consultation Draft Stage.

- Alternative 1 – Take a sequential approach to landscape character protection.
- Alternative 2 - Do not take a sequential approach to landscape character protection.

Summary of Sustainability Appraisal

6.47.5 The proposed policy approach was predicted as likely to have positive effects upon biodiversity (SA6), the built and natural environment and green spaces (SA7) by protecting the natural environment. The alternative approach would have a more significant positive effect as it would protect the most sensitive areas and seeking enhancement where possible. The alternative approach would therefore have a more positive effect on health and wellbeing (SA2).

6.47.6 The effects on housing (SA1) and employment (SA12) are not considered to be significant given that the strategy is one of urban containment. However, the preferred approach is likely to be less restrictive with regards to housing and employment development. There is uncertainty about these effects though.

Reason for preferred approach (In light of reasonable alternatives)

6.47.7 The preferred approach takes account of the fact that the Landscape Character Assessment does not specifically rule out development within the most sensitive policy zones, which makes it difficult to justify a sequential approach to development. The policy therefore seeks that development is appropriately designed and that defined landscape actions for the relevant area are met.

Recommendations

6.47.8 None identified.

Publication Draft Stage

Summary of policy changes from Consultation Draft

Main Changes	Rationale
<p>Changed name of policy to better reflect its purpose.</p> <ul style="list-style-type: none"> Policy revised to take account of NCC's recommended approach to applying the landscape character evidence (e.g. LPZ policy actions 'conserve', 'restore', etc.), and to better reflect the NPPF approach (para 113, 156), to better align with Development in the countryside policy, and to make the wording much clearer as to what is expected from developers. Took out reference to the potential World Heritage Site at Creswell Crags as better assessed within Historic Environment policies. Added criteria (g) to reflect assessment needs and (h) to better reflect the evidence 	<p>These amendments help to make the policy more concise and clearer to apply.</p> <p>World Heritage Site can be addressed within the Historic Environment policies (heritage asset).</p>

Summary of Sustainability Appraisal

6.47.9 The policy is predicted to have broadly similar effects to those identified at the Consultation Draft stage. However, the effects on the built and natural environment (SA7) are predicted to be more prominent due to a more refined focus on enhancement and to align with evidence relating to landscape character.

Reason for preferred approach (in light of alternatives)

6.47.10 Not relevant.

Recommendations

6.47.11 No further measures identified.

6.48 Policy NE2: Biodiversity and Geodiversity

Issues and Options Stage

Policy development and alternatives identified

6.48.1 At issues and options stage, the approach to biodiversity was covered by issue ES4. Four options were presented in the consultation document as follows.

- 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.

6.48.2 Whilst these options are useful for engaging with the public, it is not considered that these constitute reasonable alternatives in the context of SA as they are 'procedural' and not mutually exclusive. Nevertheless, each option was appraised to identify the pros and cons of each approach. This helped to provide input into the approach to biodiversity as the Plan was developed.

Summary of Sustainability appraisal

6.48.3 The appraisal identified that there would be few differences between each option, which is unsurprising given that each has a similar focus on biodiversity protection and enhancement. It was predicted that each option ought to have a positive effect across the majority of SA objectives, with the exception of housing (SA1), as the need to protect biodiversity could make housing at some sites unfeasible. The principle of achieving a net gain in biodiversity is proactive, and ought to have further positive effects compared to the baseline position.

Recommendations

6.48.4 The principle of achieving a net gain in biodiversity is proactive, and ought to form part of the preferred policy approach for biodiversity.

Consultation Draft Stage

Policy development and alternatives identified

6.48.5 The preferred policy approach for biodiversity was influenced by the findings from the sustainability appraisal at issues and options stage (as described above). No further alternatives were identified at this stage.

Summary of Sustainability Appraisal

6.48.6 *Policy NE7* - The 'Gains in Biodiversity' policy was predicted to be unlikely to have an effect on the majority of SA objectives. However, it ought to have a significant positive effect on biodiversity (SA6), and beneficial effects on opportunities to enjoy greenspace (SA3) and landscape (SA7). The policy outlined specific requirements for development and offers 'considerable weight' to developments that deliver significant biodiversity gains.

- 6.48.7 The policy also included long-term measures such as requiring development to be accompanied by appropriate management plans and ensuring resilience to climate change.
- 6.48.8 *Policy NE8* - The 'Protection of Sites' policy was predicted as unlikely to have an effect on the majority of SA objectives due to its specific ecological focus. The policy did not present additional requirements above the NPPF, and therefore enhancement (i.e. a significant positive effect) is unlikely. However, it ought to have a positive effect on biodiversity (SA6) and landscape (SA7) by ensuring that the most sensitive ecological sites in Mansfield are protected (in line with national policy).

Reason for preferred approach (in light of alternatives)

- 6.48.9 Policies NE7 and NE8 were developed in light of the appraisal findings at issues and options stage as well as the appraisal of draft policies prepared at consultation draft stage.

Recommendations

- 6.48.10 Recommendations at issues and options stage were taken into consideration when Policy NE7 and NE8 were prepared.

- 6.48.11 No further recommendations were identified.

Publication Draft Stage

Summary of policy changes from Consultation Draft

Main Changes	Rationale
Old policies NE7 and NE8 combined into one policy.	These amendments help to make the policy more concise and clearer to apply.
Clearly addresses hierarchy of designated sites commensurate with their level of importance in accordance with NPPF requirements and consultation comments (e.g. Natural England and Notts County Council).	
Includes references to possible SAC, potential SPA and listed Ramsar. Addresses Sherwood Forest possible potential special protection area (ppSPA) as it relates to Natural England's recommended risk-based approach	Better reflects requirements set out in the NPPF.
Makes clear where development should only be permitted or refused where impacts are adversely negative (i.e. designated sites, irreplaceable habitats, species and habitats) unless there are overriding needs and benefits of the development outweigh the harm.	Changes reflective of HRA Scoping Report (2016) and statutory consultee comments and other representations.
Changes reference to 'UKBAP' to 'priority species and habitats' as identified through the NERC Act 2006.	
Makes clear where, in exceptional circumstances when adverse impacts on sites and irreplaceable habitats, species, habitats - are unavoidable, that the mitigation hierarchy should be applied and secured through planning obligations.	
Includes clearer wording in relation to habitat buffers and compensatory habitat (as and where required).	

