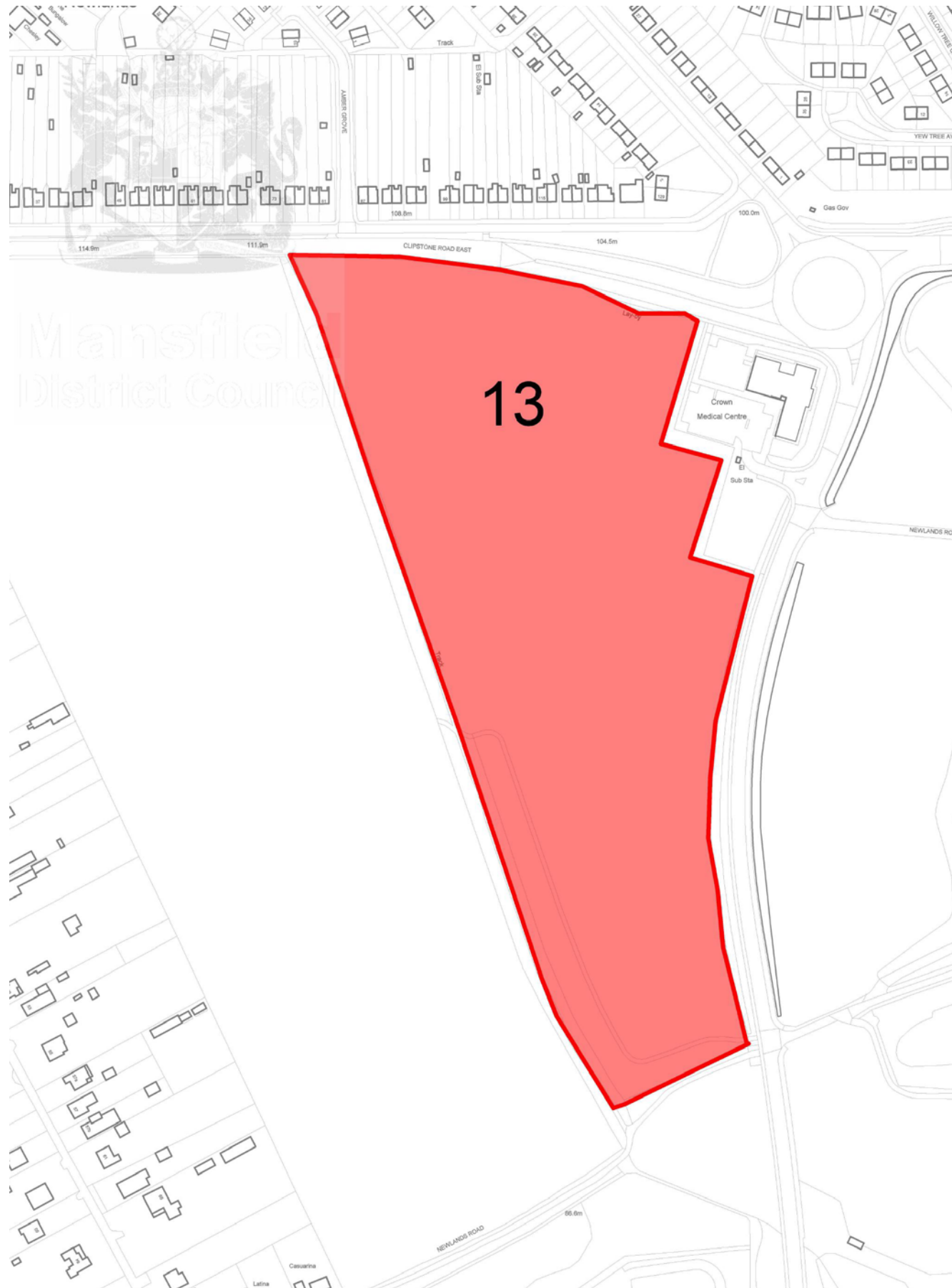


Appendix H: Site Selection Schedules



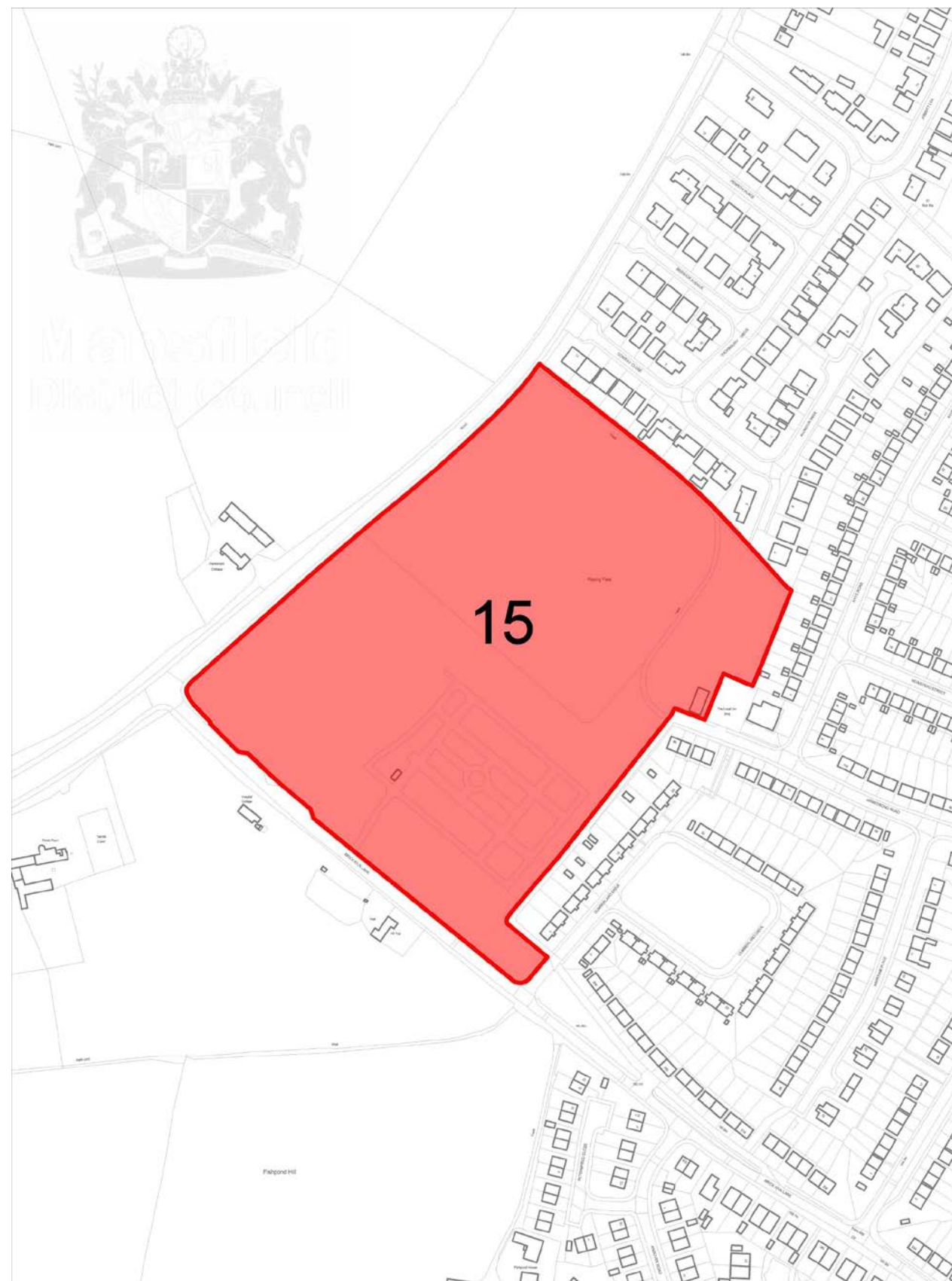
Site Name: Clipstone Road East / Crown Farm Way (Next to Newlands roundabout) (ref 13) Size: 6.53ha Development Details: 198 homes.		Highways and Sustainable Transport Poor access to MARR and M1. Access from Crown Farm Way. Highway improvements have been identified as part of determination of planning application; total cost estimated at £400,000. Bus stops located on Clipstone Rd West (14, 15 and 16 bus routes). Existing cycle routes to east, west and south of site which can be connected into; need for improved connections to north.	
Green Infrastructure and Environment Within 400m of open space (Vicar Water county park) but no access to formal/play provision; potential to address. Links to strategic GI network (Timberland Trail) via footpath along western boundary; potential to enhance. Within ‘restore and create’ landscape (SH12). Close to Vicar Water which has low flows and thus poor water quality; opportunities for enhancement through SuDS should be sought. Close to SSSIs (Sherwood Golf Course and Clipstone Heath) and the ppSPA; inclusion of onsite GI should help alleviate pressure on these. Agricultural Land Grade 3.		Infrastructure Requirements A large site which is likely to be developed alongside the adjacent site (ref 101); potential links to other sites to east of Mansfield (including refs 19, 30, 31, 53, 55, 76 and 189). Contributions to libraries, health and education are expected; total costs (excluding highways) around £1.4 million. Information from planning application suggests these will be off site. A health centre has recently been built nearby. Primary and secondary schools located in Clipstone. Utilities do not require upgrades but potential medium impact on sewage infrastructure.	
Economic Benefit No onsite employment or retail. Close to Crown Farm industrial estate. Some retail facilities located in Clipstone and Forest Town.		Deliverability Low risk site. Medium sales values expected. An application has previously been approved subject to a s106 (2014/0373/NT) and a new application has been submitted (2017/0523/FUL). Likely to be developed alongside the adjacent site (ref 101) from 2020/21 onwards although limited interdependencies. Potential competition with sites 56 and 188 if these go ahead.	
Flood Risk Low risk of fluvial flooding (southern boundary marginally within FZ2 and FZ3 and majority within FZ1) and surface water flooding (0.73% of 1 in 1000). Provision of SuDS would help manage surface water runoff.		Heritage No designated or non-designated heritage assets within or near to site. Nearest heritage assets include: locally significant historic park/garden (Clipstone Park) approx.500m to north. Heritage and archaeological impact considered as part of determining previous planning application (2014/0373/NT).	
Sustainability Appraisal			
SA1 Housing		SA8 Natural Resources (B Flooding)	
SA2 Health		SA8 Natural Resources (C Ground Water)	
SA3 Green Spaces and Culture		SA9 Waste	
SA4 Community Safety		SA10 Energy	N/A
SA5 Social Capital		SA11 Transport (Sustainable modes)	
SA6 Biodiversity (A Designated Sites)		SA11 Transport (B Access to Schools)	
SA6 Biodiversity (B Enhancement)		SA12 Employment	
SA7 Built and Natural Assets (A Heritage)		SA13 Innovation	
SA7 Built and Natural Assets (B Landscape)		SA14 Business Land & Infrastructure	
SA8 Natural Resources (A Soil)			
Consultee Comments			
The site was included in the Consultation Draft (2016 - ref: M3(m)) and identified in the Preferred Option consultation (2016). The adjacent site (ref 101) was also included in the Preferred Options; it is considered that similar issues would likely have been raised on both sites.		In addition, the Environment Agency identified surface water flooding along Newlands Road and Crown Farm Way. They also identified that Vicar Water is currently identified under the Water Framework Directive as ‘poor’. Development of the site should not lead to further deterioration and should take opportunities to contribute to improvements.	
Objections included: <ul style="list-style-type: none">Visual impact on the landscape;Site is not in a sustainable location;Impact on character of the area;Too much development on site;Impact on biodiversity/wildlife;Impact on highways;Impact on local flooding;Impact on local infrastructure; andFlood risk.		There were two comments generally supporting the proposal.	
The following were identified as requirements by members of the public: <ul style="list-style-type: none">A buffer along Newlands Road to protect habitats and ensure that there is no access to the bridleway; andA tree buffer to nearby employment.			



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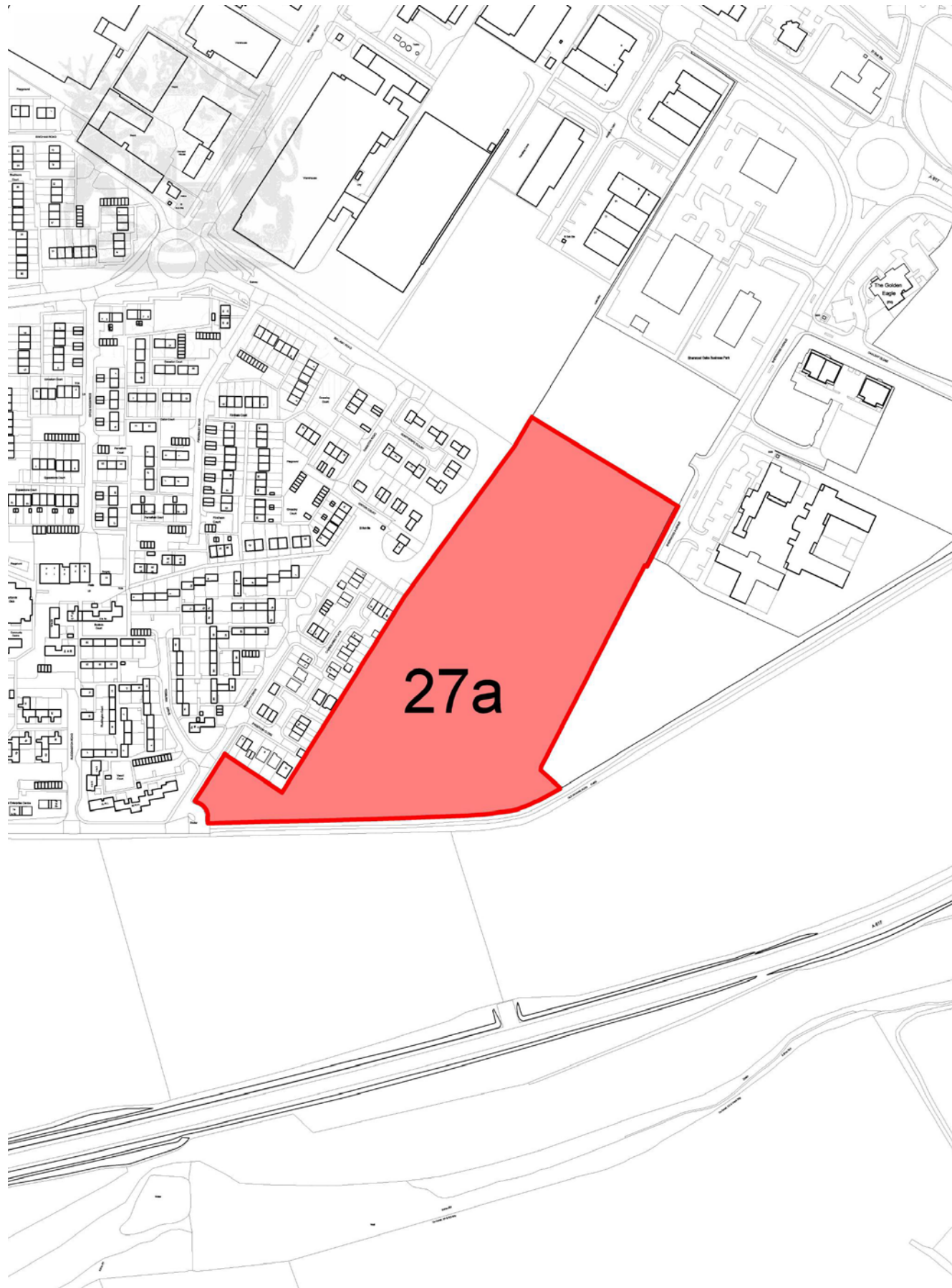
Site Name: Abbott Road (ref 15) Size: 5.54ha Development Details: 102 homes		Highways and Sustainable Transport Good access to the MARR and M1. Access from Abbott Road and Armstrong Road. Junction improvements at Kings Mill Road / Beck Lane / Skegby Lane and at Sutton Road / Skegby Lane/Sheepbridge will be required although the total work required is unknown at present. Bus stops available on Brick Kiln Way (217 bus route). Existing cycle routes on MARR but general lack of cycle route links along Abbott Rd and Ladybrook area. Will include football pitches and open space; continued public access via walking and cycling will be needed.	
Green Infrastructure and Environment The site is currently used as amenity space (west) and formal playing pitch (west). Subject to the retention of the playing pitches and the provision of improved open space (play provision and access to natural greenspace) part of the site can be considered for release and redevelopment. Within a ‘restore’ landscape policy zone (LPZ - ML28) but main part of LPZ has already been granted planning permission (to north). Limited potential to connect to strategic GI areas but important to maintain local access to the open space and enhance existing cycle provision.		Infrastructure Requirements A moderate sized site. Unlikely to provide on-site infrastructure but could form part of a cluster with other nearby sites (refs 15, 20 and 89). Contributions towards libraries, health and education expected; total costs around £620k (excluding highways). Number of primary schools located nearby; health facilities located further away but accessible to Kings Mill hospital. Transformer and circuit at Skegby Lane will require upgrades.	
Economic Benefit Site is likely to be too small to provide onsite employment or retail. Ladybrook Lane local centre is the nearest retail location. Good access to future employment opportunities at Penniment Farm and at other locations along the MARR.		Deliverability Moderate risk site. Medium sales values expected. Need to retain playing pitches and provide open space value to mitigate loss. Public sector landowner who is promoting development. Greenfield site. Delivery expected towards the back end of the plan period (after 2027/28) due to number of potential competing sites in the local area. There is no restrictive covenant which would affect the development of the site.	
Flood Risk Low risk of fluvial flooding (FZ1) but low to high risk of surface water flooding (1 in 1000, 1 in 100 and 1 in 30). Also within area with low soil permeability. Provision of SuDS would help manage surface water runoff.		Heritage Heritage Impact Assessment did not consider the site. Few heritage assets close to the site. Site includes limited previous development and evidence of archaeology nearby; will require an archaeological assessment.	
Sustainability Appraisal			
SA1 Housing		SA8 Natural Resources (B Flooding)	
SA2 Health		SA8 Natural Resources (C Ground Water)	
SA3 Green Spaces and Culture		SA9 Waste	
SA4 Community Safety		SA10 Energy	N/a
SA5 Social Capital		SA11 Transport (Sustainable modes)	
SA6 Biodiversity (A Designated Sites)		SA11 Transport (B Access to Schools)	
SA6 Biodiversity (B Enhancement)		SA12 Employment	
SA7 Built and Natural Assets (A Heritage)		SA13 Innovation	
SA7 Built and Natural Assets (B Landscape)		SA14 Business Land & Infrastructure	
SA8 Natural Resources (A Soil)			
Consultee comments			
The site was included in the Consultation Draft (2016 – ref M3(o)) but was not included in the Preferred Options consultation (2017) due to concerns about the viability of the site. Objections included: <ul style="list-style-type: none">Loss of greenspace;Impact of traffic and highway safety;Impact on character and wildlife;Increased risk of flooding;Existing covenant restricting development.			