Summary of Sustainability Appraisal

- 6.48.12 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).

6.48.13 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. The policy has been amended, but the effects are broadly predicted to be the same. Importantly, this still includes a significant positive effect on biodiversity (SA6).

Reason for preferred approach (in light of alternatives)

6.48.14 Not relevant.

Recommendations

6.48.15 No further measures identified.

6.49 Policy NE3: Pollution and land instability

Issues and Options Stage

Policy development and alternatives identified

6.49.1 This policy area was not specifically included as part of the Issues and Options report although it has since been appraised against the SA Framework (during the production of the Local Plan Consultation Draft).

Consultation Draft Stage

Policy development and alternatives identified

6.49.2 At this stage, this policy area was considered in two separate strands leading to the development of two policies. These policy areas have since been combined.

- NE9 - Maintaining and clean and healthy environment
- NE10 – Land contamination

6.49.3 With regards to air quality (NE9 at this stage) the NPPF requires that Local Plans should take into account cumulative effects of air quality and prevent development from contributing to or being put an unacceptable risk from, or being adversely affected by unacceptable levels of air pollution. The proposed policy built upon these principles.

6.49.4 With regards to land contamination (NE10), no reasonable alternatives were identified.

Summary of Sustainability Appraisal

6.49.5 The policy (NE9) was predicted to be unlikely to have an effect on most SA objectives due to its specific focus on air quality. However, by ensuring that air quality does not deteriorate, the policy ought to have a positive effect on health and wellbeing (SA2), biodiversity (SA6) and transport (SA11). As air quality is not a major issue for Mansfield it is unlikely that the positive effects would be significant.

6.49.6 The policy (NE10) would ensure that development on contaminated land adequately addresses risks to human health and the environment. Whilst this is positive with regards to health and wellbeing (SA2), biodiversity (SA6), the built and natural environment (SA7) and resource use (SA8) - the effects are

unlikely to be significant given that the onus is on developers to bring forward and remediate land for development and remediation of land would be a requirement of national planning and pollution policies.

Reason for preferred approach (in light of alternatives)

6.49.7 Not relevant.

Recommendations

6.49.8 None identified for NE9.

6.49.9 For NE10 it was recommended that the policy could be enhanced through a more proactive approach that encourages developers to bring forward contaminated sites.

6.49.10 It was suggested that this could be achieved by 'supporting and encouraging' developments that remediate contaminate land, particularly those that incorporate soft end uses and less sensitive uses of land.

Publication Draft stage

Summary of policy changes from Consultation Draft

Main Changes	Rationale
<p>Merged previous policies (NE9 and NE10) as there was a degree of overlap between addressing pollution, contaminated/ potentially contaminated land and land stability issues in relation to impacts on human health and the natural environment.</p>	<p>Simplification of policy wording where related issues overlap.</p>
<p>Policy also addresses land instability (not previously addressed in 2016 consultation draft).</p>	
<p>Use of wording changed from 'will only be granted....' (e.g. previous policies NE10 and NE9), changed to 'will be supported where...'; 'will only be supported in exceptional circumstances...'</p>	<p>More comprehensive coverage of land issues such as stability.</p>
<p>Addresses the need to firstly avoid impacts, followed by remediating and mitigating impacts.</p>	
<p>Where there is an overriding need for the development and unacceptable risks are likely, requires development proposals to demonstrate that risks have been assessed and mitigation and remedial measures are put in place to minimise adverse effects.</p>	<p>Clarification on the need for risk assessment and remediation.</p>

Summary of Sustainability Appraisal

6.49.11 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.

Reason for preferred approach (in light of alternatives)

6.49.12 Not relevant.

Recommendations

6.49.13 No further measures identified.

6.50 Policy NE4: Mineral safeguarding areas

Issues and options stage / Consultation Draft Stage

Policy development and alternatives identified

6.50.1 This policy area was not specifically included as part of the Issues and Options report. There was also no dedicated policy for this issue at the Consultation Draft Stage.

Publication Draft stage

Policy development and alternatives identified

6.50.2 This is a new policy that emerged after the issues and options and Consultation draft stages.

6.50.3 The policy was developed at the request of the County Council.

Summary of Sustainability Appraisal

6.50.4 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.

Reason for preferred approach (in light of alternatives)

6.50.5 Not applicable. No reasonable alternatives have been identified for this specific policy.

Recommendations

6.50.6 None identified.

6.51 Policy HE1: Historic Environment

Policy HE2: Pleasley Vale area regeneration

Issues and Options Stage

Policy development and alternatives identified

6.51.1 At issues and options stage, the need to conserve, enhance and manage heritage assets was covered by issue EP7. Four options were presented in the consultation document as follows.

- 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.

6.51.2 Whilst these options are useful for engaging with the public on the content and approach to the Local Plan, it is not considered that these options constitute reasonable alternatives in the context of SA. These options are 'procedural', and would not be likely to lead to discernible differences in effects.

6.51.3 There was no policy on Pleasley Vale area at the issues and options stage.

Consultation Draft Stage

Policy development and alternatives identified

6.51.4 At this stage, six individual policies (BE1-BE6) were developed to address specific elements of the historic environment. The overarching policy BE1 was high level and reiterated the NPPF principles of protecting the character and setting of heritage assets.

6.51.5 Each individual policy BE2-BE6 dealt with specific types of heritage assets, but the principles were the same throughout (i.e. presumption that assets should be protected and enhanced).

6.51.6 To not protect these assets would be contrary to the NPPF and good planning principles. There are no reasonable alternative ways of achieving these objectives. Appraisal of these policies should ensure that the positives are enhanced and any negatives mitigated.

6.51.7 There was no policy on Pleasley Vale area at the Consultation Draft stage.

Summary of Sustainability Appraisal

6.51.8 BE1 in combination with BE2-BE6 is likely to have a positive effect on the built environment and enjoyment of culture (SA3, SA7) without affecting the achievement of socio-economic objectives.