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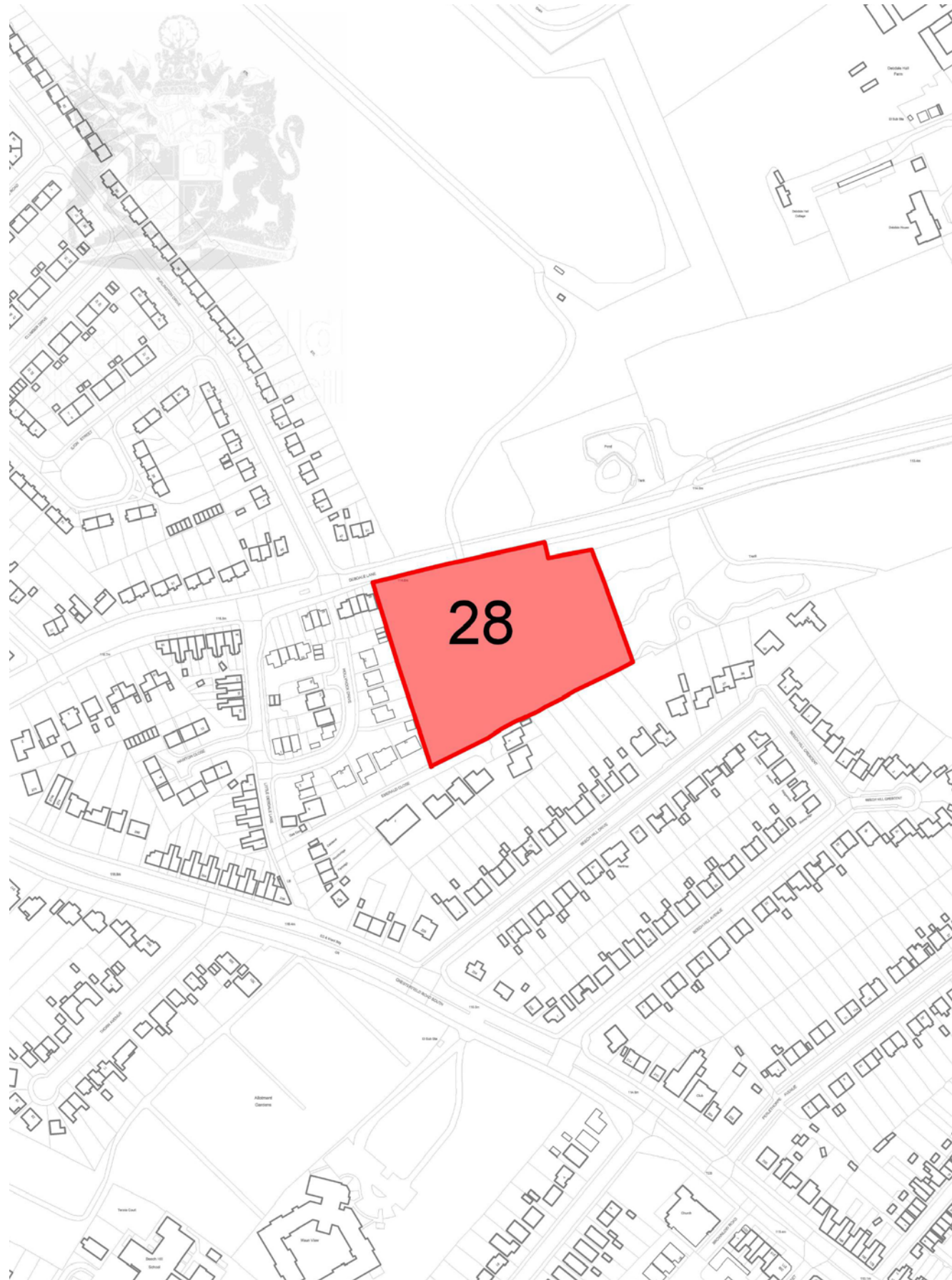
Site Name: Land at Redruth Drive (ref 27a) Size: 4.98 Development Details: 178 homes.		Highways and Sustainable Transport Although not close to the M1, has reasonable access to the MARR with good onwads connections to strategic roads and Nottingham. Access from Padstow Close, Bellamy Road and Rudruth Drive. Potential to tie into 28/28b and 218 bus routes. Junctions on Southwell Road (A6191) have some capacity issues; total contribution estimated at about £25,000. Limited ability to link into strategic trails but could improve walking route to facilities in Bellamy Road estate.	
Green Infrastructure and Environment A large portion of the site is used by residents for walking and acts as an informal area of natural green space, although there are no formal public rights of way. Old Newark Road has the potential to provide links to nearby strategic trails although this is relatively distant and across a busy road. Within 400m of the ppSPA but major roads are between the site and identified areas. Adjacent to a higher value landscape zone (conserve and create) but land to the south is being developed. Grade 2 agricultural land. Northeast of identified low flow priority area.		Infrastructure Requirements A moderate sized site with some impact on local infrastructure expected. Unlikely to provide on-site infrastructure but may link with nearby sites (ref 11 and 27b). Contributions towards libraries, education, and health are expected; total cost of around £615k (excluding highways). A primary school is located nearby and a new one is proposed at Lindhurst; secondary provision is located further away. A new GP facility is planned as part of the Lindhurst development. Upgrades to electricity transformer and circuits required and identified as having a moderate impact on sewage infrastructure.	
Economic Benefit Too small for onsite provision of employment or retail. Close to existing employment along Southwell Road (A6191) and proposed areas on Lindhurst. Small scale retail within Bellamy Road estate; reasonable access to retail on Jubilee Way and new local centre being provided as part of Lindhurst.		Deliverability Considered to be a low risk site. A greenfield site in a medium to high sales value area and with a single landowner; few competing sites in the area. Delivery expected from 2024/25.	
Flood Risk Low risk of fluvial flooding (FZ1). Low to high risk of surface water flooding (1 in 30, 1 in 100 and 1 in 1000 risk). Site is located within an indicative area of concentrated run off. Provision of SuDS would help manage surface water runoff.		Heritage No designated or non-designated heritage assets within or nearby to the site. No archaeology evidence on site but past evidence is located nearby (south of Old Newark Rd).	
Sustainability Appraisal			
SA1 Housing		SA8 Natural Resources (B Flooding)	
SA2 Health		SA8 Natural Resources (C Ground Water)	
SA3 Green Spaces and Culture		SA9 Waste	
SA4 Community Safety		SA10 Energy	N/A
SA5 Social Capital		SA11 Transport (Sustainable modes)	
SA6 Biodiversity (A Designated Sites)		SA11 Transport (B Access to Schools)	
SA6 Biodiversity (B Enhancement)		SA12 Employment	
SA7 Built and Natural Assets (A Heritage)		SA13 Innovation	
SA7 Built and Natural Assets (B Landscape)		SA14 Business Land & Infrastructure	
SA8 Natural Resources (A Soil)			
Consultee comments			
The site was included in the Consultation Draft (2016- ref M3(aa)) and the Preferred Options consultation (2017). One objections was received raising the following issues: <ul style="list-style-type: none">Loss of open space / playing pitches;Loss of open countryside;Loss of agricultural land;Impact on character of the area;Impact on biodiversity / wildlife sites;Impact on local infrastructure.		The Environment Agency also commented that mitigation to address surface water flooding will be required.	



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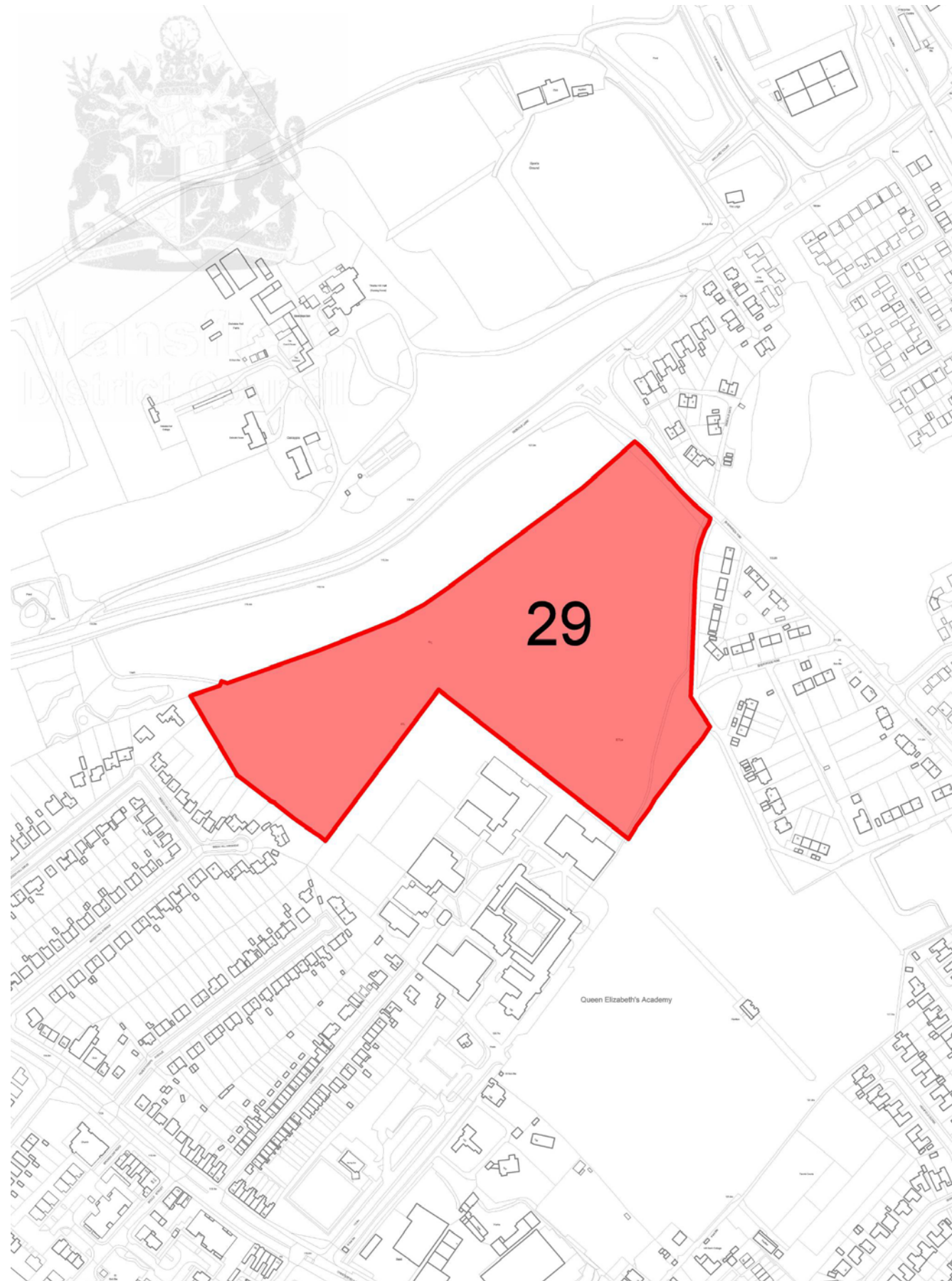
Site Name: Debdale Lane / Emerald Close (ref 28) Size: 1.08ha Development Details: 32 homes.		Highways and Sustainable Transport The site has good access to the MARR and M1. Access directly from Debdale Lane. Impact on Chesterfield Road/Debdale Lane junction and along Debdale Lane/Priory Road although a fairly small site. Potential to improve 204 bus route. Potential to improve walking/cycling links to strategic GI network.	
Green Infrastructure and Environment Within 400m of Strategic GI (Oxclose Woods Ref 2) and 400m of an open space and play area, although accessed from busy road. If feasible, improve pedestrian crossings across Debdale Road to improve access to the strategic GI and open space. Within 50m of Debdale Local Wildlife Site; an appropriate buffer should be provided. Existing public rights of way can be included as a green corridor. Identified as grade 2 agricultural land although used for grazing.		Infrastructure Requirements A small site but potential cumulative impacts with nearby sites (29, 46 and 64) if all taken forward. Likely to require contributions to libraries, health and education; total cost of around £210k identified. No on site provision likely. Close to secondary school but some distance from primary. Health centres located in Mansfield Town Centre which is reasonably accessible. Utilities and sewers do not require upgrade.	
Economic Benefit No employment or retail proposed. Reasonable access to existing employment areas nearby (Millennium Business Park). Some retail facilities located along Chesterfield Road (A6191).		Deliverability Lower risk site. Greenfield site in a medium value area. Delivery expected from 2025/26 onwards. Single landowner. Potential for competition with nearby sites (refs 29, 46 and 64).	
Flood Risk Low risk of fluvial flooding FZ1 but low to high risk of surface water flooding (1 in 1000, 1 in 100 and 1 in 30). Provision of SuDS would help manage surface water runoff.		Heritage <u>Impact on Significance</u> Located adjacent to Debdale Hall (various Grade II listed buildings) and areas of archaeological interest; potential for archaeological interest. Assessed in Heritage Impact Assessment as having no impact on heritage assets but recommends an archaeological evaluation should be undertaken.	
Sustainability Appraisal			
SA1 Housing		SA8 Natural Resources (B Flooding)	
SA2 Health		SA8 Natural Resources (C Ground Water)	
SA3 Green Spaces and Culture		SA9 Waste	
SA4 Community Safety		SA10 Energy	N/A
SA5 Social Capital		SA11 Transport (Sustainable modes)	
SA6 Biodiversity (A Designated Sites)		SA11 Transport (B Access to Schools)	
SA6 Biodiversity (B Enhancements)		SA12 Employment	
SA7 Built and Natural Assets (A Heritage)		SA13 Innovation	
SA7 Built and Natural Assets (B Landscape)		SA14 Business Land & Infrastructure	
SA8 Natural Resources (A Soil)			
Consultee comments			
The site was included in the Consultation Draft (2016 – ref M3(ab)) and the Preferred Option consultation (2017). Objections included: <ul style="list-style-type: none">• Loss of open space / playing pitches• Visual impact and impact on landscape character• Loss of open countryside• Loss of agricultural land• Impact on character of the area• Too much development on the site• Impact on biodiversity / wildlife• Impact on highways• Impact on local infrastructure Historic England have questioned if the impact on the setting of nearby heritage assets had been taken into account. The Environment Agency identified that the site is at high risk of surface water run-off.			



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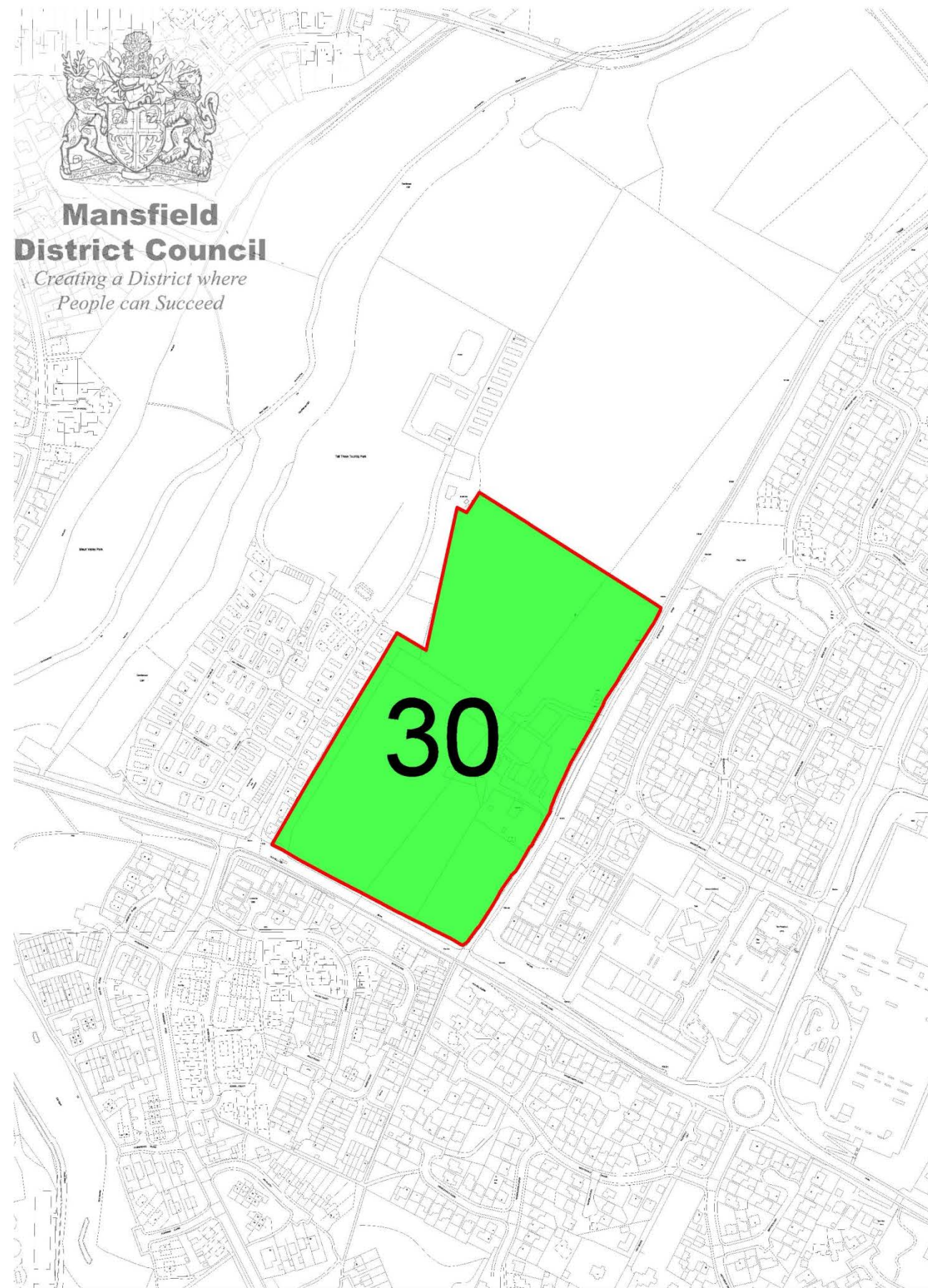
Site Name: Sherwood Rise (adjacent Queen Elizabeth Academy) (ref 29) Size: 5.82ha Development Details: 87 homes.		Highways and Sustainable Transport The site has good access to the MARR and M1. Access from Sherwood Rise. Impact on Chesterfield Road/Debdale Lane junction and along Debdale Lane/Priory Road; contribution to works estimated at £82,000. Potential to improve bus routes 204 or 205. Potential to improve walking/cycling links to strategic GI located to north of site.	
Green Infrastructure and Environment Within Strategic GI network (Oxclose Woods Ref 2) and within 400m of an open space. Includes public rights of way (PROW). Where feasible, improve pedestrian crossings across Debdale Road to improve access to Oxclose Woods. Create local GI networks through the site (north-south and east-west) to connect with existing PROW and adjacent areas of open space. Close to Debdale Local Wildlife Site; an appropriate buffer should be provided. Within a ‘conserve and restore’ landscape area (LPZ ML27). Not identified as agricultural land but understood used for grazing (former playing field).		Infrastructure Requirements A reasonably large site in its own right and potential cumulative impacts with nearby sites (28, 46 and 64). Likely to require contributions to libraries, health and education; total cost of around £570k. Utilities do not require upgrade and low impact on sewage infrastructure. Relatively distant from primary schools but close to a secondary school. Reasonable access to Mansfield Town Centre where there are a number of doctors surgeries and. Pylons run across the site and an off-set will be required.	
Economic Benefit No employment or retail proposed. Reasonable access to existing employment areas nearby (Millennium Business Park). Some retail facilities located along Chesterfield Road (A6191); accessible to Mansfield Town Centre.		Deliverability Higher risk site. Greenfield site in medium sales value; single landowner with adjacent site and expected to be delivered together (ref 64). SoS for disposal of school land may be required which could delay development. Pylons run across the site which will reduce the developable area and may affect sales values. Delivery expected from 2025/26 onwards; potential competition with nearby site (28 and 46).	
Flood Risk No negative impacts: The site has a low risk of fluvial flooding (FZ1) and/or is outside areas identified as being susceptible to surface water flooding.		Heritage <u>Impact on Significance:</u> None on the setting of Debdale Hall (Grade II listed) but an indirect impact on the former landscaped grounds to the south of Debdale Lane. Potential minor harm to the setting of the former landscaped grounds (non-designated heritage asset). Also has archaeological potential as archaeological evidence found within close proximity of site. An archaeological evaluation should be undertaken. <u>Mitigation/Enhancement:</u> Location of housing so that houses do not crown the ridge, so that gardens are located close to the public footpath and avoidance of tall panel fencing. An archaeological evaluation should be undertaken in due course and a WSI (Written Scheme of Investigation) will be required for this site as the next stage, in consultation with the County Council as curatorial adviser on archaeology.	
Sustainability Appraisal			
SA1 Housing		SA8 Natural Resources (B Flooding)	
SA2 Health		SA8 Natural Resources (C Ground Water)	
SA3 Green Spaces and Culture		SA9 Waste	
SA4 Community Safety		SA10 Energy	N/A
SA5 Social Capital		SA11 Transport (Sustainable modes)	
SA6 Biodiversity (A Designated Sites)		SA11 Transport (B Access to Schools)	
SA6 Biodiversity (B Enhancement)		SA12 Employment	
SA7 Built and Natural Assets (A Heritage)		SA13 Innovation	
SA7 Built and Natural Assets (B Landscape)		SA14 Business Land & Infrastructure	
SA8 Natural Resources (A Soil)			
Consultee comments			
The site was included in the Consultation Draft (2016 – M3(ac)) and the Preferred Option consultation (2017). Objections included: <ul style="list-style-type: none">Loss of open space / playing pitchesVisual impact and impact on landscape characterLoss of open countrysideLoss of agricultural landImpact on the character of the areaToo much development on siteImpact on biodiversity / wildlifeImpact on highways		<ul style="list-style-type: none">Impact on local infrastructureFlood RiskNeed for Secretary of State approval for sale of school playing fields Historic England raised questions about the impact on nearby heritage assets and how this has been considered.	