Reason for preferred approach (in light of alternatives)

6.51.9 Not relevant.

Recommendations

6.51.10 Policy BE1 was enhanced in light of recommendations made in the draft SA, which suggested there is a need to ensure that opportunities to "better reveal the significance of heritage assets" are encouraged.

Publication Draft Stage

Summary of policy changes from Consultation Draft

Main Changes	Rationale
Policies BE1-BE6 have been combined into one new policy 'HE1 Historic Environment'. However, the detail and content of the new policy remains broadly consistent with the six individual policies.	To provide one succinct strategic policy that covers a range of heritage assets.
A new policy HE2 'Pleasley Vale area regeneration' has been added	HE2 added In response to feedback from Bolsover District Council.

Summary of Sustainability Appraisal

6.51.11 Policy HE1 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).

6.51.12 Policy HE2 is predicted to have broadly positive effects, though some of these are uncertain. Positive effects are most likely with regards to the protection and enhancement of open space, biodiversity and the reuse of vacant buildings. In particular, a significant positive effect is predicted for heritage in the longer term by seeking to protect historic buildings and other historical features.

Reason for preferred approach (in light of alternatives)

6.51.13 Not relevant.

Further recommendations

6.51.14 It is suggested that the policy HE1 provides specific guidance on the preservation and potential enhancement of heritage assets at a local scale. This could be achieved through the delivery of a Supplementary Planning Document for example.

6.52 Policy CC1: Renewable and low carbon energy generation

Issues and Options Stage

Policy development and alternatives identified

6.52.1 Options for 'using more renewable and low carbon energy' were presented in the Issues and Options Consultation Document (as described above under CC1). However, the focus of these options was on reducing carbon emissions from new development (rather than standalone energy generation schemes).

Consultation Draft Stage

Policy development and alternatives identified

6.52.2 None identified.

Summary of Sustainability Appraisal

6.52.3 The policy (CC2 at Consultation Draft stage) provides support for the delivery of renewable energy development in suitable locations throughout Mansfield district, with a particular emphasis on community led-schemes. This should 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 should also encourage community groups to work together to bring forward proposals, which is a positive effect in relation to 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 should 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 'the local landscape character'; this should help to ensure that landscapes of local value are protected, which should have a positive effect on the natural and built environment (SA7).

Reason for preferred approach (in light of alternatives)

6.52.4 The policy approach has been developed in-line with the principles set out within the NPPF (Para 97) and locally specific evidence such as the East Midlands Low Carbon Energy Opportunities Report (2011).

Recommendations

6.52.5 Recommendations were made as follows, with actions taken as appropriate:

- The policy could be improved through a requirement for proposals to incorporate measures to enhance biodiversity (where appropriate). - This suggestion was worked into the policy to ensure a more proactive approach to managing biodiversity and landscape.
- Decommissioning arrangements should also consider the previous use of land and whether it can be returned to its former use if appropriate. The supporting text to the policy now clarifies this issue.

Publication Draft Stage*Summary of policy changes from Consultation Draft*

Main Changes	Rationale
Amendments to list of criteria.	Reflects amended structure and for clarity.
Amendments to section on decommissioning	Simplification.

Summary of Sustainability Appraisal

6.52.6 The policy is predicted to have broadly the same effects as were predicted at Consultation Draft stage. Notably, this includes a significant positive effect upon energy (SA10) in the long term.

Reason for preferred approach (in light of alternatives)

6.52.7 Not relevant.

Recommendations

6.52.8 No further measures identified.

6.53 Policy CC2: Flood risk

Issues and Options Stage

Policy development and alternatives identified

6.53.1 This policy area was not specifically included as part of the Issues and Options report although it has since been appraised against the SA Framework (during the production of the Local Plan Consultation Draft).

Consultation Draft Stage

Policy development and alternatives identified

6.53.2 The broad principles of flood risk management and sequential testing are set out in the NPPF. There are no reasonable alternatives to this approach.

Summary of Sustainability Appraisal

6.53.3 The policy (CC3 at Consultation Draft stage) broadly reflects national guidance (NPPF and NPPG) on managing flood risk in considering proposals for development (SA8). The policy sets out the need for site-specific flood risk assessments to be prepared for all applicable developments in areas likely to flood.

Reason for preferred approach (in light of alternatives)

6.53.4 Not relevant.

Recommendations

6.53.5 None identified

Publication Draft Stage

Summary of policy changes from Consultation Draft

Main Changes	Rationale
Minor changes made to the policy wording in relation to resilience, natural systems and reducing flood risk.	Incorporates recommendations from the Environment Agency. Revised wording is more comprehensive and better aligns with the NPPF and evidence base.

Summary of Sustainability Appraisal

6.53.6 The policy is predicted to have broadly similar effects to those identified at the Consultation Draft stage. For the majority of sustainability topics the 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.

Reason for preferred approach (in light of alternatives)

6.53.7 Not relevant.

Recommendations

6.53.8 No further measures identified.

**6.54 Policy CC3: Sustainable drainage systems
Policy CC4: River and waterbody corridors**

Issues and Options Stage

Policy development and alternatives considered

6.54.1 This policy area was not specifically included as part of the Issues and Options report although it has since been appraised against the SA Framework (during the production of the Consultation Draft).

Consultation Draft Stage

Policy development and alternatives considered

6.54.2 No alternatives were identified at this stage.

Summary of Sustainability Appraisal

6.54.3 The policy (CC4 at Consultation Draft stage) incorporated a range of measures that were aimed at managing and conserving water and improving water quality in bringing forward development. The implementation of this policy would be likely to have a direct positive effect in terms of ensuring no deterioration in and improvements in water quality across Mansfield District (SA8).