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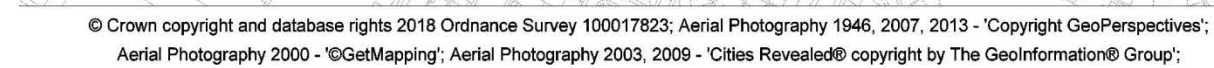
Site Name: Land at Old Mill Lane (ref 30) Size: 5.78ha Development Details: 86 homes.		Highways and Sustainable Transport Potential to extend or tie into bus route 210 and/or 218. Access from Old Mill Lane. Potential to support improvements to cycle infrastructure along New Mill Lane and Old Mill Lane. Poor access to the MARR and M1. Likely to provide a new junction onto the A6117 (Old Mill Lane). Cumulative impacts on a number of junctions on A60 and A6117 which require improvements; contributions to work estimated at around £780,000. Potential to improve walking and cycling links along River Maun, Stinting Lane and to nearby local centre.		
Green Infrastructure and Environment Within Strategic GI network (Maun Valley) and within 400m of open space. Potential to help facilitate enhanced walking and cycling access along and to Stinting Lane and the Maun Valley trail, create enhanced green corridor and new/enhanced wildlife corridors. Opportunity to provide connections to existing open space. LCA recommends restore/create landscape policy zone (SH12). Grade 3 Agricultural Land. Near to section of River Maun identified as green SuDS priority area. Need to safeguard quality of whilst enhancing ecological connections along and to Maun Valley LNR, local wildlife sites and River Maun. Need to address potential negative recreational impacts on ecology of Maun Valley LNR and LWS.		Infrastructure Requirements As part of a strategic site (including at least sites 30, 31 and 53) there will be for various contributions to reflect this scale of development; this may include the need for on-site provision and/or contributions to health and education. A total cost of around £700k has been identified (excluding highways). Some distance from primary school and health facilities but at or near capacity. Reasonable access to secondary school with capacity. Pylons run across the site; an appropriate stand-off will be required. Utilities do not require upgrades and there will be a low impact on sewage infrastructure.		
Economic Benefit No employment included; not likely to be an attractive location for employment. Potential for limited scale of retail identified but no firm details provided. Close to Fulmer Road local centre and ASDA superstore. Reasonable access to employment area at Crown Farm and Old Mill Lane.		Deliverability Considered to be a high risk site. A greenfield site with some topographical issues and pylons which reduce the developable area and may affect marketability. Viability Study shows that site is not viable. Potentially part of a larger strategic site (including sites 30, 31, 53 and 55). Multiple landowners and a comprehensive approach will be required to master planning as well as infrastructure; evidence that sites 30, 31 and 53 are working together. Substantial interdependencies between the sites due to access although site 30 able to come forward on its own. High to medium value expected. Few competing sites. Delivery expected from 2022/23 onwards.		
Flood Risk Low risk of fluvial flooding FZ1 but low to high risk of surface water flooding (1 in 1000, 1 in 100 and 1 in 30) eastern edge. Provision of SuDS would help to manage surface water runoff and address any potential impact on water quality of the River Maun.		Heritage <u>Impact on Significance:</u> Heritage Impact Assessment concluded that development would encroach on the valley and the tranquil setting of several non-designated heritage assets (mill sites and bridges upstream of development). Whilst this will not have a direct effect, there are potential indirect effects to consider from increased activity, street lighting, infrastructure and highways alterations and improvements. Cumulative impact of development on this site. Archaeological features along River Maun; an archaeological assessment should be undertaken. <u>Mitigation/Enhancement:</u> The provision of a considerable buffer zone and scheme of planting and enhancement to screen and supplement the existing woodland / wooded sides to the River Maun, combined with management plan and programme of succession planting would overcome some of the harm. This does not take into account the impact of increased footfall on nature conservation interests and the cumulative impact of development on the site. No enhancement identified because of highways layout, busy road, and limited public access to southern river frontage. Consideration of future high demand for public access to river corridor (Maun Valley Park LNR and its paths) and the potential impact of pavements, street lighting and alterations to infrastructure. A focused archaeological watching brief should be undertaken in due course and a WSI (Written Scheme of Investigation) will be required for this site		
Sustainability Appraisal				
SA1 Housing			SA8 Natural Resources (B Flooding)	
SA2 Health			SA8 Natural Resources (C Ground Water)	
SA3 Green Spaces and Culture			SA9 Waste	
SA4 Community Safety			SA10 Energy	N/A
SA5 Social Capital			SA11 Transport (Sustainable modes)	
SA6 Biodiversity (A Designated Sites)			SA11 Transport (B Access to Schools)	
SA6 Biodiversity (B Enhancement)			SA12 Employment	
SA7 Built and Natural Assets (A Heritage)			SA13 Innovation	
SA7 Built and Natural Assets (B Landscape)			SA14 Business Land & Infrastructure	
SA8 Natural Resources (A Soil)				
Consultee comments				
Included in the Consultation Draft (2016) in its own right (ref M3(ad)) and the Preferred Options consultation (2017) as part of a larger strategic site. Objections included: <ul style="list-style-type: none">Loss of open space / playing fieldsVisual impact and impact on landscape characterLoss of open countryside and green wedgeLoss of agricultural landLand stabilityImpact on character of the areaToo much development on siteImpact on biodiversity / wildlifeImpact on highways, Stinting Lane and pedestrian safety		<ul style="list-style-type: none">Impact on local infrastructureFlood riskDeliverability of the developmentAlready been enough development in Forest Town <p>The Environment Agency identified that the site is close to areas of flood risk but not at risk of flooding itself due to topography. A natural landscape buffer should be maintained to the River Maun. The River is currently assessed as ‘moderate’ under the Water Framework Directive; this should not deteriorate and steps taken to improve it. There are records of protected species in the area (bats). Natural England recommended that a soil specialist advises on soil handling and how to make use of the different soil on site.</p>		



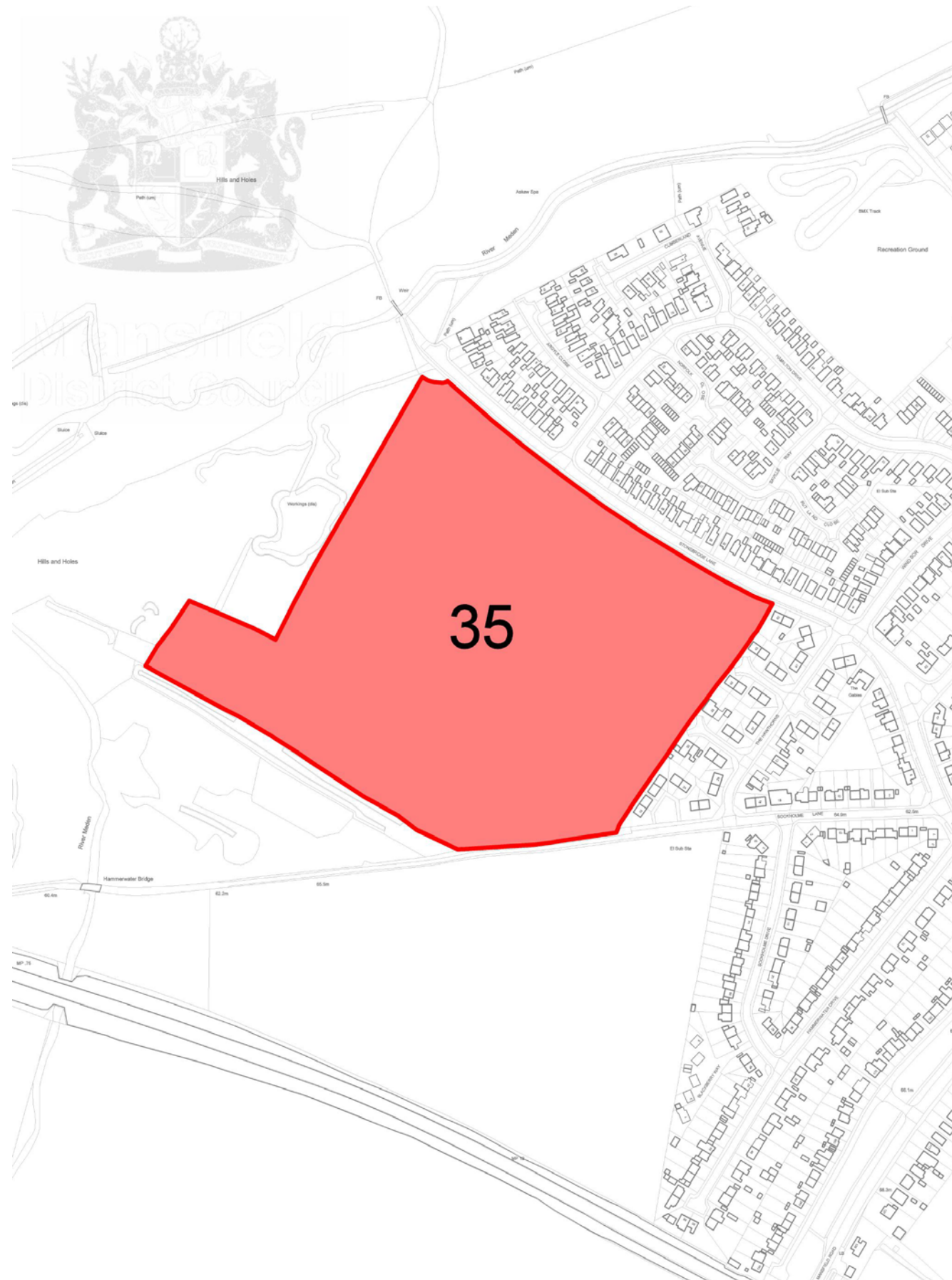
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Site Name: Land at Old Mill Lane (ref 31) Size: 5.32ha Development Details: 100 homes.		Highways and Sustainable Transport Potential to extend or tie into bus route 210 and/or 218. Access from New Mill Lane. Potential to support improvements to cycle infrastructure along New Mill Lane and Old Mill Lane. Poor access to the MARR and M1. Likely to provide a new junction onto the A6117 (Old Mill Lane). Cumulative impacts on a number of junctions on A60 and A6117 which require improvements; contributions to work estimated at around £910,000. Potential to improve walking and cycling links along River Maun, Stinting Lane and to nearby local centre.	
Green Infrastructure and Environment Within Strategic GI network (Maun Valley) and within 400m of open space. Potential to help facilitate enhanced walking and cycling access along and to Stinting Lane and the Maun Valley trail, create enhanced green corridor and new/enhanced wildlife corridors. Need to buffer local wildlife site. Opportunity to provide connections to existing open space. LCA recommends restore/create landscape policy zone (SH12). Grade 3 Agricultural Land. Near to section of River Maun identified as green SuDS priority area. Need to safeguard quality of whilst enhancing ecological connections along and to Maun Valley LNR, local wildlife sites and River Maun. Address potential negative recreational impacts on ecology of Maun Valley LNR and LWS.		Infrastructure Requirements As part of a strategic site (including at least sites 30, 31 and 53) there will be for various contributions to reflect this scale of development; this may include the need for on-site provision and/or contributions to health and education. A total cost of around £750k has been identified (excluding highways). Some distance from primary school and health facilities but at or near capacity. Reasonable access to secondary school with capacity. Pylons run across the site; an appropriate stand-off will be required. Utilities do not require upgrades and there will be a low impact on sewage infrastructure.	
Economic Benefit No employment included; not likely to be an attractive location for employment. Close to Fulmer Road local centre and ASDA superstore. Reasonable access to employment area at Crown Farm and Old Mill Lane.	Deliverability Considered to be a high risk site. A greenfield site with some topographical issues and pylons which reduce the developable area and may affect marketability. Viability Study shows that site is not viable. Potentially part of a larger strategic site (including sites 30, 31, 53 and 55). Multiple landowners and a comprehensive approach will be required to master planning as well as infrastructure; evidence that sites 30, 31 and 53 are working together. Substantial interdependencies between the sites due to access although site 31 able to come forward on its own. High to medium value expected. Few competing sites. Delivery expected from 2021/22 onwards.		
Flood Risk Low risk of fluvial flooding FZ1 but low to high risk of surface water flooding (1 in 1000, 1 in 100 and 1 in 30) eastern edge. Provision of SuDS would help manage surface water runoff. Provision of SuDS would help to manage surface water runoff and address any potential impact on water quality of the River Maun. All built development can be provided in Zone 1.	Heritage <u>Impact on Significance:</u> Heritage Impact Assessment concluded that development would encroach on the valley and the tranquil setting of several non-designated heritage assets (mill sites and bridges upstream of development). Whilst this will not have a direct effect, there are potential indirect effects to consider from increased activity, street lighting, infrastructure and highways alterations and improvements. Cumulative impact of development on this site. Archaeological features along River Maun; an archaeological assessment should be undertaken. <u>Mitigation/Enhancement:</u> The provision of a considerable buffer zone and scheme of planting and enhancement to screen and supplement the existing woodland / wooded sides to the River Maun, combined with management plan and programme of succession planting would overcome some of the harm. This does not take into account the impact of increased footfall on nature conservation interests and the cumulative impact of development on the site. No enhancement identified because of highways layout, busy road, and limited public access to southern river frontage. Consideration of future high demand for public access to river corridor (Maun Valley Park LNR and its paths) and the potential impact of pavements, street lighting and alterations to infrastructure. A focused archaeological watching brief should be undertaken in due course and a WSI (Written Scheme of Investigation) will be required for this site		
Sustainability Appraisal			
SA1 Housing		SA8 Natural Resources (B Flooding)	
SA2 Health		SA8 Natural Resources (C Ground Water)	
SA3 Green Spaces and Culture		SA9 Waste	
SA4 Community Safety		SA10 Energy	N/A
SA5 Social Capital		SA11 Transport (Sustainable modes)	
SA6 Biodiversity (A Designated Sites)		SA11 Transport (B Access to Schools)	
SA6 Biodiversity (B Enhancement)		SA12 Employment	
SA7 Built and Natural Assets (A Heritage)		SA13 Innovation	
SA7 Built and Natural Assets (B Landscape)		SA14 Business Land & Infrastructure	
SA8 Natural Resources (A Soil)			
Consultee comments			
Included in the Consultation Draft (2016) in its own right (ref M3(ae)) and the Preferred Options consultation (2017) as part of a larger strategic site. Objections included: <ul style="list-style-type: none">Loss of open space / playing fieldsVisual impact and impact on landscape characterLoss of open countryside and green wedgeLoss of agricultural landLand stabilityImpact on character of the areaToo much development on siteImpact on biodiversity / wildlifeImpact on highways and Stinting Lane		<ul style="list-style-type: none">Impact on local infrastructureFlood risk and impact on water qualityDeliverability of the developmentAlready been enough development in Forest TownOn site pylons a health hazard <p>The Environment Agency identified that the site is close to areas of flood risk but not at risk of flooding itself due to topography. A natural landscape buffer should be maintained to the River Maun. The River is currently assessed as ‘moderate’ under the Water Framework Directive; this should not deteriorate and steps taken to improve it. There are records of protected species in the area (bats). Natural England recommended that a soil specialist advises on soil handling and how to make use of the different soil on site.</p>	



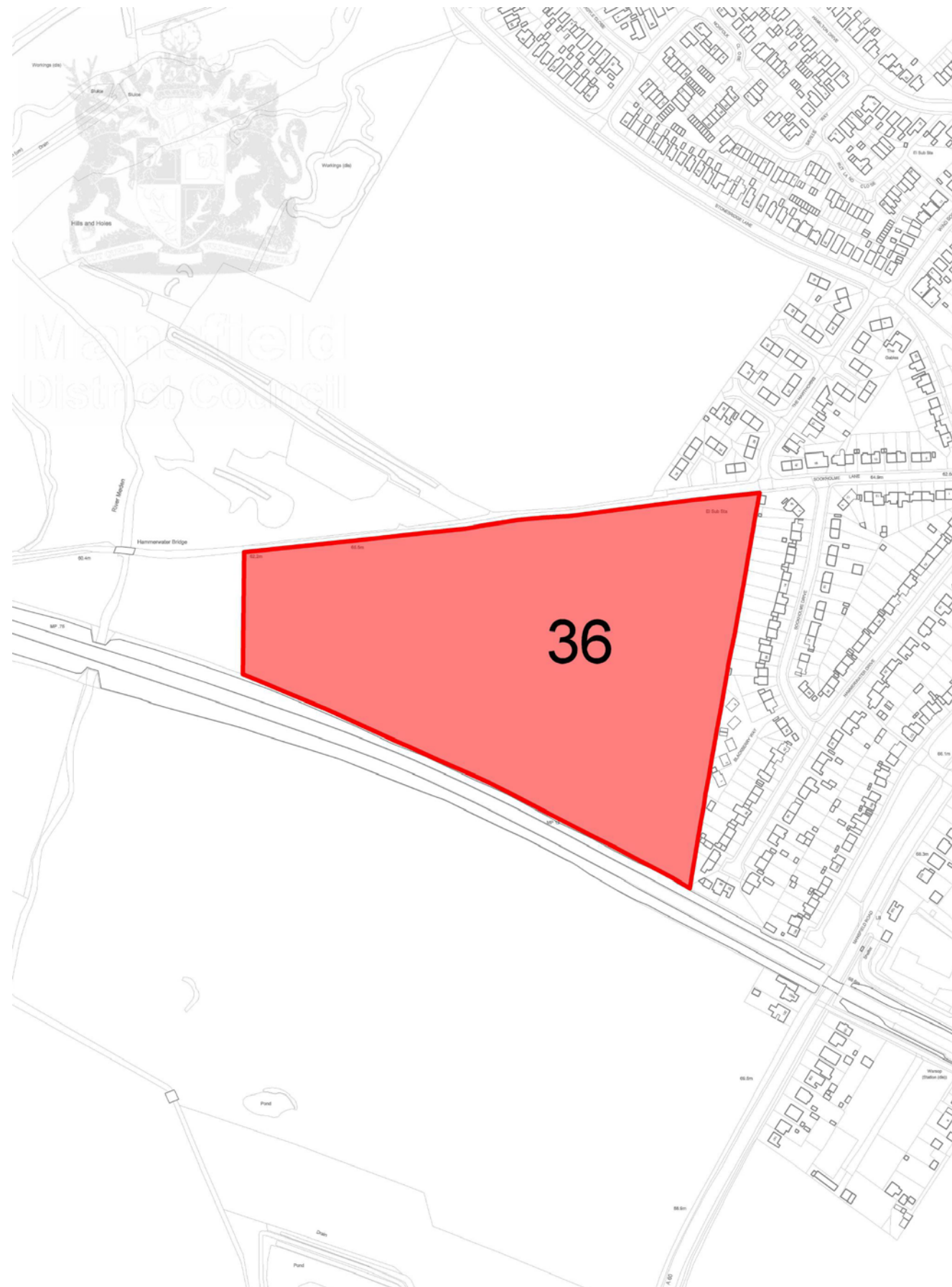
Site Name: Stonebridge Lane, Market Warsop (ref 35) Size: 9.01ha Development Details: 200 homes		Highways and Sustainable Transport Access onto Stonebridge Lane and Sookholme Lane. Bus stops on Mansfield Rd/A60 (routes 11 and 12). Will increase traffic along heavily congested A60 corridor where there are issues with junctions; total contributions estimated to be around £1.8 million. Reasonable access to M1 through Shirebrook and Bolsover. No existing cycle routes within immediate or wider area; need for improvements. Potential to connect to strategic trail along the River Maun.	
Green Infrastructure and Environment Directly adjacent to the strategic GI at Stonebridge Lane and within 400m walk from open space. Protect and integrate important hedgerow and public rights of way (Stonebridge lane). SSSI immediately adj. to the northwest of site and likely protected species issue to address; appropriate avoidance and mitigation should be provided. Within a ‘conserve and reinforce’ landscape (ML25). Mix of grade 2 and 3 agricultural land. Adj. to green SuDS priority area; thus, potential to enhance ecological linkages to/along river corridor.		Infrastructure Requirements A large site which will be developed alongside the adjacent site (ref 36). Contributions to libraries, health and education will be required; total cost of around £1.3 million identified. Understood that unlikely to be on-site provision. Most facilities located in Market Warsop. Utilities do not require upgrade but medium impact on sewage infrastructure identified.	
Economic Benefit No employment or retail proposed. Close to employment sites in Shirebrook and to Market Warsop Town Centre. Will help support the vitality of Market Warsop. Reasonable links to the redevelopment of Welbeck Colliery in Bassetlaw District which includes economic development.		Deliverability Low risk site. Resolution to grant planning permission subject to an S106 agreement (2017/0816/OUT). Greenfield site with medium sales values expected. Both parts of the site are understood to be in single ownership. Few competing sites. Delivery expected from 2019/20.	
Flood Risk The site has no risk of fluvial flooding (FZ1) but 0.12% surface water flooding 1 in 100 and 0.55% surface water flooding 1 in 1000. Also within area of low permeability (north-western and south-western corners). Appropriate SuDS required to address flood risk.		Heritage No designated or non-designated heritage assets identified on or near to site. Conservation Area and listed buildings located at Market Warsop town centre but these are not considered to be affected by the proposed development. Areas of archaeological interest located adjacent to site. Desk-based archaeological assessment undertaken as part of planning application (2017/0816/OUT) indicates area has low archaeological potential. Sookholme Lane. Hedgerows likely to qualify as important hedgerows under the Hedgerows Regulations (1997) due to heritage value should be retained.	
Sustainability Appraisal			
SA1 Housing		SA8 Natural Resources (B Flooding)	
SA2 Health		SA8 Natural Resources (C Ground Water)	
SA3 Green Spaces and Culture		SA9 Waste	
SA4 Community Safety		SA10 Energy	N/A
SA5 Social Capital		SA11 Transport (Sustainable modes)	
SA6 Biodiversity (A Designated Sites)		SA11 Transport (B Access to Schools)	
SA6 Biodiversity (B Enhancement)		SA12 Employment	
SA7 Built and Natural Assets (A Heritage)		SA13 Innovation	
SA7 Built and Natural Assets (B Landscape)		SA14 Business Land & Infrastructure	
SA8 Natural Resources (A Soil)			
Conclusion			
The sites were included in the Consultation Draft (2016 – refs W2(c) and W2(d)) and the Preferred Option consultation (2017). Objections included: <ul style="list-style-type: none">• Need for development not justified• Visual impact and impact on landscape character• Loss of open countryside• Too much development on site• Impact on biodiversity / wildlife especially the adjacent SSSI• Impact on highways• Impact on local infrastructure• Impact on heritage• Brownfield land should be used first		The Environment Agency also noted that a small part of the site is in flood zone 2 and that buffer strip to the River Medan is required.	
Nottinghamshire CC, Natural England and the Environment Agency both identified the site as close to a SSSI and set out that information would be needed to ensure that the proposal would not damage or destroy features of interest.			