Reason for preferred approach (in light of alternatives)

6.54.4 Not relevant.

Recommendations

6.54.5 None identified

Publication Draft Stage

Summary of policy changes from Consultation Draft

Main Changes	Rationale
<p>The previous policy CC4 has been split into two separate policies which deal with Specific issues relating to SuDS and watercourses. The policies also link to other climate change policies such as flood risk (CC2).</p> <p>Policy CC3 follows on from Policy CC2 – Flood Risk. It expands on wording in old policy CC4 (2nd line) by taking into account of recent changes in government guidance on SuDS.</p> <p>The policy differentiates between requirements for major and minor development and the need to take account of the SuDS hierarchy of drainage options such that more sustainable options are encouraged (e.g. green SuDS).</p> <p>It also encourages, where appropriate, retrofitting of SuDS.</p>	<p>Incorporates recommendations from the EA and other consultees.</p> <p>Revised wording is more comprehensive and better aligns with the NPPF and evidence base.</p>

Main Changes	Rationale
<p>Expands on wording in old policy CC4. Changes / additions include:</p> <ul style="list-style-type: none"> • Emphasis on encouraging that the overall condition of rivers and water bodies in the district are improved. • Included reference that development should conserve and enhance biodiversity, landscape and recreational value of watercourses and their corridors • New reference to encouraging de-culverting, naturalising water courses and improving connections for wildlife. • More detailed wording regarding buffers to watercourses. • Links to SFRA evidence regarding green SUDS priority and low flow areas. • Stronger language with reference to development which might adversely impact on the water quality, functions and setting of any watercourse and its associated corridor. 	<p>Incorporates wording recommended by the Environment Agency (EA), and better integrates the Water Framework Directive (WFD) and local plan evidence base.</p>

Summary of Sustainability Appraisal

6.54.6 Policy CC3 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 (SA8) across the district. There should also be knock on benefits with regards to biodiversity (SA6) and access to green space (SA3).

6.54.7 Policy CC4 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.

Reason for preferred approach (in light of alternatives)

6.54.8 Not relevant.

Recommendations

6.54.9 No further measures identified.

6.55 Policy IM1: Monitoring and review of the Local Plan

Issues and options stage / Consultation Draft Stage

Policy development and alternatives identified

6.55.1 This policy area was not specifically included as part of the Issues and Options report. There was also no dedicated policy for this issue at the Consultation Draft Stage.

Publication Draft stage

Policy development and alternatives identified

6.55.2 This is a new policy that emerged after the issues and options and Consultation draft stages.

6.55.3 The policy was developed in response to the need to ensure that the Local Plan remains up to date. The policy sets out the key triggers for an early review of the plan.

Summary of Sustainability Appraisal

6.55.4 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).

Reason for preferred approach (in light of alternatives)

6.55.5 The policy was developed to respond to a particular issue relating to contingency planning for housing delivery. No reasonable alternatives have been identified for this specific policy, though the SA has actually tested higher housing targets within the Plan period itself (which could possibly be viewed as a reasonable alternative to a policy committing to a plan review).

Recommendations

6.55.6 None identified.

6.56 Discarded Policies

6.56.1 A small number of policies that were included within the Consultation Draft version of the Plan have not been included within the Publication Draft version of the plan (Whether this be as a reworked policy, or as part of a new policy). The reasons for these decisions are outlined below.

- **NE6 - Protection of trees** - This policy was discarded as it was deemed unnecessary. Several other policies will ensure the consideration and protection of trees; notably those relating to design (D1), biodiversity (NE2), green infrastructure (IN2) and landscape (NE1).
- **MCA4 - Town centre mix of uses** – The new policy RT2 encourages town centre uses within Mansfield town centre and the new policy RT3 details the mix permitted within the primary shopping area. Therefore this policy was discarded as it was deemed unnecessary / repetitive.
- **M2 Infrastructure and environmental resources** – This policy provided specific detail relating to infrastructure and resources in the Mansfield urban area. Given that other plan policies cover these factors comprehensively, it was deemed unnecessary / repetitive and therefore discarded.

7. Cumulative and Synergistic Effects

7.1 Introduction

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

7.2 Housing

- 7.2.1 This section summarises the effects of the whole plan (*i.e. cumulative and synergistic effects*) in relation to 'housing'; which covers one SA objective as outlined below.
- SA1 Housing
- 7.2.2 Overall, the Plan is predicted to have **significant positive effects** upon housing by establishing a strategy for the delivery of new homes across the district.
- 7.2.3 The level of growth planned for is likely to meet identified needs and ensure a five year supply of land deliverable for housing. In the longer term, the SUEs should provide additional choice and flexibility in housing provision and the opportunity to deliver sustainable communities. Furthermore, policy IM1 provides the mechanism for review should monitoring indicate that targets are not being met.
- 7.2.4 The housing allocations (Policy H1) will provide a mix of sites suitable for development both within and on the periphery of the urban areas.
- 7.2.5 Other plan policies are predicted to support the spatial strategy; in particular Policy H4 which promotes affordable housing, P1 which requires consideration of Building for Life 12 and Policy P4 which requires proposals that need comprehensive phasing to be delivered effectively over the plan period.
- 7.2.6 The Plan also seeks to provide housing for dedicated community groups such as the elderly, gypsies and travellers and the disabled.

- 7.2.7 No negative effects have been predicted, but it is acknowledged that development may be restricted in some areas by the presence of sensitive landscapes. Though there is some uncertainty, it is considered unlikely that effects would be significant.