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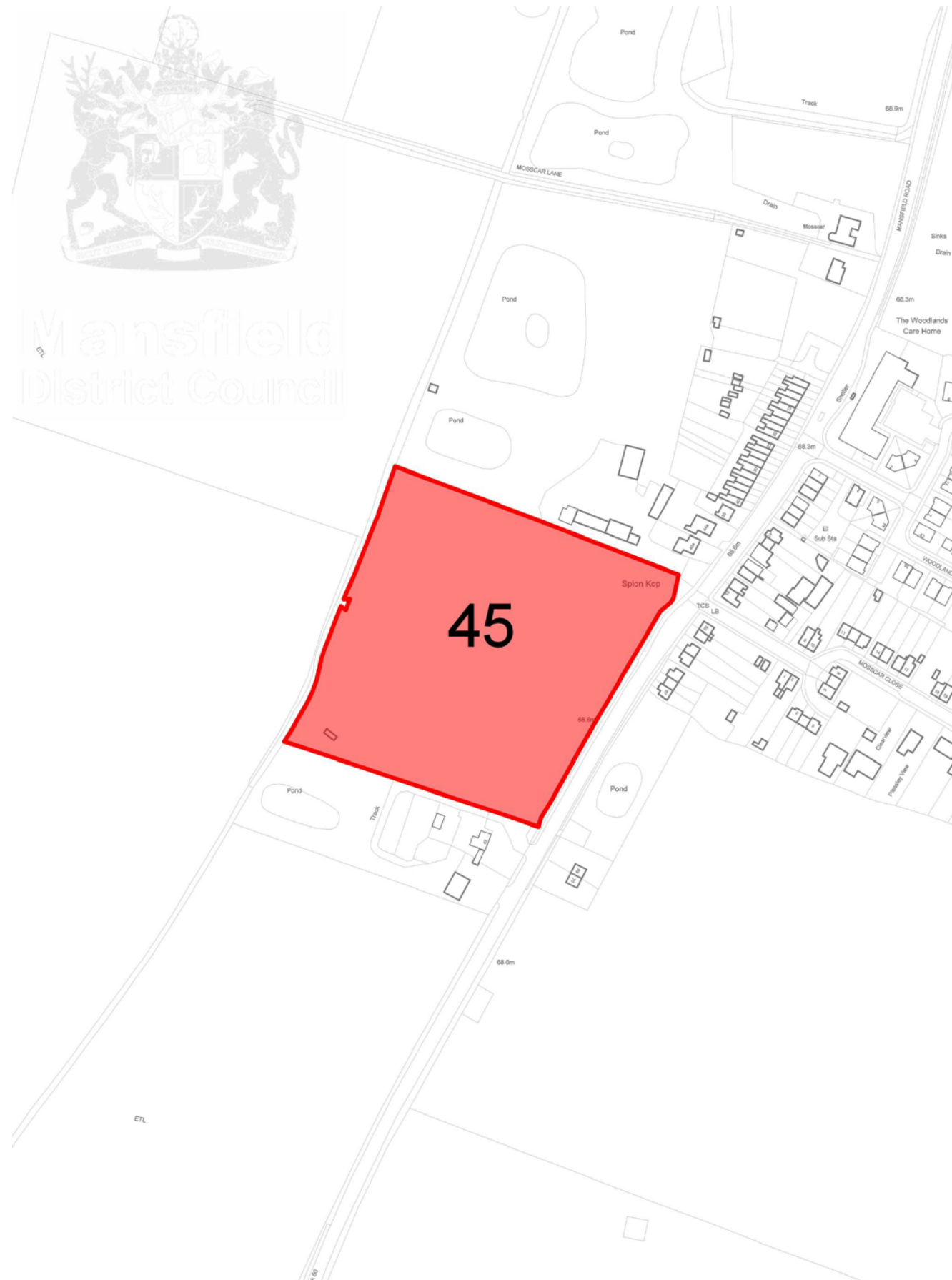
Site Name: Stonebridge Lane, Market Warsop (ref 36) Size: 7.27ha Development Details: 200 homes		Highways and Sustainable Transport Access onto Stonebridge Lane. Bus stops on Mansfield Rd/A60 (routes 11 and 12). Will increase traffic along heavily congested A60 corridor where there are issues with junctions; total contributions estimated to be around £1.8 million. Reasonable access to M1 through Shirebrook and Bolsover. No existing cycle routes within immediate or wider area; need for improvements. Potential to connect to strategic trail along the River Maun.	
Green Infrastructure and Environment Directly adjacent to the strategic GI at Stonebridge Lane. Located within 400m walk from small amenity open space but not sufficient to meet open space needs. Provide open space onsite. Protect and integrate important hedgerow and public rights of way (Stonebridge lane). SSSI immediately adj. to the northwest of site and likely protected species issue to address; appropriate avoidance and mitigation should be provided. Within a ‘conserve and reinforce’ landscape (ML25). Mix of grade 2 and 3 agricultural land. Adj. to green SuDS priority area; thus, potential to enhance ecological linkages to/along river corridor.		Infrastructure Requirements A large site which will be developed alongside the adjacent site (ref 35). Contributions to libraries, health and education will be required; total cost of around £1.3 million identified. Understood that unlikely to be on-site provision. Most facilities located in Market Warsop. Utilities do not require upgrade but medium impact on sewage infrastructure identified.	
Economic Benefit No employment or retail proposed. Close to employment sites in Shirebrook and to Market Warsop Town Centre. Will help support the vitality of Market Warsop. Reasonable links to the redevelopment of Welbeck Colliery in Bassetlaw District which includes economic development.		Deliverability Low risk site. Resolution to grant planning permission subject to an S106 agreement (2017/0816/OUT). Greenfield site with medium sales values expected. Both parts of the site are understood to be in single ownership. Few competing sites. Delivery expected from 2019/20.	
Flood Risk The site has a medium risk of fluvial flooding (FZ2). Overlap with surface water flooding layer (risk of 1 in 1000). Site overlaps with area of low permeability (western edge). Appropriate SuDS required to address flood risk.		Heritage No designated or non-designated heritage assets identified on or near to site. Conservation Area and listed buildings located at Market Warsop town centre but these are not considered to be affected by the proposed development. Areas of archaeological interest located adjacent to site. Desk-based archaeological assessment undertaken as part of planning application (2017/0816/OUT) indicates area has low archaeological potential. Sookholme Lane. Hedgerows likely to qualify as important hedgerows under the Hedgerows Regulations (1997) due to heritage value should be retained.	
Sustainability Appraisal			
SA1 Housing		SA8 Natural Resources (B Flooding)	
SA2 Health		SA8 Natural Resources (C Ground Water)	
SA3 Green Spaces and Culture		SA9 Waste	
SA4 Community Safety		SA10 Energy	N/A
SA5 Social Capital		SA11 Transport (Sustainable modes)	
SA6 Biodiversity (A Designated Sites)		SA11 Transport (B Access to Schools)	
SA6 Biodiversity (B Enhancement)		SA12 Employment	
SA7 Built and Natural Assets (A Heritage)		SA13 Innovation	
SA7 Built and Natural Assets (B Landscape)		SA14 Business Land & Infrastructure	
SA8 Natural Resources (A Soil)			
Consultee comments			
The sites were included in the Consultation Draft (2016 – refs W2(c) and W2(d)) and the Preferred Option consultation (2017). Objections included: <ul style="list-style-type: none">• Need for development not justified• Visual impact and impact on landscape character• Loss of open countryside• Too much development on site• Impact on biodiversity / wildlife especially the adjacent SSSI• Impact on highways• Impact on local infrastructure• Impact on heritage• Brownfield land should be used first		The Environment Agency also noted that a small part of the site is in flood zone 2 and that buffer strip to the River Medan is required.	
Nottinghamshire CC, Natural England and the Environment Agency both identified the site as close to a SSSI and set out that information would be needed to ensure that the proposal would not damage or destroy features of interest.			



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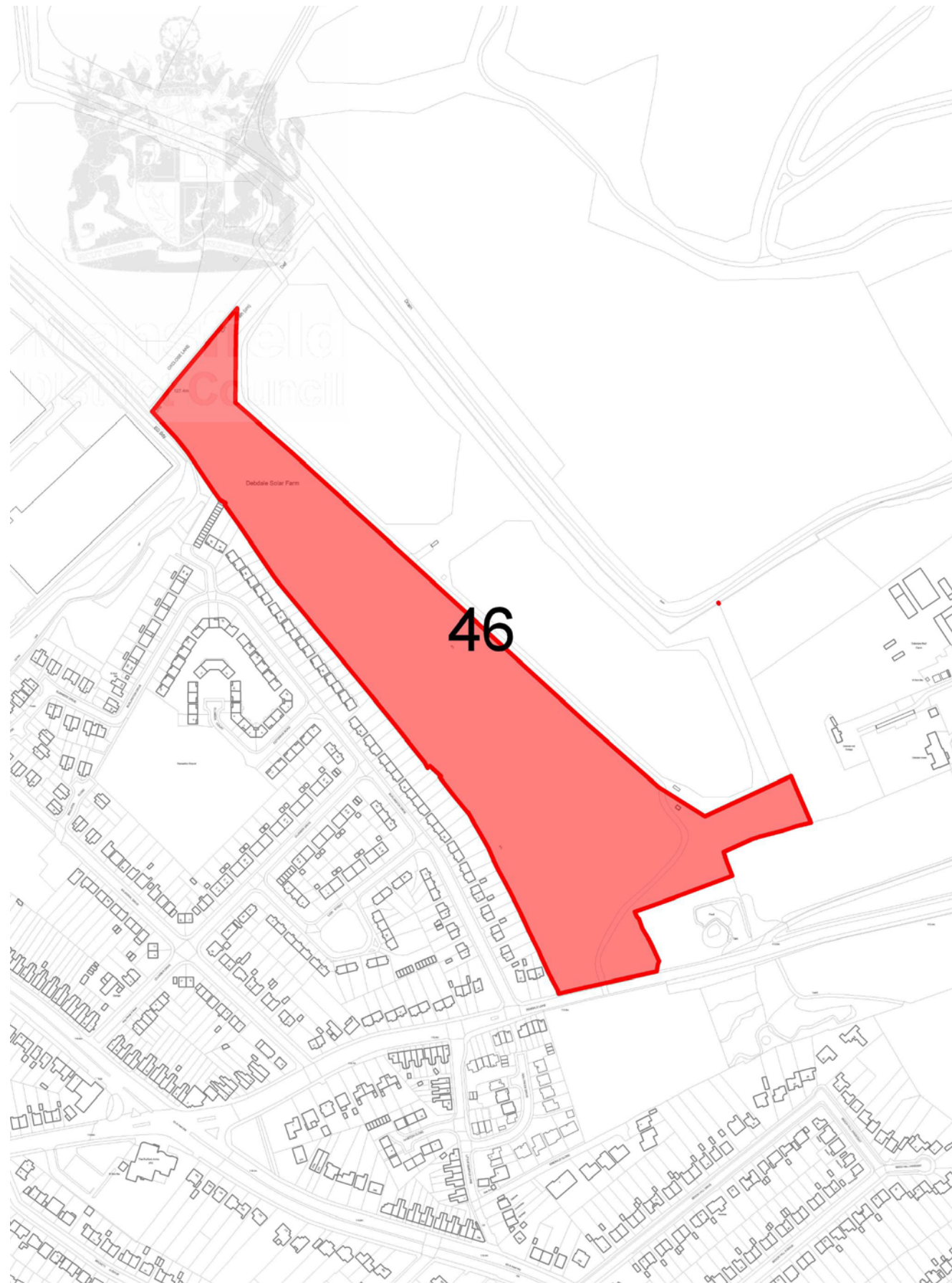
Site Name: Adj 49 Mansfield Road, Spion Kop (ref 45) Size: 2.47ha Development Details: 85 homes		Highways and Sustainable Transport Bus stops on Mansfield Rd/A60 (routes 11 and 12). Access would be directly onto the heavily congested A60 corridor where there are issues with junctions. No existing cycle routes within immediate or wider area; need for improvements. Limited opportunities to improve walking links due to isolated nature of Spion Kop.	
Green Infrastructure and Environment Located over 600m from strategic GI network. Located within 400m walk from amenity open space. Spion Kop lacks access to formal open space, including play provision. Limited potential to connect to GI areas/corridors, unless cycling provision is improved along A60. Within ‘conserve and reinforce landscape’ (ML25). Grade 3 Agricultural land.		Infrastructure Requirements A moderate sized site with some impact on local infrastructure likely. Contributions towards libraries, health and education expected; total cost of around £520k (excluding highways). Unlikely to provide on-site infrastructure and unclear where contribution would be spent; facilities located in Market Warsop and Mansfield. Could help support the vitality of Spion Kop but few existing facilities and unlikely to provide new ones. Based on size and nearby sites utilities unlikely to need upgrade but this would need to be confirmed.	
Economic Benefit Site is likely to be too small to provide onsite employment or retail. Poor access to employment and retail (located in Market Warsop and Mansfield Woodhouse).		Deliverability Moderate risk site. Lower sales values expected but likely to be a number of contributions required. Delivery expected from 2023/24 onwards. Understood to be in single ownership. Unlikely to compete significantly with nearby site (ref 57). Greenfield.	
Flood Risk Site’s western edge has high to medium risk of fluvial flooding (FZ2 and FZ3). This overlaps with area identified in the SFRA as low permeability area but likely that built development could be excluded from here. There are also larger pockets of surface water flood risk. Habitat buffer to the water body and provision of SuDS would help manage surface water runoff.		Heritage Heritage Impact Assessment did not assess the site. No designated or non-designated sites identified within or near to site. Non-designated assets (Westfield Farm) located approx.700 metres to southeast. Historic grounds and Grade II listed building (Nettleworth Manor/Farm) located approx. 500 m to southwest. Potential impact on setting of listed building; assessment required. No archaeological interest identified within site or nearby.	
Sustainability Appraisal			
SA1 Housing		SA8 Natural Resources (B Flooding)	
SA2 Health		SA8 Natural Resources (C Ground Water)	
SA3 Green Spaces and Culture		SA9 Waste	
SA4 Community Safety		SA10 Energy	N/A
SA5 Social Capital		SA11 Transport (Sustainable modes)	
SA6 Biodiversity (A Designated Sites)		SA11 Transport (B Access to Schools)	
SA6 Biodiversity (B Enhancement)		SA12 Employment	
SA7 Built and Natural Assets (A Heritage)		SA13 Innovation	
SA7 Built and Natural Assets (B Landscape)		SA14 Business Land & Infrastructure	
SA8 Natural Resources (A Soil)			
Consultee comments			
<p>The site was not included in the Preferred Options consultation (2017). Based on sites nearby objections would likely include:</p> <ul style="list-style-type: none">• Loss of open space / playing pitches• Visual impact and impact on landscape character• Loss of open countryside• Loss of agricultural land• Impact on the character of the area• Too much development on site• Impact on biodiversity / wildlife• Impact on highways• Impact on local infrastructure• Impact on heritage issues• Land stability <p>The Environment Agency may also have identified the need to protect the Warsop Sand Quarry LWS.</p>			



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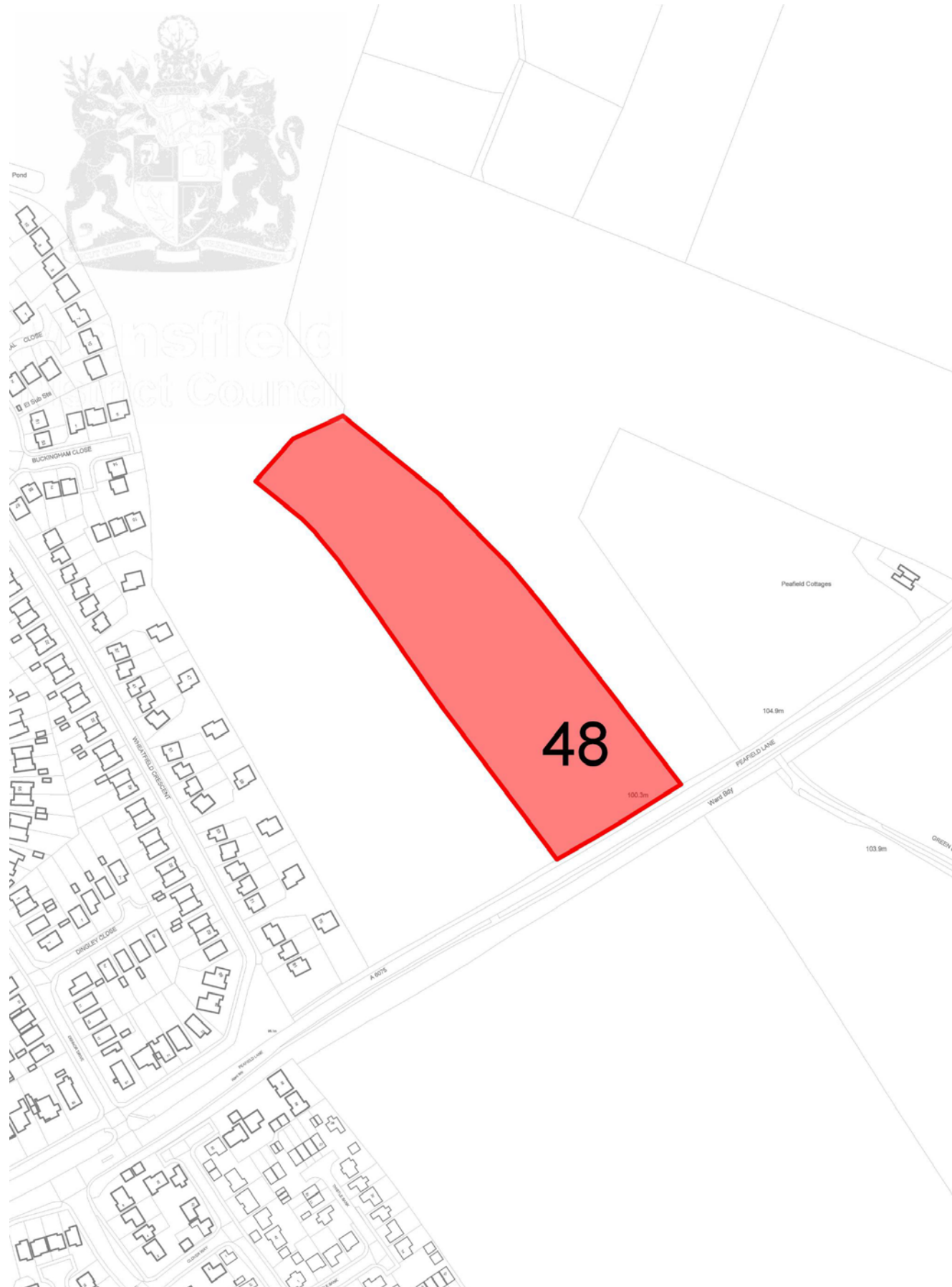
Site Name: Land at Debdale Lane, site to the rear of houses on Burlington Drive (ref 46) Size: 5.97ha Development Details: 157 homes.		Highways and Sustainable Transport The site has good access to the MARR and M1. Access directly onto Debdale Lane; second point of access would normally be required for this scale of development but only just over threshold. Impact on Debdale Lane/Priory Road but no mitigation work identified. Potential to improve 204 bus route. Potential to improve walking and cycling links through site to strategic GI network.	
Green Infrastructure and Environment Within Strategic GI network (Oxclose Woods Ref 2) and 400m of a local park; also accessible to play areas. Footpath to Oxclose Woods and strategic GI network runs along the northern boundary of the site; this also connects to the Millennium Business Park. Within a conserve and restore landscape area (LPZ ML27). Provide wooded buffer to the south of site to enhance landscape and ecological connections with existing woodland near to Debdale Lane and also throughout site to provide ecological connections with Oxclose Woods. Grade 2 agricultural land.		Infrastructure Requirements A reasonably large site in its own right and potential cumulative impacts with nearby sites (28, 29 and 64 if taken forward). Likely to require contributions to libraries, health and education; total cost of around £970k identified (excluding highways). Close to secondary school but some distance from primary. Health centres located in Mansfield Town Centre which is reasonably accessible. Based on nearby sites utilities unlikely to need upgrade but this would need to be confirmed. Electricity pylons run across the site; an appropriate standoff will be required.	
Economic Benefit No employment or retail proposed. Reasonable access to existing employment areas nearby (Millennium Business Park). Some retail facilities located along Chesterfield Road (A6191).		Deliverability Higher risk site. Greenfield site in a medium value area. Pylons run across the site which will reduce the developable area (especially in the northern portion of the site) and may affect sales values. Delivery expected from 2026/27. Potential competition with other nearby sites (28, 29 and 64).	
Flood Risk Low risk of fluvial flooding as in FZ1 but low to high risk of surface water flooding (1 in 1000, 1 in 100 and 1 in 30) along Debdale Lane (southern edge of site). Provision of SuDS would help manage surface water runoff.		Heritage <u>Impact on Significance</u> Located 300m from various Grade II listed buildings at Debdale Hall and close to areas of archaeological interest; potential for archaeological interest on site. Not included in the Heritage Impact Assessment. Site has potential to impact on setting of listed building; existing screening may help address this but an assessment would be required. An archaeological evaluation should be undertaken, as per advice for site ref 28.	
Sustainability Appraisal			
SA1 Housing		SA8 Natural Resources (B Flooding)	
SA2 Health		SA8 Natural Resources (C Ground Water)	
SA3 Green Spaces and Culture		SA9 Waste	
SA4 Community Safety		SA10 Energy	N/A
SA5 Social Capital		SA11 Transport (Sustainable modes)	
SA6 Biodiversity (A Designated Sites)		SA11 Transport (B Access to Schools)	
SA6 Biodiversity (B Enhancement)		SA12 Employment	
SA7 Built and Natural Assets (A Heritage)		SA13 Innovation	
SA7 Built and Natural Assets (B Landscape)		SA14 Business Land & Infrastructure	
SA8 Natural Resources (A Soil)			
Conclusion			
The site was not included in the Preferred Option consultation (2017). Based on nearby and similar sites objections would likely include: <ul style="list-style-type: none">Visual impact and impact on landscape characterLoss of open countrysideLoss of agricultural landImpact on the character of the areaToo much development on siteImpact on biodiversity / wildlifeImpact on highwaysImpact on local infrastructureFlood RiskPylons a risk to human health			