7.3 Health and wellbeing

- 7.3.1 This section summarises the effects of the whole plan (*i.e. cumulative and synergistic effects*) in relation to 'health and wellbeing'; which covers the four SA objectives listed below.
- SA2 Health
 - SA3 Access to green space and culture
 - SA4 Community safety
 - SA 5 Social capital
- 7.3.2 The majority of policies in the Plan are predicted to have **minor positive effects** with regards to health and wellbeing. This includes benefits with regards to the provision of housing, high quality design, the creation of job opportunities, access to green space, and the enhancement of the public realm.
- 7.3.3 In particular, **significant positive effects** are predicted in relation to the spatial strategy, which focuses growth to the Mansfield urban area. The improved access to affordable housing and the infrastructure enhancements that ought to be secured with development could benefit deprived communities in the longer term. The SUEs also provide opportunities for significant positive effects in the long term by providing sustainable communities that deliver new community facilities and enhanced access to open space.
- 7.3.4 No negative effects of note are predicted in relation to health (SA2), as the allocated sites broadly avoid formal open space, allotments and other community facilities. The allocated sites also have good access to existing green and open space and health facilities, and new development provides an opportunity to contribute to service improvements and to secure enhancements to green infrastructure.
- 7.3.5 With regards to recreation and access to green space, the Plan is predicted to have mixed effects. There will be a loss of greenspace on several sites proposed for allocation, including the SUEs. However, the overall quality of green infrastructure provision is likely to improve in the long term given that it will be a requirement to implement mitigation and enhancement measures as part of new development (particularly larger schemes at the urban periphery).
- 7.3.6 Policies that seek to implement SUDs (CC3), Green Infrastructure enhancements (IN2) and open space protection / creation (IN3-IN6), are predicted to have synergistic positive effects, and these could contribute to the **significant positive effects** on access to green space in the longer term.
- 7.3.7 No significant effects (either positive or negative) have been predicted in relation to the baseline for SA4 (Community Safety and Crime). At the strategic level it is difficult to identify significant effects on this baseline, either from individual policies or in-combination. However, **minor positive effects** are likely to be generated through the implementation of the place-making policies and accessibility policies, which identify the importance of safety in the design and construction of new development.
- 7.3.8 The Plan is predicted to have mostly positive effects with regards to community cohesion and social capital. The spatial strategy and supporting policies focus growth to areas with good access to local facilities and community activities. Whilst the larger sites at the urban periphery 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 deliver new facilities that can benefit new and existing communities (for example, a new school for SUE2). In this respect, **significant positive effects** are predicted in the longer term for certain communities

- 7.3.9 The level of development proposed will require the release of only one site that has previously been used for community use (i.e. former allotments at Rosemary Street). 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 in the short term.
- 7.3.10 A range of Plan policies are also likely to support general improvements to social capital (SA5) across the district. This includes policies which seek to maintain, protect and enhance community facilities, green infrastructure, and the public realm, policies which seek to improve accessibility, and those that provide a framework for the provision of housing for minority groups such as Gypsies and Travellers. Together, these policies are likely to have **significant positive effects** on social capital in the longer term.
- 7.3.11 Several SA objectives are considered under this sustainability topic, but overall the effects on health and wellbeing are predicted to be predominantly positive and significant when considered in-combination. Improvements in relation to open space access (SA3), community safety (SA4) and social cohesion (SA5) should all help to support overall benefits to health and wellbeing (SA2).
- 7.3.12 Although a small number of minor negative effects are predicted with regards to community development (SA5) and the loss of existing open space (SA3), these would not be widespread and are outweighed by the positives.

7.4 Biodiversity

- 7.4.1 This section summarises the effects of the whole plan (i.e. cumulative and synergistic effects) in relation to 'biodiversity'; which covers one SA objective as outlined below.
- SA6 Biodiversity
- 7.4.2 Mixed effects are predicted for biodiversity. On one hand, new development on allocated land has the potential to disturb habitats and species on greenfield land, and / or adjacent to urban habitats and watercourses. These effects are most likely to occur in the short term during construction activities, but could also occur in the longer term as a result of increased recreational pressure.
- 7.4.3 Several sites are allocated within the urban areas of Mansfield, with the majority of these not located within close proximity to wildlife habitats and species. It is therefore unlikely that development in these locations would have a significant effect upon biodiversity either individually or in combination.
- 7.4.4 Other allocated sites are located at the urban fringes on greenfield land. For some sites there are designated wildlife sites within close proximity to sensitive habitats. For example:
- Stonebridge Lane / Sookholme Lane (H1v) is located adjacent to Hills and HolesSSSI.
 - Three Thorn Hollow Farm (H1d) is adjacent to Rainworth Lakes SSSI.
 - Jubilee Way (SUE2) is partly within local wildlife sites and is also in close proximity to the proposed potential SPA and Strawberry Hill Heaths SSSI.
 - South of Debdale Lane (H1q) is adjacent to a local wildlife site (grassland).
 - Ratcher Hill Quarry Employment Area (Policy E2a) contains several sites within close proximity to the ppSPA.
- 7.4.5 The potential for negative effects on biodiversity exists in these areas during construction and once built-out. However, it ought to be possible to mitigate effects through the application of environmental policies in the Plan. This could include avoidance of habitat loss (for example at site H1q), creation of landscape / habitat buffers (for example at H1v, H1d and the SUEs) and securing new habitat (For example at Jubilee Way SUE2). At the Ratcher Hill Employment Area a mitigating factor is that the sites are already occupied, and expansion is in part onto previously developed land or land being used as car parking.

- 7.4.6 To offset the potential effects of recreation on habitats, the SUE at Jubilee Way would also be required to provide new open space and green infrastructure enhancements, which ought to help mitigate potential negative effects.
- 7.4.7 On balance (and taking mitigation into account), the potential effects associated with the Plan are predicted to be **minor negative effects**.
- 7.4.8 At sites where there are fewer biodiversity constraints; there may be opportunities to secure an overall improvement / enhancement in biodiversity value. This includes Pleasley Hill Farm (SUE1), employment locations (E2a / E2b) as well as several of the larger urban fringe sites such as Land off Skegby Lane (H1b), Fields Farm (H1c) and Redruth Drive (H1e). Positive effects could be generated in such locations as they fall into 'biodiversity opportunity areas'. It is predicted that policies IN2 (Green Infrastructure) and NE2 (Biodiversity) in particular would provide the mechanism for securing such improvements at allocated sites; as well as having positive effects more generally with regards to windfall developments. The application of these policies, as well as site specific opportunities could lead to **significant positive effects** in the long term for specific habitats and species.
- 7.4.9 With regards to the HRA, it is concluded that an adequate policy framework is in place (*coupled with the planned relocation of the Sherwood Forest Country Park visitor centre*) to ensure that a likely significant effect would not arise on the Birklands and Bilhaugh SAC.
- 7.4.10 The HRA also found that due regard has been given to the importance of the Sherwood ppSPA and to habitat suitable for nightjar and woodlark outside the ppSPA to ensure that the Council's obligations regarding the Conservation of Habitats and Species Regulations are met.
- 7.4.11 Whilst there are several allocated sites that would result in the loss of greenfield land, the HRA does not consider this to be an issue in relation to the particular sensitivities of the ppSPA or the SAC. However, the HRA recommends that four specific site allocations which lie within 400m of the ppSPA should be subject to application-specific assessment and (where necessary) mitigation, to meet Natural England's recommended risk-based approach. This includes one employment area allocation and three sites for housing. The site specific policies for each allocation address these recommendations.
- 7.4.12 The HRA also recommended that further guidance should be provided to prospective applicants in the supporting text for Policy NE3 (Pollution and Land Instability) explaining that detailed consideration of air quality impacts may be required for projects that would significantly increase traffic flows within 200m of the Sherwood ppSPA. Amendments were made to the Plan as a result of these recommendations.
- 7.4.13 Many of the thematic policies are predicted to have no effect on the baseline, including those relating to the town centres, retail policies, policies for place-making, and those natural environment policies which address specific issues such as air quality, land contamination and amenity.
- 7.4.14 Overall, the net effect on biodiversity is predicted to be a **minor positive effect** in the long term. There are likely to be **negative effects** in the short to medium term as a result of development activity. The loss of greenfield land is also likely to have negative effects with regards to the amount of green space and local habitats. However, in the longer term, biodiversity enhancements ought to have been secured at allocated sites, with green infrastructure linkages between areas being strengthened too.