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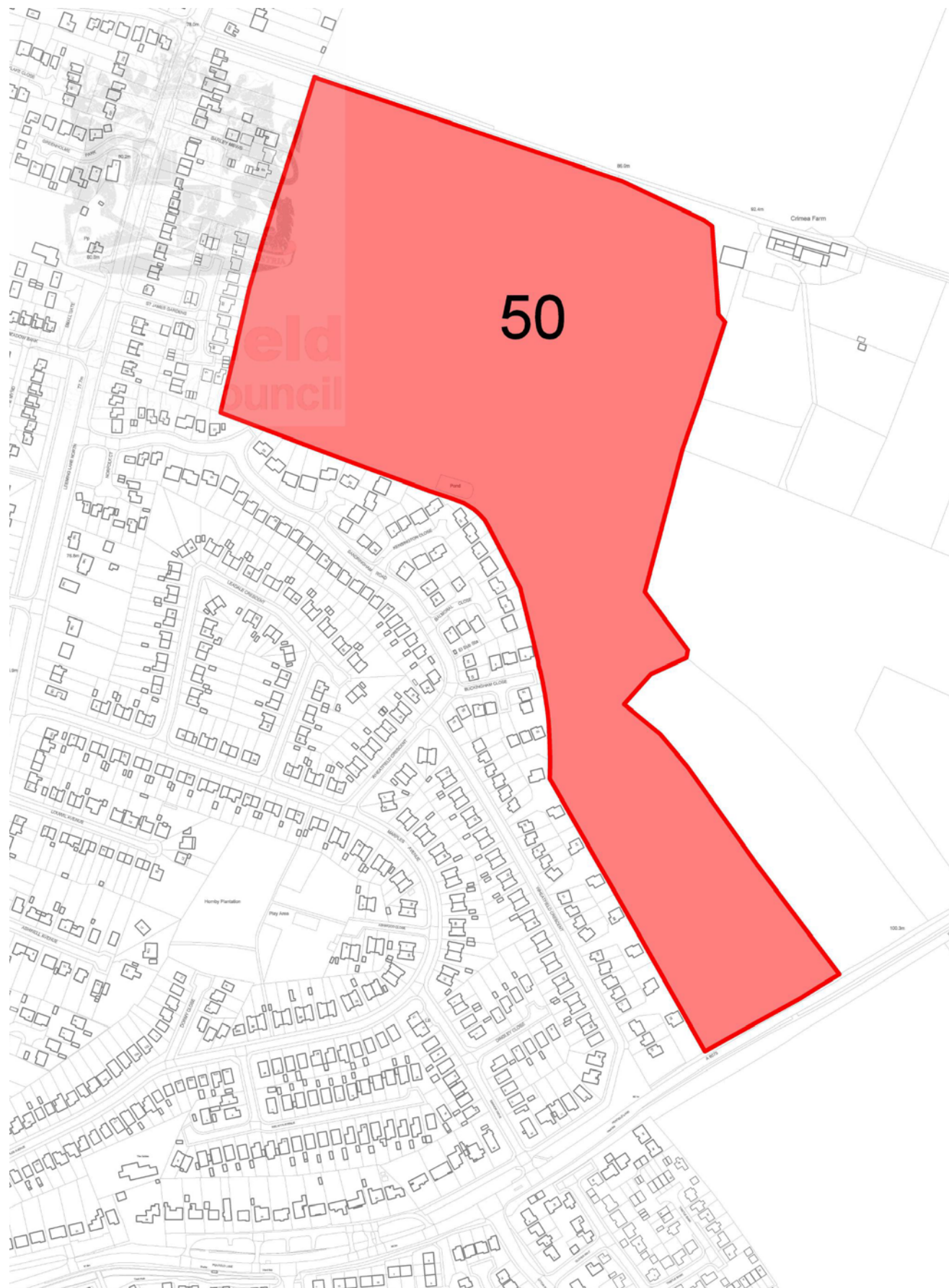
Site Name: Peafield Lane (ref 48) Size: 1.95ha Development Details: 58 homes.		Highways and Sustainable Transport Poor access to MARR and M1. Access onto Peafield Lane. Additional traffic onto A60 corridor north of Town Centre; key junctions are at capacity. Junctions along A6075 (Debdale Lane) have fewer issues up to A6191/A6075 junction which has significant issues. Substantial and costly improvements would likely be required to junctions along the A60 Leeming Lane especially if taken forward with other sites nearby (50, 67 and 187). Potential to extend or tie into bus route 210. Lacks connections to cycle routes and none within immediate area. Limited potential to tie into strategic trail along River Maun as located on southern side of river.	
Green Infrastructure and Environment Located adjacent to strategic GI network (Maun Valley ref 12). Access to nearest open spaces (Hornby and Peafield Park) not within 400m. Access to strategic GI could be improved by providing better connections via public rights of way, cycle routes along the A60 and safe road crossings across (A60). Grade 3 agricultural land. Within a ‘conserve and reinforce’ landscape (SH25).		Infrastructure Requirements Forms part of a larger site (with ref: 50 and potentially sites to the south 67 and 187) and will require infrastructure and various mitigations to reflect this scale of development. Contributions to libraries, education and health facilities expected; total costs of around £357k identified. Reasonable access to secondary school with capacity; primary school located nearby but at capacity. Distant from health facilities. Based on nearby sites utilities are unlikely to require upgrades but sewage infrastructure may do. This would need to be confirmed.	
Economic Benefit No employment or retail proposals included; not likely to be an attractive location for employment. Not considered to be accessible to local centres or employment locations.		Deliverability Considered to be a higher risk site. Higher sales values expected but potential need for substantial infrastructure contributions when developed with adjacent site (ref 50). Promoter of site 50 has not engaged to date and delivery is therefore uncertain. Potential competition with other sites on Peafield Lane (50, 67 and 187). Delivery expected from 2025/26 onwards.	
Flood Risk No negative impacts: The site has a low risk of fluvial flooding (FZ1) and/or is outside areas identified as being susceptible to surface water flooding;		Heritage Not assessed in Heritage Impact Assessment. No designated heritage assets within or near to site. 400 metres from a non-designated heritage asset (Peafield Farm), but unlikely to have an impact. No archaeological identified on site or nearby.	
Sustainability Appraisal			
SA1 Housing		SA8 Natural Resources (B Flooding)	
SA2 Health		SA8 Natural Resources (C Ground Water)	
SA3 Green Spaces and Culture		SA9 Waste	
SA4 Community Safety		SA10 Energy	N/A
SA5 Social Capital		SA11 Transport (Sustainable modes)	
SA6 Biodiversity (A Designated Sites)		SA11 Transport (B Access to Schools)	
SA6 Biodiversity (B Enhancement)		SA12 Employment	
SA7 Built and Natural Assets (A Heritage)		SA13 Innovation	
SA7 Built and Natural Assets (B Landscape)		SA14 Business Land & Infrastructure	
SA8 Natural Resources (A Soil)			
Consultee comment			
The site was not included in the Consultation Draft (2016) or the Preferred Options consultation (2017). Based on similar nearby sites it is likely that objections would include: <ul style="list-style-type: none">• Visual impact and impact on landscape character;• Loss of open countryside;• Loss of agricultural land;• Too much development on site;• Impact on highways and highway safety;• Impact on local infrastructure; and• Impact on wildlife / biodiversity.			



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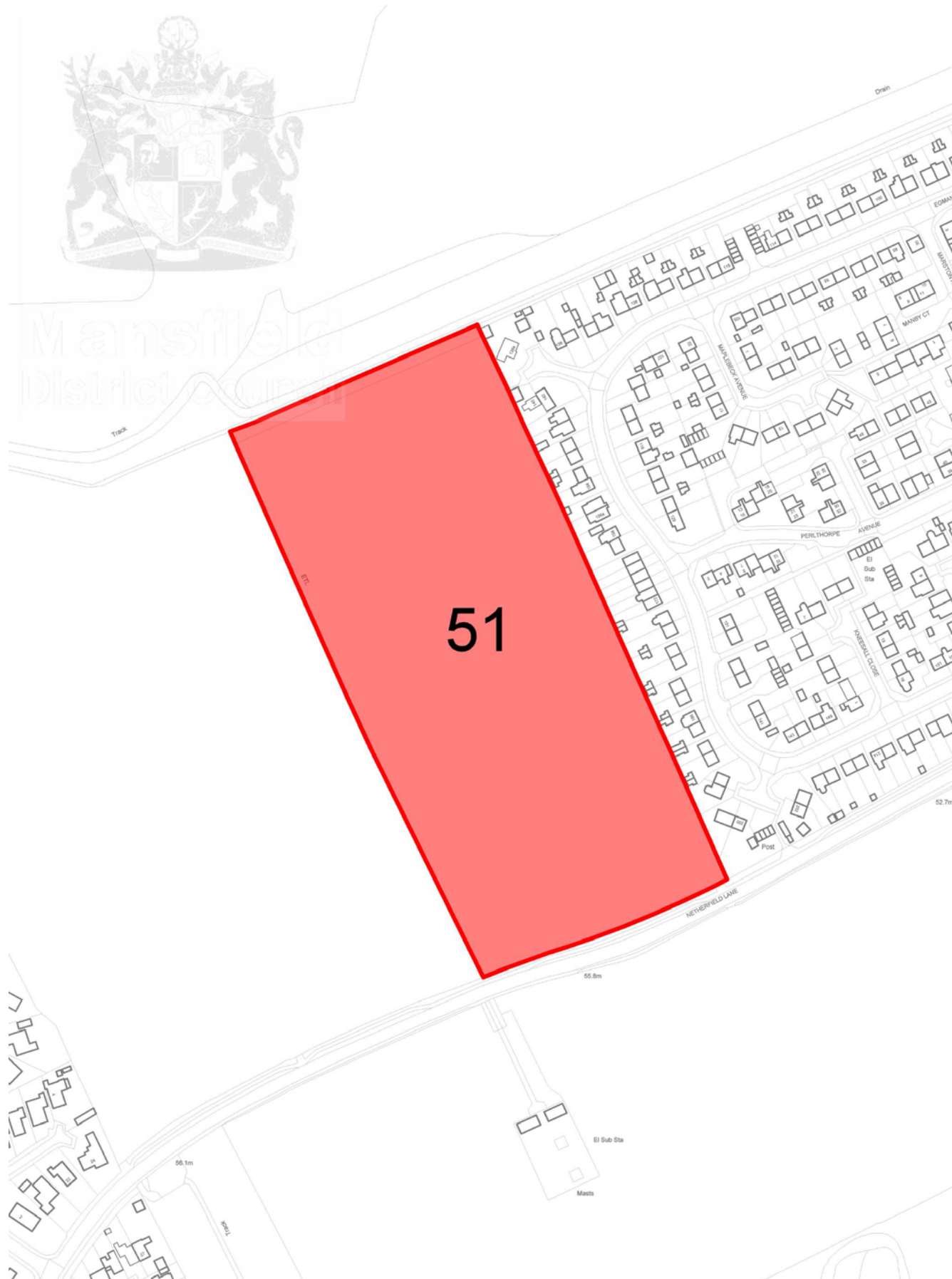
Site Name: Peafield Lane (ref 50) Size: 13.37ha Development Details: 400 homes.		Highways and Sustainable Transport Poor access to MARR and M1. Access onto Peafield Lane. Additional traffic onto A60 corridor north of Town Centre; key junctions are at capacity. Junctions along A6075 (Debdale Lane) have fewer issues up to A6191/A6075 junction which has significant issues. Substantial and costly improvements would likely be required to junctions along the A60 Leeming Lane especially if taken forward with other sites nearby (48, 67 and 187). Potential to extend or tie into bus route 210. Lacks connections to cycle routes and none within immediate area. Limited potential to tie into strategic trail along River Maun as located on southern side of river.	
Green Infrastructure and Environment Located adjacent to strategic GI network (Maun Valley ref 12 and Woodhouse ref 3). Access to nearest open spaces (Hornby and Manor Park) with 400m. Access to strategic GI could be improved by providing better connections via public rights of way, cycle routes along the A60 and Peafield Lane and safe road crossings across (A60/Peafield Lane). Grade 3 agricultural land. Within a ‘conserve and reinforce’ landscape (SH25).		Infrastructure Requirements Forms part of a larger site (with ref: 50 and potentially sites to the south 67 and 187) and will require infrastructure and various mitigations to reflect this scale of development. Contributions to libraries, education and health facilities expected; total costs of around £2.45 million identified. Reasonable access to secondary school with capacity; primary school located nearby but at capacity. Distant from health facilities. Based on nearby sites utilities are unlikely to require upgrades but sewage infrastructure may do. This would need to be confirmed.	
Economic Benefit No employment or retail proposals included; not likely to be an attractive location for employment. Not considered to be accessible to local centres or employment locations.		Deliverability Considered to be a higher risk site. Higher sales values expected but potential need for substantial infrastructure contributions. The promoter of this site has not engaged to date and delivery is therefore uncertain. Potential competition with other sites on Peafield Lane (48, 67 and 187). Delivery expected from 2024/25 onwards.	
Flood Risk Potential negative effects. Low risk of fluvial flooding (FZ1) but significantly small area of site (southwest corner) low risk of surface water flooding 1 in 1000. Provision of SuDS would help manage surface water runoff.		Heritage Not assessed in Heritage Impact Assessment. No designated heritage assets within site. Near to historic parkland boundary (100 m) that provides historic setting for designated heritage asset Park Hall (to west) but separated by Leeming Lane (A60) and existing housing; unlikely to be significant impact. 490 metres from a non-designated heritage asset (Peafield Farm) but unlikely to have an impact. No archaeological identified on site or nearby.	
Sustainability Appraisal			
SA1 Housing		SA8 Natural Resources (B Flooding)	
SA2 Health		SA8 Natural Resources (C Ground Water)	
SA3 Green Spaces and Culture		SA9 Waste	
SA4 Community Safety		SA10 Energy	N/A
SA5 Social Capital		SA11 Transport (Sustainable modes)	
SA6 Biodiversity (A Designated Sites)		SA11 Transport (B Access to Schools)	
SA6 Biodiversity (B Enhancement)		SA12 Employment	
SA7 Built and Natural Assets (A Heritage)		SA13 Innovation	
SA7 Built and Natural Assets (B Landscape)		SA14 Business Land & Infrastructure	
SA8 Natural Resources (A Soil)			
Consultee comment			
The site was not included in the Consultation Draft (2016) or the Preferred Options consultation (2017). Based on similar nearby sites it is likely that objections would include: <ul style="list-style-type: none">• Visual impact and impact on landscape character;• Loss of open countryside;• Loss of agricultural land;• Too much development on site;• Impact on highways and highway safety;• Impact on local infrastructure; and• Impact on wildlife / biodiversity.			



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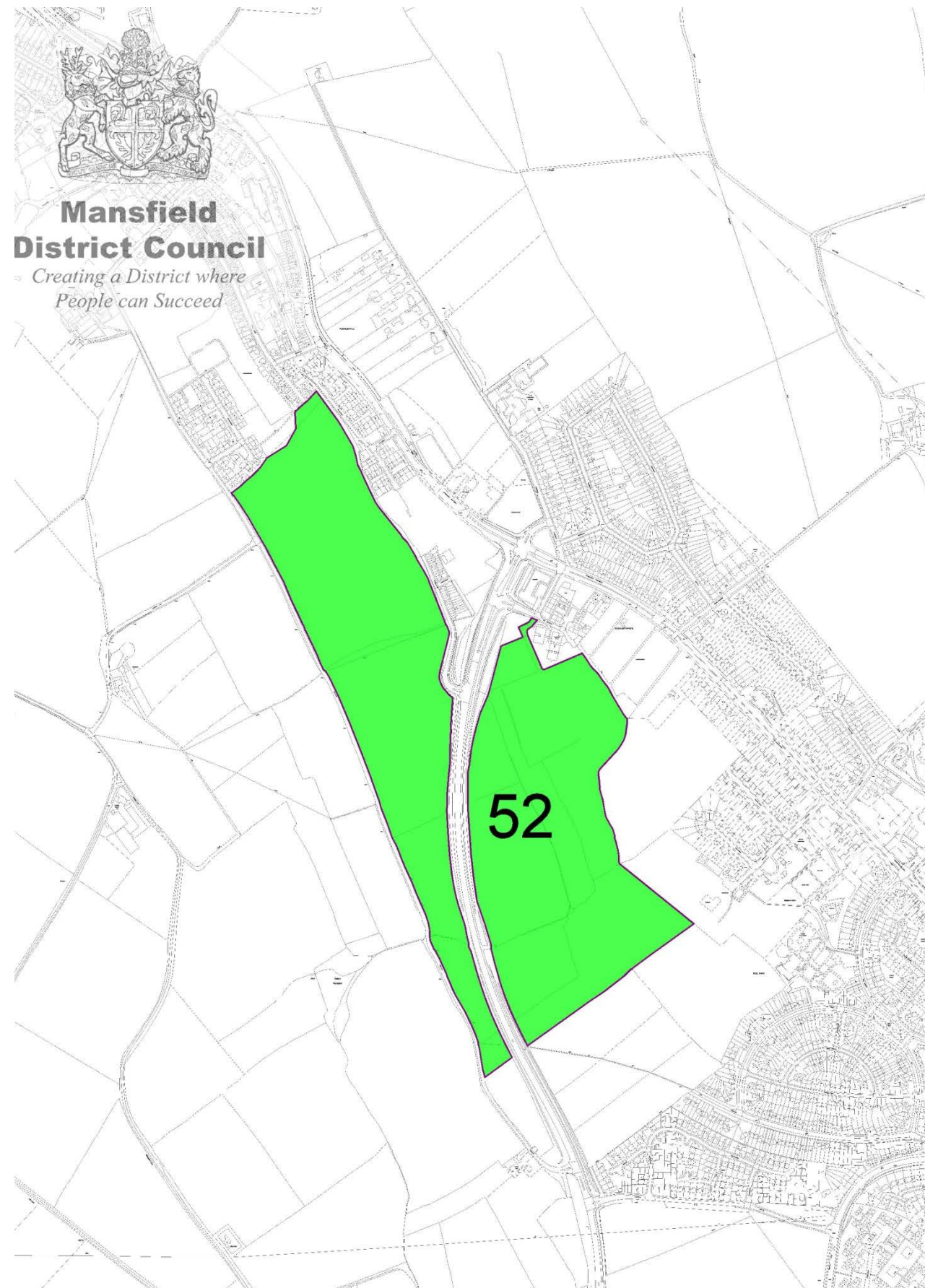
Site Name: Land off Netherfield Lane, Meden Vale (ref 51) Size: 4.95ha Development Details: 120 homes		Highways and Sustainable Transport Poor access to the MARR but reasonable access to the M1 via junctions 29a/30. Access onto Netherfield Lane. Access to the Bus stops on Netherfield Land (routes 11 and 12b). Will impact on A60 Church Street/Wood Street junction in Market Warsop; a contribution of about £56k identified. No existing cycle routes within immediate or wider area; need for improvements. Potential to join up with strategic trail along River Meden.	
Green Infrastructure and Environment Within strategic GI network but not within 400m of open space. Development of site reduces existing open gap between settlements. Located close to recreational corridors along the south of restored colliery and River Meden which includes strategic trails; thus, opportunity to improve connections to these. Within ‘conserve’ landscape (SH29). Grade 2 agricultural land.		Infrastructure Requirements A moderate sized site; contributions towards libraries, health and education expected. Total cost of around £740k identified (excluding highways). Unlikely to provide on-site infrastructure; some facilities located in Medan Vale. Will help support the vitality of Medan Vale. Based on other sites in Warsop Parish utilities do not require upgrade but there may be a medium impact on sewage infrastructure; this will need to be confirmed.	
Economic Benefit Site is likely to be too small to provide onsite employment or retail. Reasonable access to employment sites in Shirebrook. Good links to the nearby redevelopment of Welbeck Colliery which includes employment. Limited retail facilities in Meden Vale; higher level of facilities located in Market Warsop district centre.		Deliverability Low risk site. Greenfield. Medium sales values expected. Single landowner and understood to be developer interest. Delivery expected later in the plan period (2026/27 onwards) due to competition from sites at Market Warsop which are more advanced (refs 35 and 36).	
Flood Risk Low risk of fluvial flooding (within FZ1). Minimal overlap with 1 in 1000 risk surface water flooding layer, but overall negative effect as the site is located within an indicative area of concentrated run off. Provision of SuDS would help manage surface water runoff.		Heritage Not assessed in Heritage Impact Assessment. No designated or non-designated heritage assets within or near to site. Conservation Area, historic settlement core and non-designated assets within Church Warsop but site unlikely to be part of historic setting as housing located in-between. Known archaeological interest identified south of Church Warsop and along River Meden; on-site investigations recommended. Site directly south of former Welbeck Colliery but no landmarks remaining.	
Sustainability Appraisal			
SA1 Housing		SA8 Natural Resources (B Flooding)	
SA2 Health		SA8 Natural Resources (C Ground Water)	
SA3 Green Spaces and Culture		SA9 Waste	
SA4 Community Safety		SA10 Energy	N/A
SA5 Social Capital		SA11 Transport (Sustainable modes)	
SA6 Biodiversity (A Designated Sites)		SA11 Transport (B Access to Schools)	
SA6 Biodiversity (B Enhancement)		SA12 Employment	
SA7 Built and Natural Assets (A Heritage)		SA13 Innovation	
SA7 Built and Natural Assets (B Landscape)		SA14 Business Land & Infrastructure	
SA8 Natural Resources (A Soil)			
Consultee Comments			
The site was included in the Preferred Options consultation (2017). Objections included: <ul style="list-style-type: none">Loss of open spaces / playing pitchesVisual impact and impact on landscape characterLoss of open countrysideLoss of agricultural landImpact on character of the areaToo much development on the siteImpact on biodiversity / wildlifeImpact on highwaysImpact on local infrastructure		The Environment Agency identified that there are records of protected species (bats) in the area and that natural buffer to the River Medan would be required; enhancements to the River should also be sought	



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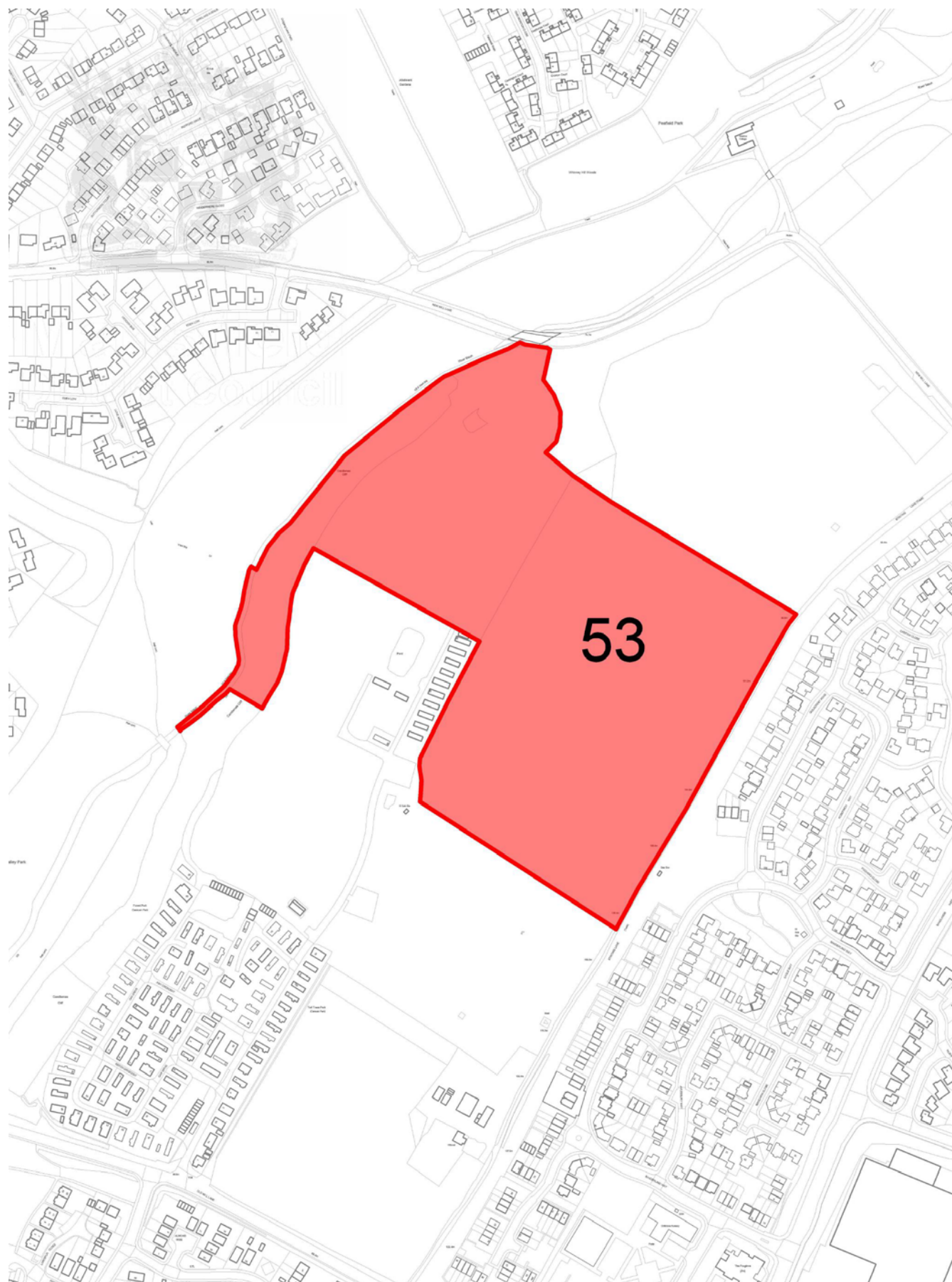
Site Name: Pleasley Hill Farm (ref 52) Size: 32.16ha Development Details: 660 home, plus economic land (including retail, offices, community facilities, offices and light industrial).		Highways and Sustainable Transport Accessed directly from MARR (A617) and good access to the M1. Potential to extend or tie into bus routes 6 and/or 217. Existing cycle routes on MARR, A617 to Pleasley and A6191 (Chesterfield Rd North).The main junctions along the MARR (A617/A6191) have capacity although there are some issues at A6191/A6075 junction and along A617 through Pleasley. Cumulative impact on a number of junctions along Chesterfield Road, MARR and A6191; contribution of about £1.8 million identified. Limited potential to tie into strategic trails.	
Green Infrastructure and Environment Within 400m of strategic GI. Adj. to Bull Farm Park and Teversal open space. There is an existing public right of way through site linking MARR with Water Lane. Potential to enhance ecological and recreational linkages to nearby strategic GI and open space and create new areas of open space/green corridors. Within ‘Conserve’ landscape (ML23); Grade 2 Agricultural land.		Infrastructure Requirements This is a large site and will require infrastructure and various mitigations onsite to reflect this scale of development (including adjacent sites 74c and 170). This will include extensions to nearby primary schools and contributions to health facilities, libraries and other facilities as necessary. Total cost of contributions identified as around £4.3 million. Close to schools and a doctor’s surgery although access across the MARR/Chesterfield Road may be an issue for pedestrians. Nearby Primary Schools understood to have the potential for extension. No utilities upgrades required. Medium impact on sewage infrastructure; a pumped connection may be required.	
Economic Benefit Together with site 74c the proposal includes employment in an attractive location and is also accessible to a nearby existing employment area (Millennium Business Park). Proposal includes retail element which could provide a new district or local centre.		Deliverability Considered to be a medium risk site. Flat greenfield site with access direct from existing road. Forms part of a larger site (with sites 74c) being promoted as one. There are also links to an adjacent site in separate ownership (ref 170); masterplanning across the three sites will be required. Expected to have medium sales values. Some potential for increased costs due to archaeology and highway improvements. Known developer interest including for commercial element. Delivery currently presumed from 2023/24 onwards. Sites nearby are already under construction and there is potential for some overlap between the sites.	
Flood Risk No risk of fluvial flooding (within FZ1) but low to high risk of surface water flooding on some parts of the site (1 in 1000, 1 in 100 and 1 in 30) following natural spring. Also overlaps within an indicative area of concentrated run off. Provision of SuDS would help manage surface water runoff.		Heritage <u>Impact on Significance:</u> High impact on area of regional archaeological significance; hydrological impacts may be high in areas close to the watercourses / springs within site 52 (east). <u>Mitigation/Enhancement:</u> A full evaluation is required, in consultation with the County Council as curatorial adviser on archaeology, to determine impacts and the deliverability of the site. In accordance with best practice guidelines, to preserve in-situ, record, publish and disseminate report.	
Sustainability Appraisal			
SA1 Housing		SA8 Natural Resources (B Flooding)	
SA2 Health		SA8 Natural Resources (C Ground Water)	
SA3 Green Spaces and Culture		SA9 Waste	
SA4 Community Safety		SA10 Energy	N/A
SA5 Social Capital		SA11 Transport (Sustainable modes)	
SA6 Biodiversity (A Designated Sites)		SA11 Transport (B Access to Schools)	
SA6 Biodiversity (B Enhancement)		SA12 Employment	
SA7 Built and Natural Assets (A Heritage)		SA13 Innovation	
SA7 Built and Natural Assets (B Landscape)		SA14 Business Land & Infrastructure	
SA8 Natural Resources (A Soil)			
Consultee comments			
<div>The site was included in the Preferred Option consultation as part of a larger strategic site. Objections to the strategic site included:<ul style="list-style-type: none">Loss of open space / playing pitches;Visual impact and impact on landscape character;Loss of open countryside;Loss of agricultural land;Land stability issues;Impact on character of the area and will turn Pleasely into a town;Too much development on site;Impact on highways including A617 and Water Lane;Flood risk;</div> <div><ul style="list-style-type: none">Impact on biodiversity / wildlife;Type of development proposed;Impact on local infrastructure; andAir pollution.</div> <div>The EA highlighted the risk of flooding in specific areas nearby and the impact on Local Wildlife Sites. The impact on the route to the M1 and j29 of the M1 were raised by Derbyshire CC and Highways England.</div> <div>Two comments in general support were also received.</div>			



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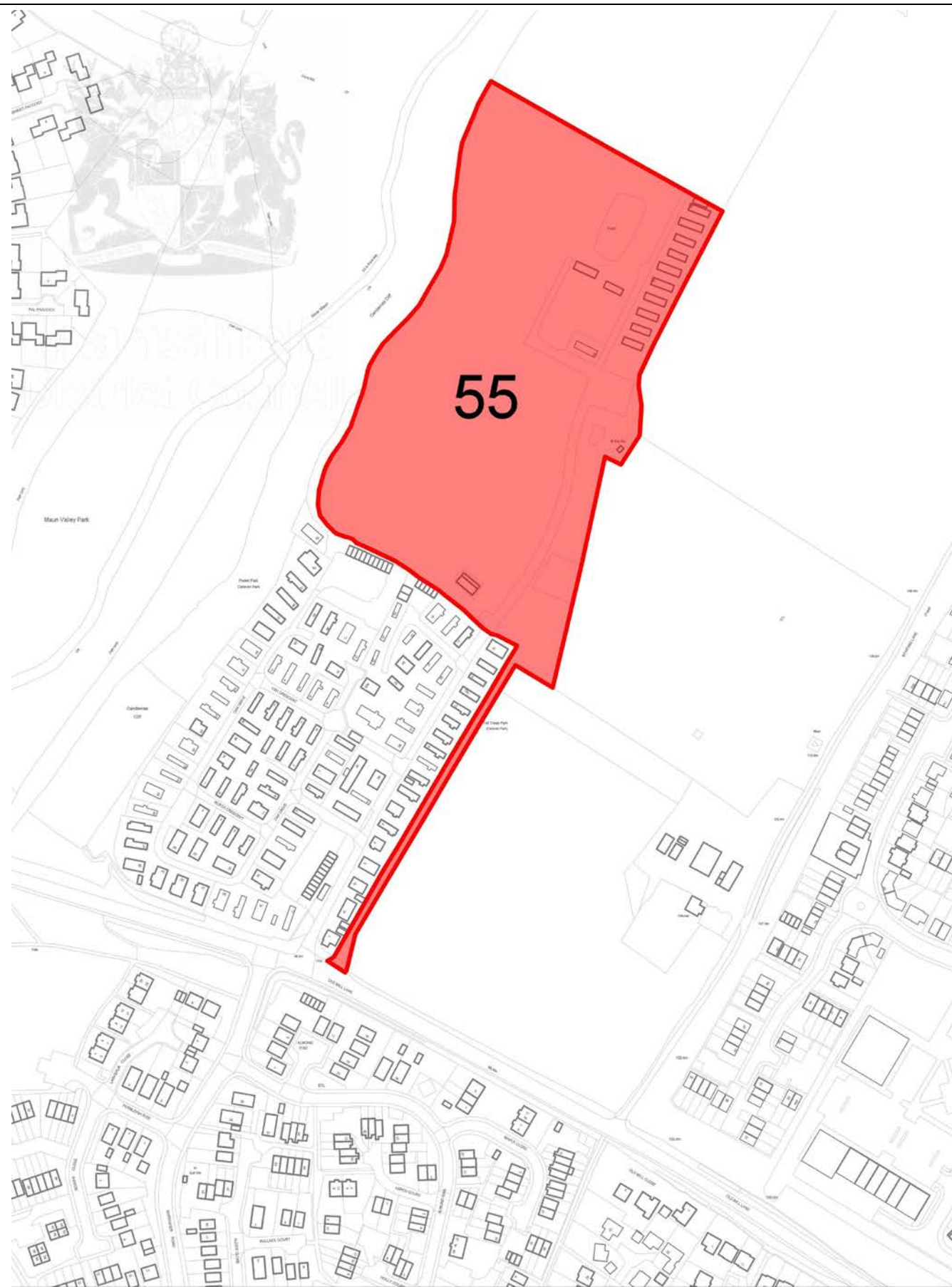
Site Name: Land at Old Mill Lane (ref 53) Size: 3.80ha Development Details: 153 homes.		Highways and Sustainable Transport Potential to extend or tie into bus route 210 and/or 218. Potential to support improvements to cycle infrastructure along New Mill Lane and Old Mill Lane. Poor access to the MARR and M1. Requires access to be provided through adjacent sites (30 and 31) onto Old Mil or New Mill Lane. Cumulative impacts on a number of junctions on A60 and A6117 which require improvements; contributions to work estimated at around £1.3 million. Potential to improve walking and cycling links along River Maun, Stinting Lane and to nearby local centre.	
Green Infrastructure and Environment Within Strategic GI network (Maun Valley) and within 400m walk of open space. Potential to help facilitate enhanced walking and cycling access along and to Stinting Lane and the Maun Valley trail, create enhanced green corridor and new/enhanced wildlife corridors. Need to buffer local wildlife site. Opportunity to provide connections to existing open space. LCA recommends restore/create landscape policy zone (SH12). Grade 3 Agricultural Land. Near to section of River Maun identified as green SuDS priority area. Need to safeguard quality of whilst enhancing ecological connections along and to Maun Valley LNR, local wildlife sites and River Maun. Need to address potential negative recreational impacts on ecology of Maun Valley LNR and LWS.		Infrastructure Requirements As part of a strategic site (including at least sites 30, 31 and 53) there will be for various contributions to reflect this scale of development; this may include the need for on-site provision and/or contributions to health and education. A total cost of around £1.8 million has been identified (excluding highways). Pylons run across the site; an appropriate stand-off will be required. Utilities do not require upgrades and there will be a low impact on sewage infrastructure.	
Economic Benefit No employment included; not likely to be an attractive location for employment. Close to Fulmer Road local centre and ASDA superstore. Reasonable access to employment area at Crown Farm and Old Mill Lane.	Deliverability Considered to be a high risk site. A greenfield site with some topographical issues and pylons which reduce the developable area and may affect marketability. Viability Study shows that site is not viable. Potentially part of a larger strategic site (including sites 30, 31, 53 and 55). Multiple landowners and a comprehensive approach will be required to master planning as well as infrastructure; evidence that sites 30, 31 and 53 are working together. Substantial interdependencies between the sites due to access; site 53 requires access through either adjacent site (30 or 31). High to medium value expected. Few competing sites. Delivery expected from 2025/26 onwards reflecting delivery across adjacent sites (refs 30 and 31).		
Flood Risk Within area of fluvial flooding (FZ2) but also located above the floodplain on a raised cliff; as such the risk of fluvial flooding may be low or none. All built development can be provided in Zone 1. Provision of SuDS would help to manage surface water runoff and address any potential impact on water quality of the River Maun.	Heritage <u>Impact on Significance:</u> Heritage Impact Assessment concluded that development would encroach on the valley and the tranquil setting of several non-designated heritage assets (mill sites and bridges upstream of development). Whilst this will not have a direct effect, there are potential indirect effects to consider from increased activity, street lighting, infrastructure and highways alterations and improvements. Cumulative impact of development on this site. Archaeological features along River Maun; an archaeological assessment should be undertaken. <u>Mitigation/Enhancement:</u> The provision of a considerable buffer zone and scheme of planting and enhancement to screen and supplement the existing woodland / wooded sides to the River Maun, combined with management plan and programme of succession planting would overcome some of the harm. This does not take into account the impact of increased footfall on nature conservation interests and the cumulative impact of development on the site. No enhancement identified because of highways layout, busy road, and limited public access to southern river frontage. Consideration of future high demand for public access to river corridor (Maun Valley Park LNR and its paths) and the potential impact of pavements, street lighting and alterations to infrastructure. A focused archaeological watching brief should be undertaken in due course and a WSI (Written Scheme of Investigation) will be required for this site		
Sustainability Appraisal			
SA1 Housing		SA8 Natural Resources (B Flooding)	
SA2 Health		SA8 Natural Resources (C Ground Water)	
SA3 Green Spaces and Culture		SA9 Waste	
SA4 Community Safety		SA10 Energy	N/A
SA5 Social Capital		SA11 Transport (Sustainable modes)	
SA6 Biodiversity (A Designated Sites)		SA11 Transport (B Access to Schools)	
SA6 Biodiversity (B Enhancement)		SA12 Employment	
SA7 Built and Natural Assets (A Heritage)		SA13 Innovation	
SA7 Built and Natural Assets (B Landscape)		SA14 Business Land & Infrastructure	
SA8 Natural Resources (A Soil)			
Conclusion			
Included in the Preferred Options consultation (2017) as part of a larger strategic site. Objections included: <ul style="list-style-type: none">Loss of open space / playing fieldsVisual impact and impact on landscape characterLoss of open countryside and green wedgeLoss of agricultural landLand stabilityImpact on character of the areaToo much development on siteImpact on biodiversity / wildlifeImpact on highways and Stinting Lane			
		<ul style="list-style-type: none">Impact on local infrastructureFlood riskDeliverability of the developmentAlready been enough development in Forest Town	
		The Environment Agency identified that the site is close to areas of flood risk but not at risk of flooding itself due to topography. A natural landscape buffer should be maintained to the River Maun. The River is currently assessed as ‘moderate’ under the Water Framework Directive; this should not deteriorate and steps taken to improve it. There are records of protected species in the area (bats). Natural England recommended that a soil specialist advises on soil handling and how to make use of the different soil on site.	