7.5 Built and natural heritage

- 7.5.1 This section summarises the effects of the whole plan (*i.e. cumulative and synergistic effects*) in relation to 'built and natural heritage', which covers the SA objective outlined below.
- SA7 Built and natural heritage
- 7.5.2 The Plan is predicted to be broadly positive, with regards to heritage and landscape, with the potential for significant positive effects to be generated the long term associated with enhancements. However, there

are some residual negative effects associated with certain elements of the Plan (land allocations) that are likely to occur.

Landscape

- 7.5.3 The spatial strategy is generally positive with regards to landscape as it focuses growth to the urban areas where the potential for negative effects on landscape is lower and the opportunities to enhance the built environment exist. The majority of site allocations for housing (Policy H1) are not within sensitive landscape zones, but there are exceptions on sites at the urban fringe (e.g. sites H1a, H1b, H1d, H1e, and H1v). At these locations, there is potential for the character of the countryside to be affected as they fall within landscape zones for which the main objectives are to ‘conserve’, or ‘create’. Development will not conserve such landscapes, but could potentially help to create new areas of landscaping that complement the surrounding areas. Therefore, whilst negative effects are likely, these should not be significant.
- 7.5.4 There is also sensitive landscape associated with the sustainable urban extension at Pleasley Hill Farm (classified locally as an area to ‘conserve’ landscape character). Given the scale of development, this site is also at a location that could be considered a ‘gateway’ into the urban area. Development will lead to changes in the rural nature of this part of the District. However, with green infrastructure as an integral part of design, these effects could be mitigated, and so the effects may not be significant overall. It is encouraged that design here is of high quality and recognises the importance of this gateway location.
- 7.5.5 Conversely, certain allocated sites have the potential to lead to positive effects on landscape character due to enhancements to areas that are currently in poor condition. This is certainly the case for the Ratcher Hill Employment Area (Policy E2a), which involves land that was formerly developed and is in need of restoration. Allocated housing sites such as H1a and H1c, which are identified as areas for ‘restoration and creation’ both provide opportunities for the landscape to be enhanced. Similar opportunities exist at SUE2: Jubilee Way, but this would be dependent upon green and blue infrastructure being an integral part of development. Policy SUE2 requires such an approach, stating the need for landscaping and the creation of habitats and green infrastructure links.
- 7.5.6 On balance, the effects of the Plan are predicted to be minor with regards to landscape. The cumulative (negative) effects of land allocations on the character of the district are not predicted to be significant given; the general focus on urban containment, and; the likelihood that mitigation will be secured through other plan policies such as Policy NE1 (Landscape Character), Policy IN2 (Green Infrastructure), Policy S5 (Development in the Countryside) and Policy P1 (Achieving high quality design).
- 7.5.7 On the other hand, the positive effects on landscape are likely to be significant on a local basis, but not when considered against the changes that are likely to occur across the district as a whole.
- 7.5.8 The ‘net’ / overall effects with regards to Landscape across the district are considered to be negative. Despite some localised positive effects, a greater number of developments are likely to generate changes that are perceived as negative. However, mitigation should ensure that such effects are not significant, and the positive effects elsewhere should also be taken into account.
- 7.5.9 Mitigation identified in the Plan includes the need to protect important features on sites (*such as trees and hedges*), implementing appropriate densities for development, requiring high quality design that respects the character of the built and natural environment, and promoting enhancements to open space and green infrastructure. Taking these into account, a **minor negative effect** is predicted overall.

Historic environment

- 7.5.10 The spatial strategy and supporting allocated sites (H1, E2, SUE1, SUE2) is unlikely to have a significant effect upon designated heritage assets or their settings. However, a handful of sites are adjacent to listed buildings and fall within Conservation Areas within Mansfield town centre. Development could affect the character of the built environment in these locations. This could be negative, but is unlikely to be

significant as development will need to meet the requirements of other plan policies (infrastructure, place making, environmental protection) and is small scale in nature. There may also be opportunities for positive effects where development is on vacant sites that are currently negatively affecting the built environment.

- 7.5.11 Whilst there are no immediate concerns with the larger allocated sites on the urban fringes, or with the SUEs; these locations are potentially important with regards to archaeological remains. It will therefore be important to ensure that development allows for such issues to be explored.
- 7.5.12 A number of Plan policies are specifically concerned with built and natural heritage (HE1 and HE2), which ought to maintain a focus on the protection and enhancement of the historic environment associated with any development. A range of other policies should have synergistic effects on the quality of environments which can complement heritage assets. For example, enhancing green infrastructure (Policy IN2) improving open space (Policies IN3, IN4, IN6) and the protection of landscapes (NE1).
- 7.5.13 The Plan also contains a number of proactive town centre policies that are likely to secure improvements to the character of the built environment in Mansfield and Market Warsop. For example, Policy RT2 sets out a strategy for Mansfield Town Centre which ought to lead to more active use of buildings and improve the public realm. Likewise, Policy RT8 sets out similar principles for the District and Local Centres. Policy RT4 also seeks to make specific improvements to the town centre with a focus on the enhancement of heritage and the protection and reuse of important buildings. Together, these policies are likely to have significant positive effects on built and natural heritage in the long term.
- 7.5.14 Overall, **significant positive effects** are predicted with regards to the historic environment. The spatial strategy is unlikely to generate significant negative effects in any locations, and presents opportunities for enhancement on a small number of urban sites. Furthermore, the Plan contains a suite of policies that are explicit in the need to protect and enhance the historic environment. In particular, this includes improvements to Mansfield Town Centre, District and Local Centres and Pleasley Vale.
- 7.5.15 Although there could be some localised adverse effects upon specific heritage assets, it is likely that other Plan policies would help to ensure that effects are minimised.