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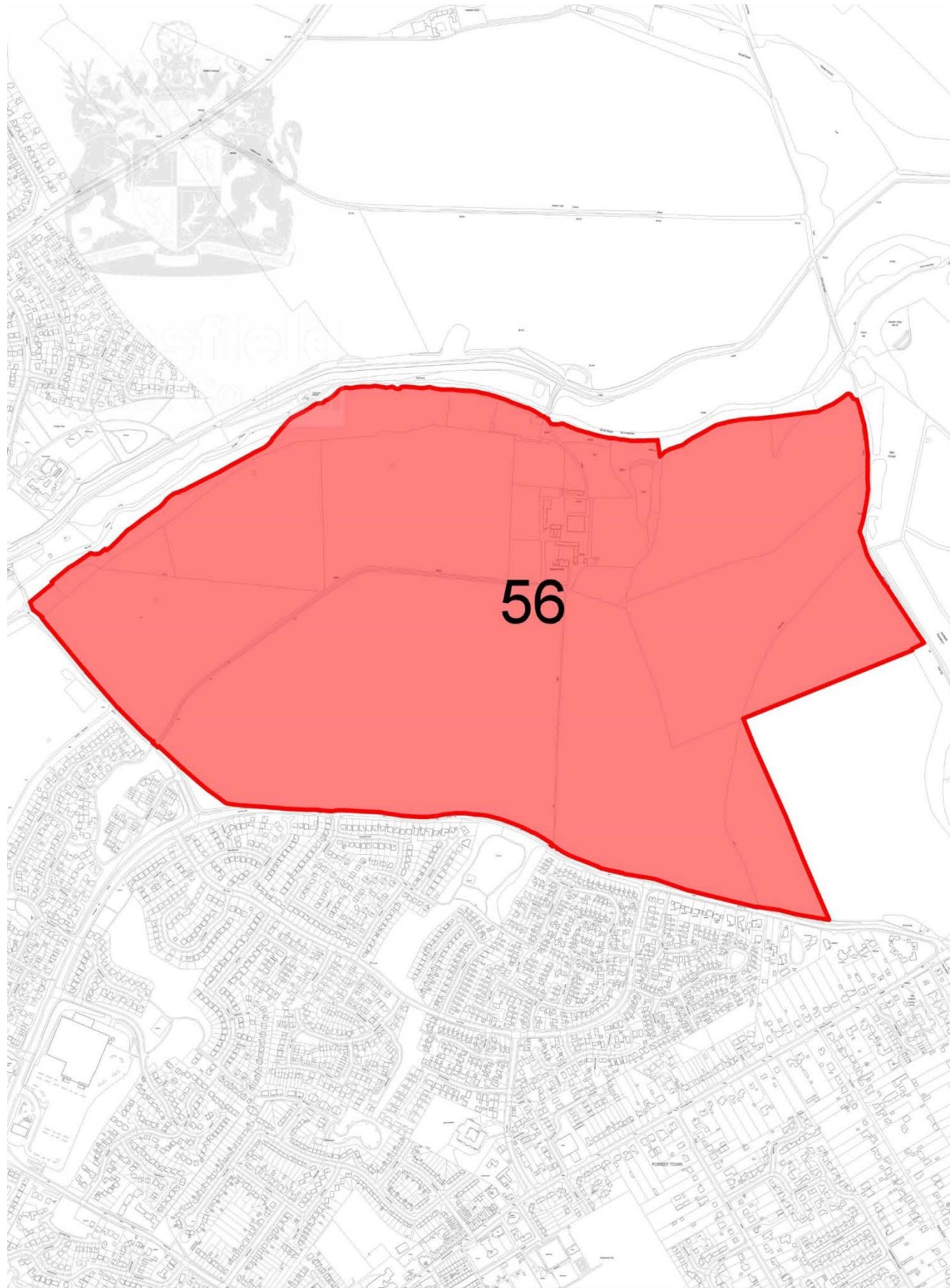
Site Name: Tall Trees mobile homes Old Mill Lane (ref 55) Size: 3.80ha Development Details: 100 homes.		Highways and Sustainable Transport Potential to extend or tie into bus route 210 and/or 218. Potential to support improvements to cycle infrastructure along New Mill Lane and Old Mill Lane. Poor access to the MARR and M1. Requires access to be provided through adjacent sites (30 and 31) onto Old Mill or New Mill Lane. Cumulative impacts on a number of junctions on A60 and A6117 which require improvements; contributions to work estimated at around £910,000. Potential to improve walking and cycling links along River Maun, Stinting Lane and to nearby local centre.	
Green Infrastructure and Environment Within Strategic GI network (Maun Valley) and within 400m walk of open space (LNR). Potential to help facilitate enhanced walking and cycling access along and to Stinting Lane and the Maun Valley trail, create enhanced green corridor and new/enhanced wildlife corridors. Need to buffer local wildlife site. Opportunity to provide connections to existing open space. LCA recommends restore/create landscape policy zone (SH12). Grade 3 Agricultural Land. Near to section of River Maun identified as green SuDS priority area. Need to safeguard quality of whilst enhancing ecological connections along and to Maun Valley LNR, local wildlife sites and River Maun. Address potential negative recreational impacts on ecology of Maun Valley LNR and LWS.		Infrastructure Requirements As part of a strategic site (including at least sites 30, 31, 53 and 55) there will be for various contributions to reflect this scale of development; this may include the need for on-site provision and/or contributions to health and education. A total cost of around £775k has been identified (excluding highways). Pylons run across the site; an appropriate stand-off will be required. Utilities do not require upgrades and there will be a low impact on sewage infrastructure.	
Economic Benefit No employment included; not likely to be an attractive location for employment. Close to Fulmer Road local centre and ASDA superstore. Reasonable access to employment area at Crown Farm and Old Mill Lane.		Deliverability Considered to be a high risk site. A greenfield site and some topographical issues and pylons on site. Potentially part of a larger strategic site (including sites 30, 31, 53 and 55). Multiple landowners and a comprehensive approach will be required to master planning as well as infrastructure; evidence that sites 30, 31 and 53 are working together. There is limited involvement from the owner of this site. Substantial interdependencies between the sites due to access; site 55 relies on access through the adjoining sites. High to medium value expected. Few competing sites. Delivery expected from 2025/26 onwards reflecting likely phasing of sites 30, 31 and 53.	
Flood Risk Within area of fluvial flooding (FZ2) but also located above the floodplain on a raised cliff; as such the risk of fluvial flooding may be low or none All built development can be provided in Zone 1. Provision of SuDS would help to manage surface water runoff and address any potential impact on water quality of the River Maun.	Heritage <u>Impact on Significance:</u> Heritage Impact Assessment concluded that development would encroach on the valley and the tranquil setting of several non-designated heritage assets (mill sites and bridges upstream of development). Whilst this will not have a direct effect, there are potential indirect effects to consider from increased activity, street lighting, infrastructure and highways alterations and improvements. Cumulative impact of development on this site. Archaeological features along River Maun; an archaeological assessment should be undertaken. <u>Mitigation/Enhancement:</u> The provision of a considerable buffer zone and scheme of planting and enhancement to screen and supplement the existing woodland / wooded sides to the River Maun, combined with management plan and programme of succession planting would overcome some of the harm. This does not take into account the impact of increased footfall on nature conservation interests and the cumulative impact of development on the site. No enhancement identified because of highways layout, busy road, and limited public access to southern river frontage. Consideration of future high demand for public access to river corridor (Maun Valley Park LNR and its paths) and the potential impact of pavements, street lighting and alterations to infrastructure. A focused archaeological watching brief should be undertaken in due course and a WSI (Written Scheme of Investigation) will be required for this site		
Sustainability Appraisal			
SA1 Housing		SA8 Natural Resources (B Flooding)	
SA2 Health		SA8 Natural Resources (C Ground Water)	
SA3 Green Spaces and Culture		SA9 Waste	
SA4 Community Safety		SA10 Energy	N/A
SA5 Social Capital		SA11 Transport (Sustainable modes)	
SA6 Biodiversity (A Designated Sites)		SA11 Transport (B Access to Schools)	
SA6 Biodiversity (B Enhancement)		SA12 Employment	
SA7 Built and Natural Assets (A Heritage)		SA13 Innovation	
SA7 Built and Natural Assets (B Landscape)		SA14 Business Land & Infrastructure	
SA8 Natural Resources (A Soil)			
Conclusion			
Included in the Preferred Options consultation (2017) as part of a larger strategic site. Objections included: <ul style="list-style-type: none">Loss of open space / playing fieldsVisual impact and impact on landscape characterLoss of open countryside and green wedgeLoss of agricultural landLand stabilityImpact on character of the areaToo much development on siteImpact on biodiversity / wildlifeImpact on highways and Stinting Lane		<ul style="list-style-type: none">Impact on local infrastructureFlood riskDeliverability of the developmentAlready been enough development in Forest Town The Environment Agency identified that the site is close to areas of flood risk but not at risk of flooding itself due to topography. A natural landscape buffer should be maintained to the River Maun. The River is currently assessed as ‘moderate’ under the Water Framework Directive; this should not deteriorate and steps taken to improve it. There are records of protected species in the area (bats). Natural England recommended that a soil specialist advises on soil handling and how to make use of the different soil on site.	



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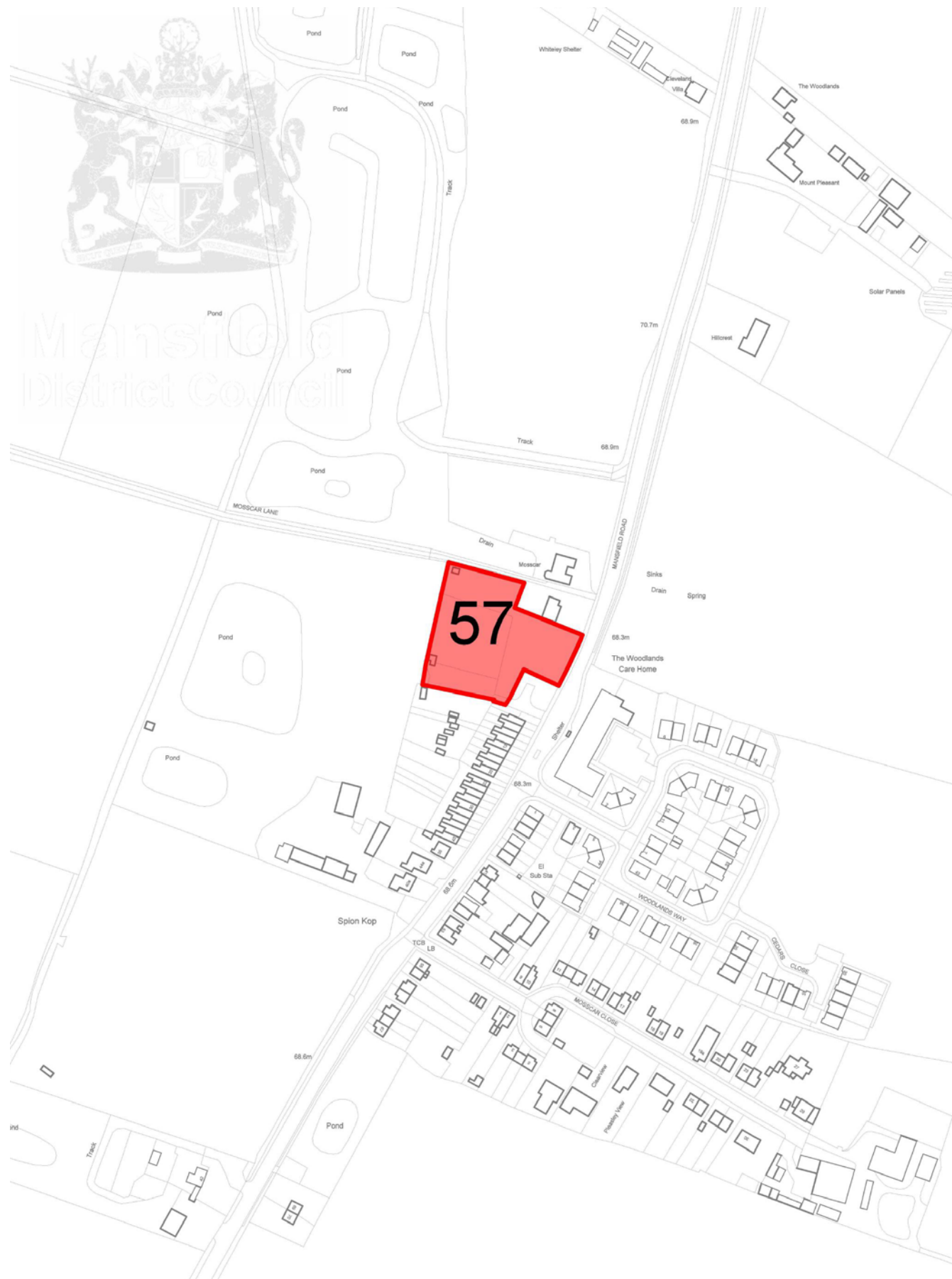
Site Name: Warren Farm, Land North of New Mill Road (ref 56) Size: 92.33ha Development Details: 1000 homes.		Highways and Sustainable Transport Potential to extend or tie into bus route 210 and/or 218. Potential to support improvements to cycle infrastructure along New Mill Lane and Old Mill Lane. Poor access to the MARR and M1. New junctions onto New Mill Lane are proposed. Due to the size of the site there would likely be a need for substantial and costly upgrades to junctions on the A60 and along A6117 towards the MARR even if taken forward in isolation. Potential pedestrian links to River Medan, Stinting Lane and to Spa Ponds LNR.	
Green Infrastructure and Environment Within strategic GI network (Maun Valley ref 12). Adj. to local wildlife site (LWS) and local green space designation. Potential to create green corridors and facilitate enhanced walking and cycling access to and along and to Maun Valley trail, create enhanced green corridor and new/enhanced wildlife corridors especially in connection with Spa Ponds (LWS). Within ‘restore/create’ landscape policy zone (SH12). Grade 3 Agricultural Land. Need to safeguard quality of Maun Valley LNR, local wildlife sites and River Maun.		Infrastructure Requirements A large site in its own right and likely to be delivered together with an adjacent site (ref 188) and potentially others (30, 31, 53 and 55); therefore it is likely that on site provision as well as offsite mitigation will be required to address this scale of development. Total costs of around £6.1 million have been identified. It is expected this will include contributions to libraries, health and education facilities including the need for a new primary school on site. Issues with pylons will need to be addressed; the developable area has been reduced to take account of the pylons. Doctor’s facilities are located some distance away. Utility and sewage upgrades may be required due to size of site.	
Economic Benefit No employment included; not likely to be an attractive location for employment. Parts of site reasonably close to Fulmer Road local centre and ASDA superstore. Reasonable access to employment areas at Crown Farm Way and Old Mill Lane.		Deliverability Considered to be a higher risk site. A large greenfield site with pylons on site. Part of a larger strategic site (including ref 188 to east). Multiple landowners across the sites and a comprehensive approach will be required to master planning as well as infrastructure; this is not considered likely to cause major issues as both sites have independent access. Site 56 has a single landowner and there is potentially developer interest. High to medium value expected but substantial costs due to size even in isolation. Delivery expected from 2023/24 onwards. Potential competition from nearby sites (30, 31, 53 and 55 as well as 13 and 101).	
Flood Risk Significant negative effect possible: Medium to high risk of fluvial flooding (FZ2 and FZ3). Overlap with 1 in 30, 1 in 100 and 1 in 1000 surface water flooding layers. Site is located within an indicative area of concentrated run-off. Habitat buffer to watercourse and SuDS would need to address flood risk and protection of watercourse. All built development can be provided in Zone 1.		Heritage The site includes Warren Farm (Grade II listed Building) but this would not form part of the built development; there is the potential for substantial harm to the setting. Beeston Lodge (Scheduled Monument) is located close to the north site boundary. Also located directly to the southwest of historic park/garden of county importance (Clipstone Park). Impacts on heritage assets require further investigation. The potential for archaeology has also been identified by consultees to the eastern side of the site and along the River Maun; this would need to be investigated further through an archaeological assessment.	
Sustainability Appraisal			
SA1 Housing		SA8 Natural Resources (B Flooding)	
SA2 Health		SA8 Natural Resources (C Ground Water)	
SA3 Green Spaces and Culture		SA9 Waste	
SA4 Community Safety		SA10 Energy	N/A
SA5 Social Capital		SA11 Transport (Sustainable modes)	
SA6 Biodiversity (A Designated Sites)		SA11 Transport (B Access to Schools)	
SA6 Biodiversity (B Enhancement)		SA12 Employment	
SA7 Built and Natural Assets (A Heritage)		SA13 Innovation	
SA7 Built and Natural Assets (B Landscape)		SA14 Business Land & Infrastructure	
SA8 Natural Resources (A Soil)			
Consultee comments			
The site was not included in the Consultation Draft (2016) or the Preferred Options consultation (2017). However comments were made through the Preferred Options consultation regarding the site. Objections would include: <ul style="list-style-type: none">Impact on wildlife and biodiversity including red list / JNCC bird species on site;Impact on access to the countryside;Impact on water quality at Spa Ponds;Visual impact on impact on landscape character;Potential archaeology on site;Impact on the Spa Ponds (a LWS and proposed LGS).Site is not in a sustainable location;Impact on character of the area;Too much development on site;		<ul style="list-style-type: none">Impact on highways;Impact on local infrastructure; andFlood risk.	



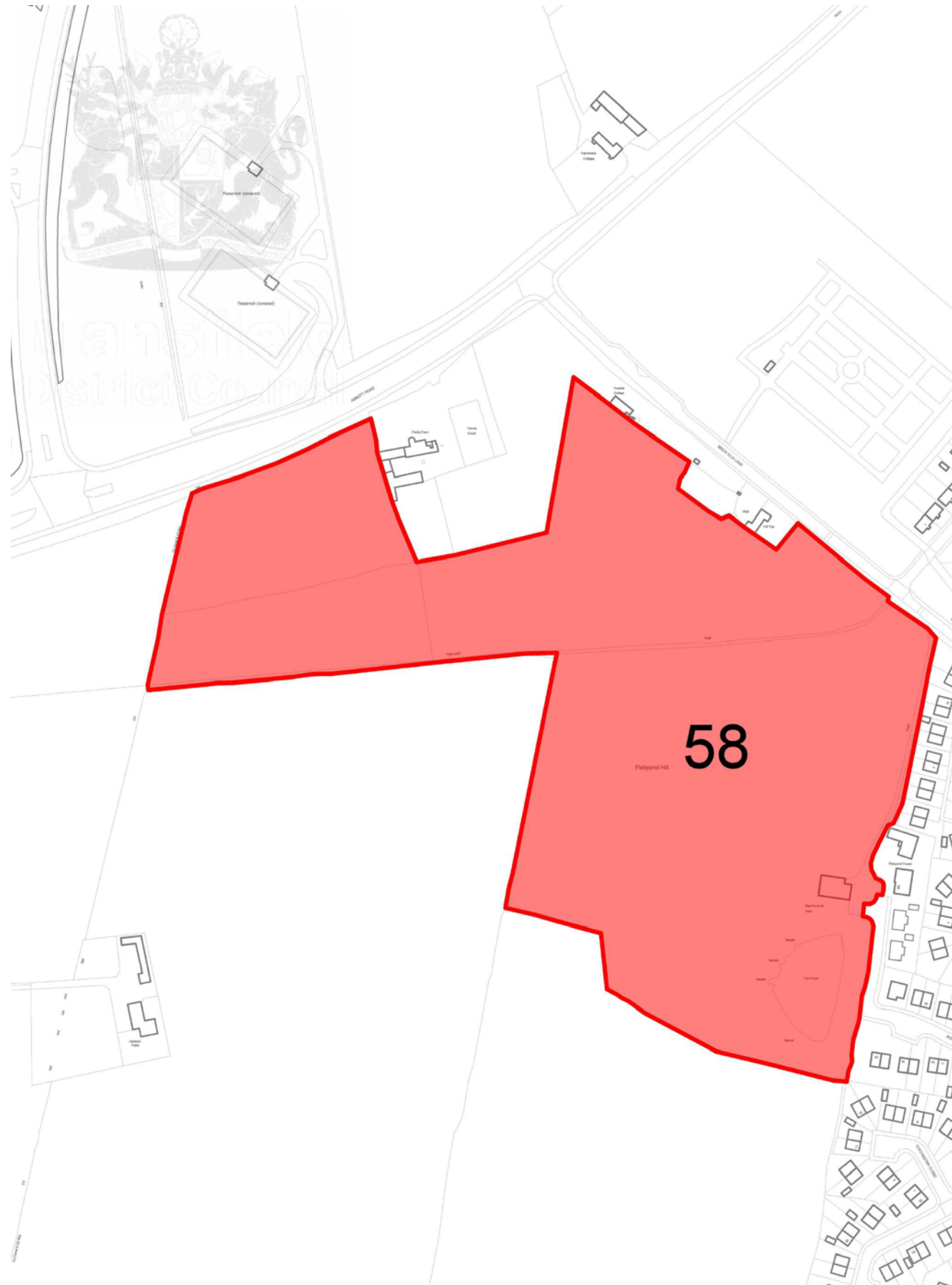
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Site Name: Adj The Gables, Spion Kop (HELAA ref 57) Size: 0.41ha Development Details: 8 homes		Highways and Sustainable Transport Access directly onto A60. Bus stops on Mansfield Rd/A60 (routes 11 and 12). Likely impact on the A60 Church Street/Wood Street junction in Market Warsop; due to scale of development and impact no contributions are expected. No existing cycle routes within immediate or wider area. Limited scope for pedestrian improvements.	
Green Infrastructure and Environment Not within 400m of strategic GI. Within 400m of amenity space. Spion Kop lacks access to formal open space, including play provision. Limited potential to connect to GI areas/corridors, unless cycling provision is improved along A60. Within ‘conserve and reinforce landscape’ (ML25). Grade 3 Agricultural land although understood not to have been used as agricultural land.		Infrastructure Requirements A very small site with limited impact on local infrastructure. Will not provide on-site infrastructure. Could provide limited support for the vitality of Spion Kop but few existing facilities; existing facilities in Market Warsop and Mansfield Woodhouse. As below 10 dwellings the site is unlikely to make contributions. Utilities and sewage infrastructure do not require improvements.	
Economic Benefit Site is too small to provide onsite employment or retail. Poor access to employment and retail opportunities in Market Warsop and Mansfield Woodhouse.		Deliverability Lower risk site. Lower sales values expected but small site with few upfront costs identified. A planning application has been granted on appeal (2016/0224/NT). Delivery expected in 2021/22. Understood to be in single ownership. Greenfield. Unlikely to compete significantly with nearby site (ref 45).	
Flood Risk Low risk of fluvial flooding (within FZ1). Overlap with 1 in 1000 risk surface water flooding layer (minimal area in northwest corner). Negative effect as the entire site is located within an indicative area of concentrated run off. Provision of SuDS would help manage surface water runoff.		Heritage Heritage Impact Assessment did not consider the site. No designated or non-designated sites identified within or near to site. Non-designated assets (Westfield Farm) located approx. 900 metres to southeast but housing development between. Historic grounds and listed building (Nettleworth Manor/Farm) located approx.850 m to southwest; not likely to have impact on setting. Refusal of planning application for this site was not on heritage grounds so assume any impact acceptable. No archaeological interest identified within site or nearby.	
Sustainability Appraisal			
SA1 Housing		SA8 Natural Resources (B Flooding)	
SA2 Health		SA8 Natural Resources (C Ground Water)	
SA3 Green Spaces and Culture		SA9 Waste	
SA4 Community Safety		SA10 Energy	N/A
SA5 Social Capital		SA11 Transport (Sustainable modes)	
SA6 Biodiversity (A Designated Sites)		SA11 Transport (B Access to Schools)	
SA6 Biodiversity (B Enhancement)		SA12 Employment	
SA7 Built and Natural Assets (A Heritage)		SA13 Innovation	
SA7 Built and Natural Assets (B Landscape)		SA14 Business Land & Infrastructure	
SA8 Natural Resources (A Soil)			
Consultee comments			
The site was included in the Preferred Option consultation (2017). Objections included: <ul style="list-style-type: none">• Loss of open space / playing pitches• Visual impact and impact on landscape character• Loss of open countryside• Loss of agricultural land• Impact on the character of the area• Too much development on site• Impact on biodiversity / wildlife• Impact on highways• Impact on local infrastructure• Impact on heritage issues• Land stability The Environment Agency specifically identified the need to protect the Warsop Sand Quarry LWS			