7.6 Natural resources

7.6.1 This section summarises the effects of the whole plan (*i.e. cumulative and synergistic effects*) in relation to 'natural resources', which covers the SA objective outlined below.

- SA8 Natural Resources

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

Soil

7.6.3 The Plan allocates land for development on a number of greenfield sites, some of which contain agricultural land that is classified as best and most versatile. The loss at Pleasley Hill Farm (SUE1) would involve Grade 2 land, with a permanent loss of approximately 30 hectares. Further loss would occur on sites at the urban periphery, though this would mostly involve Grade 3 land. It is not clear what proportion of the Grade 3 land is best and most versatile, but negative effects are predicted nonetheless. The overall loss of soil resources as a result of the Plan could generate significant negative effects.

7.6.4 Conversely, the Plan strategy should lead to the remediation of brownfield land, and broadly supports the re-use of land by directing development away from the countryside. Policy IN5 could help to mitigate any loss of soil resources by seeking to protect and enhance allotment provision. These measures should help to mitigate the loss of soil somewhat, but residual **minor negative effects** remain overall.

Air quality

- 7.6.5 With regards to air quality, modelling suggests that there will be no deterioration in air quality over the Plan period (taking account of proposed allocations and levels of housing and employment growth). It is therefore considered unlikely that the Plan would have significant negative effects upon air quality.
- 7.6.6 Nevertheless, allocations for employment land and a focus on growth along the strategic road corridors is likely to lead to an increase in vehicular movements, including HGVs. This could have localised implications for residents in locations that are affected by air pollution.
- 7.6.7 Conversely, the Plan seeks to promote sustainable modes of travel and improve the capacity of the road network to support new developments (thereby reducing congestion and associated emissions). The creation of a strong green infrastructure network is also a key principle of the Plan, which should help to contribute to a cleaner and more resilient environment. Consequently, a **neutral effect** is predicted for the district overall with regards to air quality.

Water

- 7.6.8 A number of environmental-based policies in the Plan are predicted to have positive effects upon water quality through the protection and enhancement of open space (IN3, IN5, IN6) and green infrastructure (IN2); and the requirement for SUDs as an integral part of development (CC3). Furthermore, Policy CC4 sets a framework for managing and improving water quality along waterbody corridors.
- 7.6.9 Together these policies ought to have **significant positive effects** on water quality in the longer term (helping to achieve Water Framework Directive Objectives).
- 7.6.10 The sites allocated for development land are not at a particular risk of groundwater or surface water flooding and it is considered unlikely that major pollution to nearby waterbodies would occur given the need for environmental management during construction, and the implementation of SUDs.

7.7 Resource use

- 7.7.1 This section summarises the effects of the whole plan (*i.e. cumulative and synergistic effects*) in relation to 'resource use', which covers the two SA objectives listed below.
- SA9 Waste
 - SA10 Energy
- 7.7.2 In the main, the Plan is predicted to have neutral or minor effects with regards to waste and energy.
- 7.7.3 Minor negative effects are predicted with regards to the need for energy use and waste generation to support development. However, these are not significant effects, because growth could be expected to occur in the absence of the Plan (albeit in a less structured way).
- 7.7.4 The Plan seeks to focus development in urban areas and supports regeneration, which encourages reuse of buildings and land, and ought to be more conducive to efficient waste management (rather than dispersed collection regimes for example).
- 7.7.5 Whilst a focus on urban areas could also help to support decentralised energy schemes in areas of heat demand, these opportunities are not identified in the Plan.
- 7.7.6 There is a focus on sustainable transport throughout the Plan, notably through Policies P3, RT5, IN8, IN9 and IN10, which together could have positive effects in the longer-term with regards to reducing energy use from travel (*i.e.* by reducing the need to travel, improving public transport, enabling walking and cycling).

- 7.7.7 Policy CC1 in particular could have a **significant positive effect** on energy (SA10) in the longer term as it provides support for community-led energy schemes, and identifies areas as suitable locations for wind energy. This ought to reduce the burden for potential developers of such schemes during the planning application process.
- 7.7.8 Overall, the Plan promotes a pattern of growth that should help to promote effective waste collection and the use of existing energy infrastructure. Plan policies are not overly restrictive so as to prevent standalone energy schemes being secured in the countryside, and in the long-term **significant positive effects** could be generated through support for wind energy, sustainable modes of travel and high quality design.

7.8 Transport and accessibility

- 7.8.1 This section summarises the effects of the whole plan (i.e. cumulative and synergistic effects) in relation to ‘transport and accessibility’; which covers one SA objective listed below.
- SA11 Transport and accessibility
- 7.8.2 The draft Plan is predicted to have a positive effect on the baseline position for SA Objective 11. The strategy and supporting land allocations direct growth mainly to the urban areas of Mansfield and Market Warsop, which have better accessibility than smaller centres and villages. This ought to ensure that new development is located in areas that reduce the need to travel to access services, goods and employment. The increase in development anticipated is not predicted to have a significant effect on air quality, as indicated by air quality modelling.
- 7.8.3 There are exceptions, with some land allocations (including the SUEs) being located on the urban fringes where access to services and facilities is not as good compared with the urban area itself. However, it is expected that new facilities would be secured through development, particularly for the SUEs, which state the requirement for a local centre, open space, retail, leisure and employment (Policy SUE1). For Policy SUE2, a primary school will also be required.
- 7.8.4 The Plan also seeks to achieve increased use of sustainable modes of travel by supporting improvements to town and district centres (Policy RT2, Policy RT5, Policy RT8) protecting and enhancing sustainable transport networks (Policies IN8 and IN9), , and enhancing active travel opportunities through green infrastructure improvements (Policy IN2). Policy IN1 also provides the framework for strategic infrastructure enhancements in support of new development; which should help to ensure that new road networks are capable of supporting increased car trips.
- 7.8.5 In combination, a number of the Plan policies are predicted to have **significant positive effects** on the baseline position by; supporting accessible development, minimising the need to travel, increasing the use of sustainable modes of travel and managing car trips.
- 7.8.6 **Minor negative effects** are recorded to reflect the increase in car trips that could be expected as a result of development on urban fringe sites. However, these are not significant with regards to congestion and air quality.

7.9 Economy

- 7.9.1 This section summarises the effects of the whole plan (i.e. cumulative and synergistic effects) in relation to ‘economy’; which covers the three SA objectives listed below.
- SA12 Employment
 - SA13 Enterprise and Innovation
 - SA 14 Modern economy

- 7.9.2 Overall, the Plan is predicted to have a **significant positive effect** with regards to the provision of jobs (SA12) and supporting a diverse and modern economy (SA13, SA14). This is mainly attributable to policies that safeguard employment areas (E3), allocate land for employment uses (Policy E2), or generate economic activity (For example housing growth and retail / leisure provision).
- 7.9.3 The allocated employment sites are located in areas that ought to be attractive to knowledge based industries, and make use of existing infrastructure, which is positive in respect of innovation (SA13) and modernisation (SA14). Employment provision at Pleasley Hill Farm (SUE1) will also contribute towards a range of employment land opportunities.
- 7.9.4 Together, the committed and allocated employment sites are predicted to have **significant positive effects** on the baseline for employment, as they seek to meet the identified needs for employment land / floorspace in the district in appropriate locations.
- 7.9.5 Additional policies that support regeneration (S3/S4) are also positive with regards to the economy, and could help to attract investment in areas that could benefit deprived communities.
- 7.9.6 Locally specific benefits could also be generated through support for economic activity in the countryside (Policy S5), improvements to the town centres and support for smaller employment site development. Policy E5, which supports the development of skills is also predicted to have **significant positive effects** with regards to the creation of a skilled workforce.
- 7.9.7 No significant negative effects on the baseline for the economic SA objectives have been identified from the individual policy appraisals. However **minor negative effects** have been predicted arising from the application of Policy NE1 (Landscape character). Given that a number of key employment areas are adjacent to sensitive landscape policy zones, it could make expansion more difficult in such locations. However, there is flexibility to allow well-designed development to come forward. Therefore, effects are not anticipated to be significant.
- 7.9.8 Similar issues could arise as a result of policies IN2 (Green Infrastructure) and NE2 (Biodiversity), but to a lesser extent as avoidance, mitigation and enhancement ought to be possible. Therefore, the effects are largely predicted to be minor and uncertain if they would actually occur.
- 7.9.9 There may be some short term negative effects related to increased costs of development (due to requirements for high quality design and contributions to infrastructure). However, these effects are not considered to be significant and in the longer term ought to be positive in terms of creating attractive environments for investment.
- 7.9.10 The thematic policies for the natural environment, place making, heritage, infrastructure and housing will (in the main), have negligible effects on the economic objectives, or where effects are predicted, these are generally positive. The in-combination effects of these policies are not likely to be significant either.
- 7.9.11 On balance, the Plan is predicted to have **significant positive effects** upon the district's economy, with benefits for a range of communities likely to be secured in the longer term.

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

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

8. Monitoring

8.1 Monitoring significant effects

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

Table 8.1: Summary of significant effects and potential monitoring measures

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

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

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

9. Equality Impact Assessment

9.1 Equality Impact Assessment

- 9.1.1 This section provides a summary of the Equality Impact Assessment findings, which are set out in full in a separate document.
- 9.1.2 Overall, the Local Plan is unlikely to have significant negative impacts with regards to equality and diversity. The strategy seeks to be inclusive, and is unlikely to widen any gaps in equality.
- 9.1.3 In particular, the Local Plan is likely to support the delivery of housing that meets the needs of a wide range of community groups, and to provide employment opportunities that ought to benefit certain vulnerable communities.
- 9.1.4 A range of policies in the Local Plan promote equality of opportunity and in some cases specifically for persons sharing protected characteristics. For example, Policy H6 seeks to provide specialist housing, and Policy H8 provides a framework for meeting the needs of gypsies, travellers and travelling show people.
- 9.1.5 A focus on the protection and enhancement of community infrastructure, green infrastructure networks, open space and accessibility to the district centre, jobs and local centres through an improved sustainable transport network should also help to improve relations between groups and contribute to the growth in social capital and community cohesiveness.

Mitigation and enhancement

- 9.1.6 Given that the local plan performs broadly positively, there are not many measures identified for mitigation or enhancement at this stage (Submission draft).
- 9.1.7 A contributing factor to this is previous appraisal work on draft policies (both in the Interim Sustainability Appraisal Report (October 2016) and the EqIA (October 2016) which helped to refine the Local Plan approach and detailed policies.
- 9.1.8 Nevertheless, the following measures have been identified to strengthen the approach further.

Policy P1: Achieving high quality design: There are positive impacts, but it may be possible to secure enhancements by explicitly mentioning the need for design to consider the religious needs of different community groups. For example, the need to provide spaces for prayer in work environments, and considerations relating to washrooms.

Policy P7: Amenity: The policy could state the mitigation that would be required for any development likely to have an impact close to a sensitive site, such as a school or hospital. However, it is recognised that this may be overly prescriptive, and therefore such detail could be provided as supporting text.

SUE Policy 1 / Policy SUE 2: It may be beneficial to make it explicit that developments on these strategic sites ought to provide a proportion of homes for specific community groups including those with specialist needs such as the elderly and disabled in particular. However, this will depend on evidence of need.

Policy NE3: Pollution and land stability: The policy could state the mitigation that would be required for any development likely to cause unacceptable levels of pollution close to a sensitive site, such as a school or hospital. However, it is recognised that this may be overly prescriptive, and therefore such detail could be provided as supporting text.

10. Next Steps

10.1 Plan finalisation and adoption

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

Appendices

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