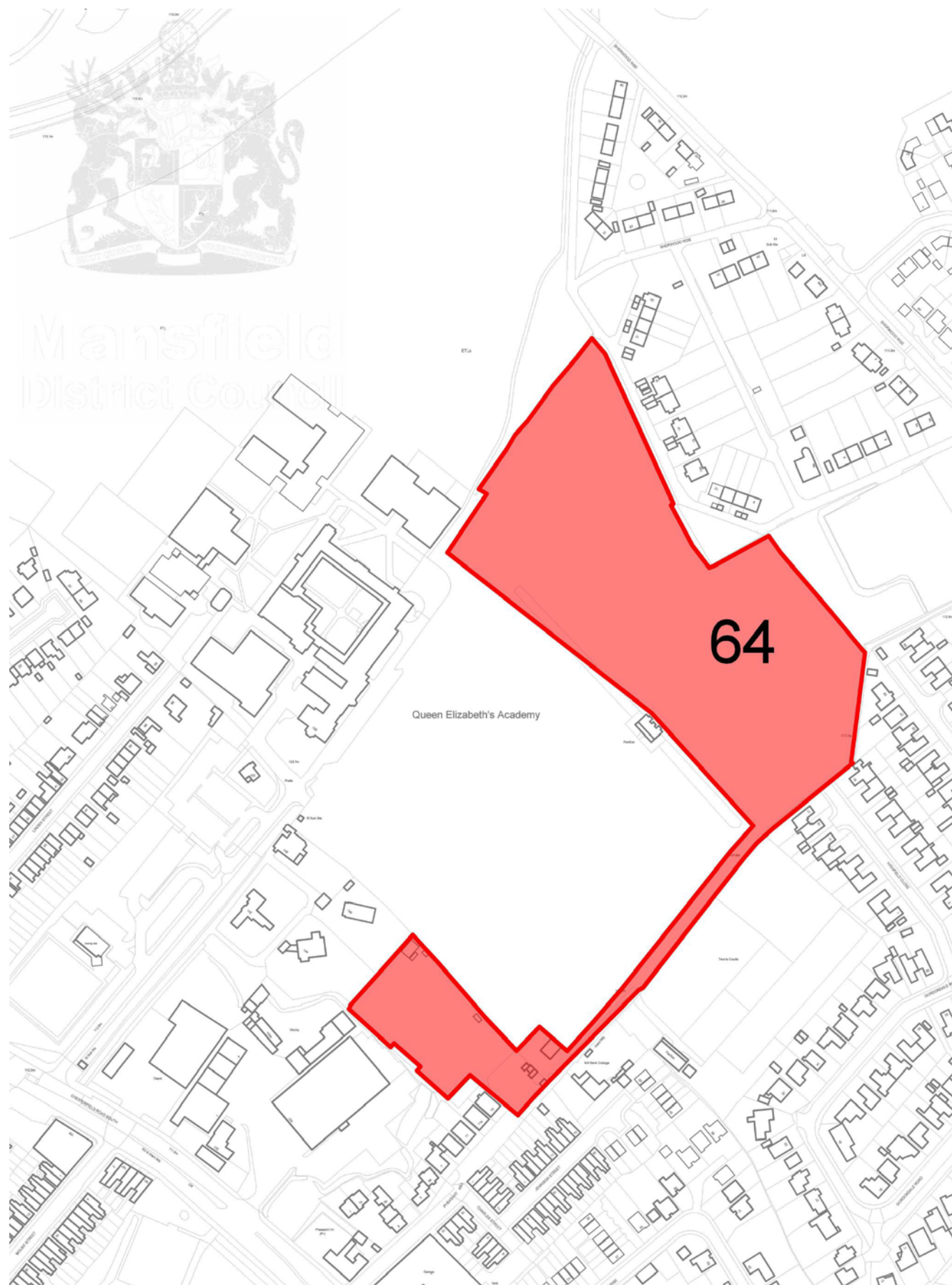
Site Name: Fields Farm, Abbott Road (ref 58) Size: 7.59ha Development Details: 200 homes		Highways and Sustainable Transport Multiples access options from Abbott Road and Brick Kiln Lane. Good access to the MARR and M1. Junction improvements at Kings Mill Road / Beck Lane/ Skegby Lane/ Mansfield Road and Sutton Road / Skegby Lane Sheepbridge Lane will be required although the total work required is unknown at present. Bus stops available on Brick Kiln Way (217 bus route). Existing cycle routes on MARR but general lack of cycle route links along Abbott Rd and Ladybrook area; potential to address improvements to provision. Limited potential to tie into strategic trails.	
Green Infrastructure and Environment Not within 400m of strategic GI. Within 400m walk of local park (Abbott Road playing pitches). Public rights of way (PROW) across the site. Potential to create local green corridors connecting with open space and open countryside/PROW. Grade 2 agricultural land. Within ‘conserve’ landscape (ML23). Some distance from SSSI (Teversal Pastures).		Infrastructure Requirements A moderate sized site. Unlikely to provide on-site infrastructure but could form part of a cluster with other nearby sites (refs 15, 20 and 89). Contributions towards libraries, health and education identified; total costs around £1.2million identified (excluding highways). Number of primary schools located nearby; health facilities located further away but accessible to Kings Mill hospital. Transformer and circuit upgrades as well as sewage infrastructure may require upgrades.	
Economic Benefit Site is likely to be too small to provide onsite employment or retail. Ladybrook Lane local centre is the nearest retail location. Good access to future employment opportunities at Penniment Farm and at other locations along the MARR.		Deliverability Moderate risk site. Medium sales values expected. Multiple landowners but all supporting development and understand that housebuilder is interested. Greenfield site. Delivery expected from 2021/22 onwards. Potential competition with nearby sites including some with planning permission.	
Flood Risk Low risk of fluvial flooding (within FZ1) but low to high risk of surface water flooding (1 in 1000, 1 in 100 and 1 in 30). Entire site within area with low soil permeability; thus potential high risk. Provision of SuDS would help manage surface water runoff.		Heritage Not assessed by Heritage Impact Assessment. No designated heritage assets within or near to site. Impact on setting of a non-designated heritage asset (Ashland Farm) to the west; mitigation as part of the planning application should be provided. Site contains and is directly adjacent to areas of archaeological importance; an archaeological assessment is recommended.	
Sustainability Appraisal			
SA1 Housing		SA8 Natural Resources (B Flooding)	
SA2 Health		SA8 Natural Resources (C Ground Water)	
SA3 Green Spaces and Culture		SA9 Waste	
SA4 Community Safety		SA10 Energy	N/A
SA5 Social Capital		SA11 Transport (Sustainable modes)	
SA6 Biodiversity (A Designated Sites)		SA11 Transport (B Access to Schools)	
SA6 Biodiversity (B Enhancement)		SA12 Employment	
SA7 Built and Natural Assets (A Heritage)		SA13 Innovation	
SA7 Built and Natural Assets (B Landscape)		SA14 Business Land & Infrastructure	
SA8 Natural Resources (A Soil)			
Consultee comments			
<p>The site was included in the Preferred Options consultation. Objections included:</p> <ul style="list-style-type: none">• Loss of open space / playing pitches• Visual impact and impact on landscape character• Loss of open countryside• Loss of agricultural land• Impact on character of the area• Too much development on site• Impact on biodiversity / wildlife• Impact on highways• Impact on local infrastructure• Impact on heritage• Land stability <p>One comment in general support was received</p>			



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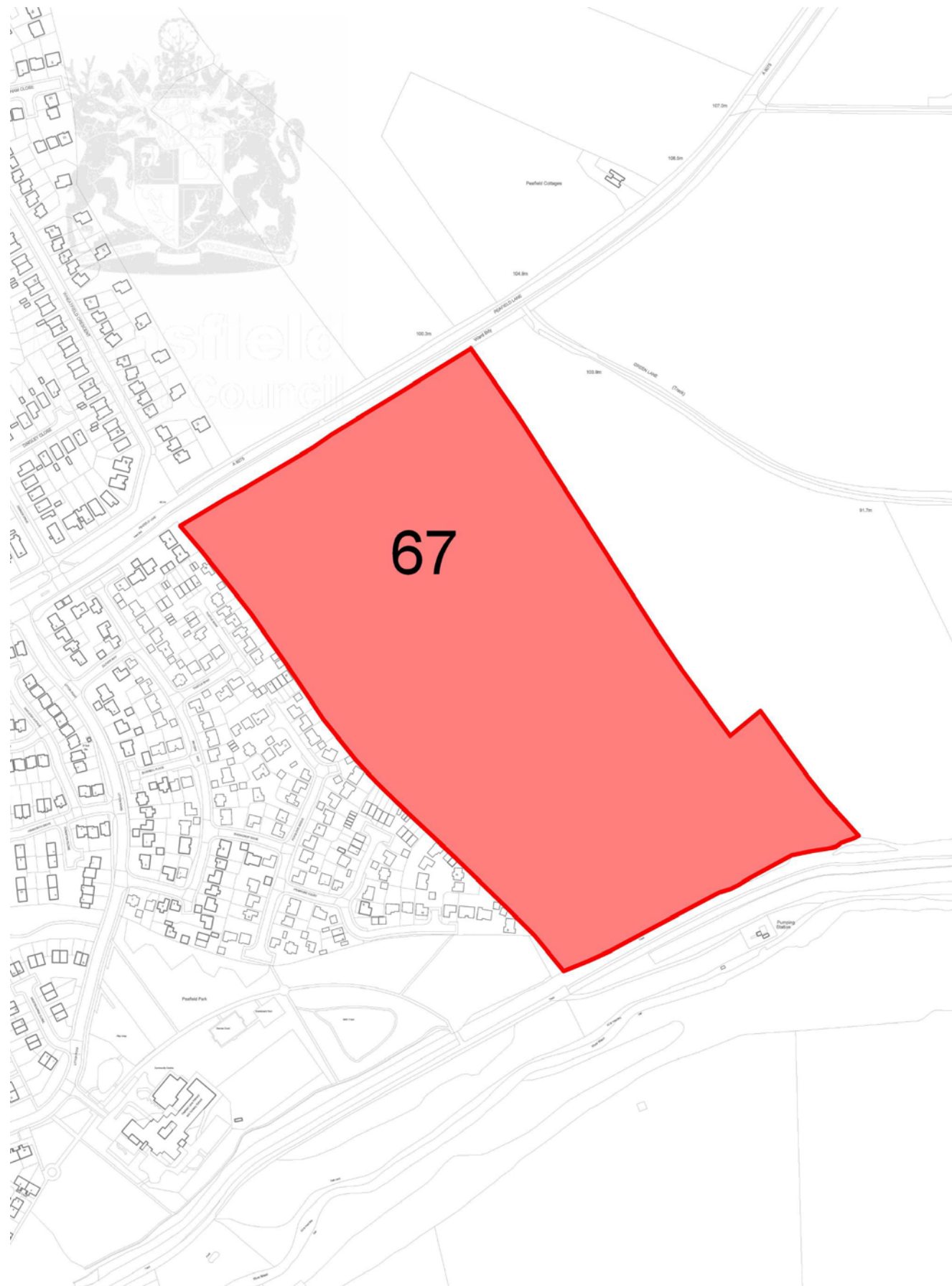
Site Name: Pheasant Hill and Highfield Close (ref 64) Size: 3.31ha Development Details: 98 homes.		Highways and Sustainable Transport The site has good access to the MARR and M1. Some of the site may be able to be accessed from Highfield Close but access through adjacent site (ref 24 – understood to be in the same ownership) will also be required. Impact on Chesterfield Road/Debdale Lane junction (contribution of around £92k identified) and along Debdale Lane/Priory Road (no mitigation works yet identified). Potential to improve bus routes 204 or 205 and pedestrian links towards nearby country park.	
Green Infrastructure and Environment Within strategic GI network (Oxclose Woods Ref 2) and at least 400m of open space including play provision. Includes public footpath from Pheasant Hill connecting areas of open space. Create local GI networks through the site (north-south and east-west) to connect with existing adjacent areas of open space. Within ‘conserve and restore’ landscape (LPZ ML27). Not agricultural land.		Infrastructure Requirements A reasonably large site in its own right and potential cumulative impacts with nearby sites (28, 29 and 46). Likely to require contributions to libraries, health and education; total cost of around £650k. Utilities do not require upgrade and low impact on sewage infrastructure. Relatively distant from primary schools but reasonable access to Mansfield Town Centre where there are a number of doctors surgeries and close to a secondary school. Pylons run across the site to the north (ref 29); the appropriate offset may include part of this site and affect the access arrangements.	
Economic Benefit No employment or retail proposed. Reasonable access to existing employment areas nearby (Millennium Business Park). Some retail facilities located along Chesterfield Road (A6191); accessible to Mansfield Town Centre.		Deliverability Higher risk site. Greenfield site in medium sales value; single landowner with adjacent site (ref 29). SoS for disposal of school land may be required which could delay development. Pylons run to the north of the site (within site 29) which may reduce the developable area and may affect sales values. Delivery expected from 2023/24 onwards; potential competition with site 46.	
Flood Risk Low risk of fluvial flooding (within FZ1). Minimal area of low risk of surface water flooding (1 in 1000) exists along public pathway leading from Pheasant Hill. Provision of SuDS would help manage surface water runoff.		Heritage <u>Impact on Significance:</u> Heritage Impact Assessment identifies impacts on non-designated (local) heritage assets (Queen Elizabeth Grammar School, cricket pavilion and Mill Bank Cottage and adjoining wall). Moderate level of harm on Queen Elizabeth Grammar School, cricket pavilion due to loss of openness and sense of isolation and prestige of original school, in its original setting. Negligible harm to Millbank Cottage. Site identified as having archaeological potential; an archaeological evaluation should be undertaken <u>Mitigation/Enhancement:</u> Hedgerow planting and a dense buffer of shrub planting and domestic gardens along the boundary with the school would reduce the harm from housing overlooking the site and the open aspect of the site, as seen from the grammar school.	
Sustainability Appraisal			
SA1 Housing		SA8 Natural Resources (B Flooding)	
SA2 Health		SA8 Natural Resources (C Ground Water)	
SA3 Green Spaces and Culture		SA9 Waste	
SA4 Community Safety		SA10 Energy	N/A
SA5 Social Capital		SA11 Transport (Sustainable modes)	
SA6 Biodiversity (A Designated Sites)		SA11 Transport (B Access to Schools)	
SA6 Biodiversity (B Enhancement)		SA12 Employment	
SA7 Built and Natural Assets (A Heritage)		SA13 Innovation	
SA7 Built and Natural Assets (B Landscape)		SA14 Business Land & Infrastructure	
SA8 Natural Resources (A Soil)			
Consultee comments			
The site was included in the Preferred Option consultation (2017). Objections included: <ul style="list-style-type: none">Loss of open space / playing pitchesVisual impact and impact on landscape characterLoss of open countrysideLoss of agricultural landImpact on the character of the areaToo much development on siteImpact on biodiversity / wildlifeImpact on highwaysImpact on local infrastructureFlood RiskNeed for Secretary of State approval for sale of school playing fields		Historic England raised questions about the impact on nearby heritage assets and how this has been considered	



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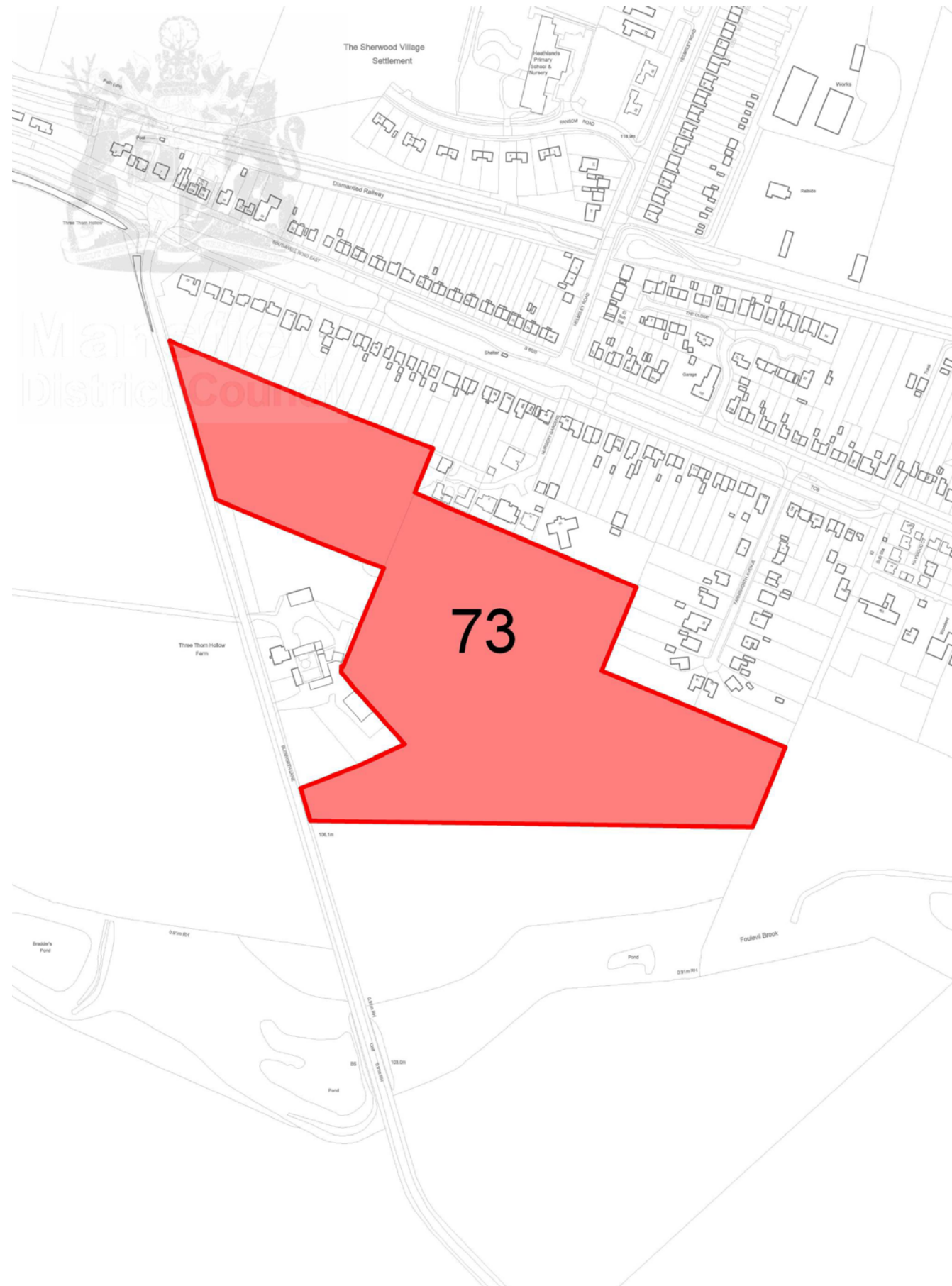
Site Name: Peafield Lane (ref 67) Size: 11.15ha Development Details: 330 homes.		Highways and Sustainable Transport Access onto Peafield Lane. Poor access to MARR and M1. Additional traffic onto A60 corridor north of Town Centre; key junctions are at capacity. Junctions along A6075 (Debdale Lane) have fewer issues up to A6191/A6075 junction which has significant issues. Substantial and costly improvements would likely be required to junctions along the A60 Leeming Lane especially if taken forward with other sites nearby (48, 50 and 187). Potential to extend or tie into bus route 210. Lacks connections to cycle routes and none within immediate area. Limited potential to tie into strategic trail along River Maun as located on southern side of river.	
Green Infrastructure and Environment Located within strategic GI network (Maun Valley ref 12) and located within at least 400m of open space (Peafield Park). Improve access to create local green corridors to connect with the Maun Valley recreational green corridor and nearby open space. Grade 3 agricultural land. Within a conserve and reinforce landscape (SH25).		Infrastructure Requirements A large site in its own right and will require infrastructure and various mitigations to reflect this scale of development; may also be developed alongside other sites (refs 48, 50 and 187). This will potentially include contributions to libraries, education and health facilities; total cost of around £1.85 million (excluding highways). Primary school located to the south but distant from shops and facilities in Mansfield Woodhouse. If taken forward together with adjacent site (ref 187) onsite provision of infrastructure (especially a primary school) is likely to be required. Reasonable access to secondary school with capacity. Distant from health facilities. Based on nearby sites utilities are unlikely to require upgrades but sewage infrastructure may do (this could change if taken forward together with other sites nearby). This would need to be confirmed.	
Economic Benefit No employment or retail proposals included; not likely to be an attractive location for employment. Not considered to be accessible to local centres or employment locations. Potential identified for some convenience retail as part of adjacent site (ref 187).		Deliverability Considered to be a lower risk site if taken forward on its own; reasonably flat greenfield site in a higher value area with a single landowner and understood to be developer interest. Development alongside adjacent sites (ref: 187) will add complexity due to need for joint access arrangements, infrastructure and masterplanning. Potential competition with other sites on Peafield Lane (48, 50 and 187).	
Flood Risk No negative impacts: The site has a low risk of fluvial flooding (within FZ1) and/or is outside areas identified as being susceptible to surface water flooding.		Heritage Not assessed in Heritage Impact Assessment. Warren Farm (Grade II listed building) and Beeston Lodge (Scheduled Monument) are located to the south across the River Maun; there is also a non-designated heritage asset (Peafield Farm) approx. 400m to the northeast of the site. Potential impact on settings of heritage assets; assessment required to establish if any harm and potential mitigation. Directly adjacent to River Maun where there is archaeological significance; an archaeological assessment should be undertaken.	
Sustainability Appraisal			
SA1 Housing		SA8 Natural Resources (B Flooding)	
SA2 Health		SA8 Natural Resources (C Ground Water)	
SA3 Green Spaces and Culture		SA9 Waste	
SA4 Community Safety		SA10 Energy	N/A
SA5 Social Capital		SA11 Transport (Sustainable modes)	
SA6 Biodiversity (A Designated Sites)		SA11 Transport (B Access to Schools)	
SA6 Biodiversity (Enhancement)		SA12 Employment	
SA7 Built and Natural Assets (A Heritage)		SA13 Innovation	
SA7 Built and Natural Assets (B Landscape)		SA14 Business Land & Infrastructure	
SA8 Natural Resources (A Soil)			
Consultee comments			
The site was not included in the Consultation Draft (2016) or the Preferred Options consultation (2017). Based on similar nearby sites it is likely that objections would include: <ul style="list-style-type: none">• Visual impact and impact on landscape character;• Loss of open countryside;• Loss of agricultural land;• Too much development on site;• Impact on highways and highway safety;• Impact on local infrastructure; and• Impact on wildlife / biodiversity. The Environment Agency would be expected to identify the proximity of the site to the River Maun and request a buffer to be maintained in a natural state. The River Maun has been assessed as ‘moderate’ under the Water Framework Directive and development should not lead to the deterioration; opportunities for enhancement should be taken.			



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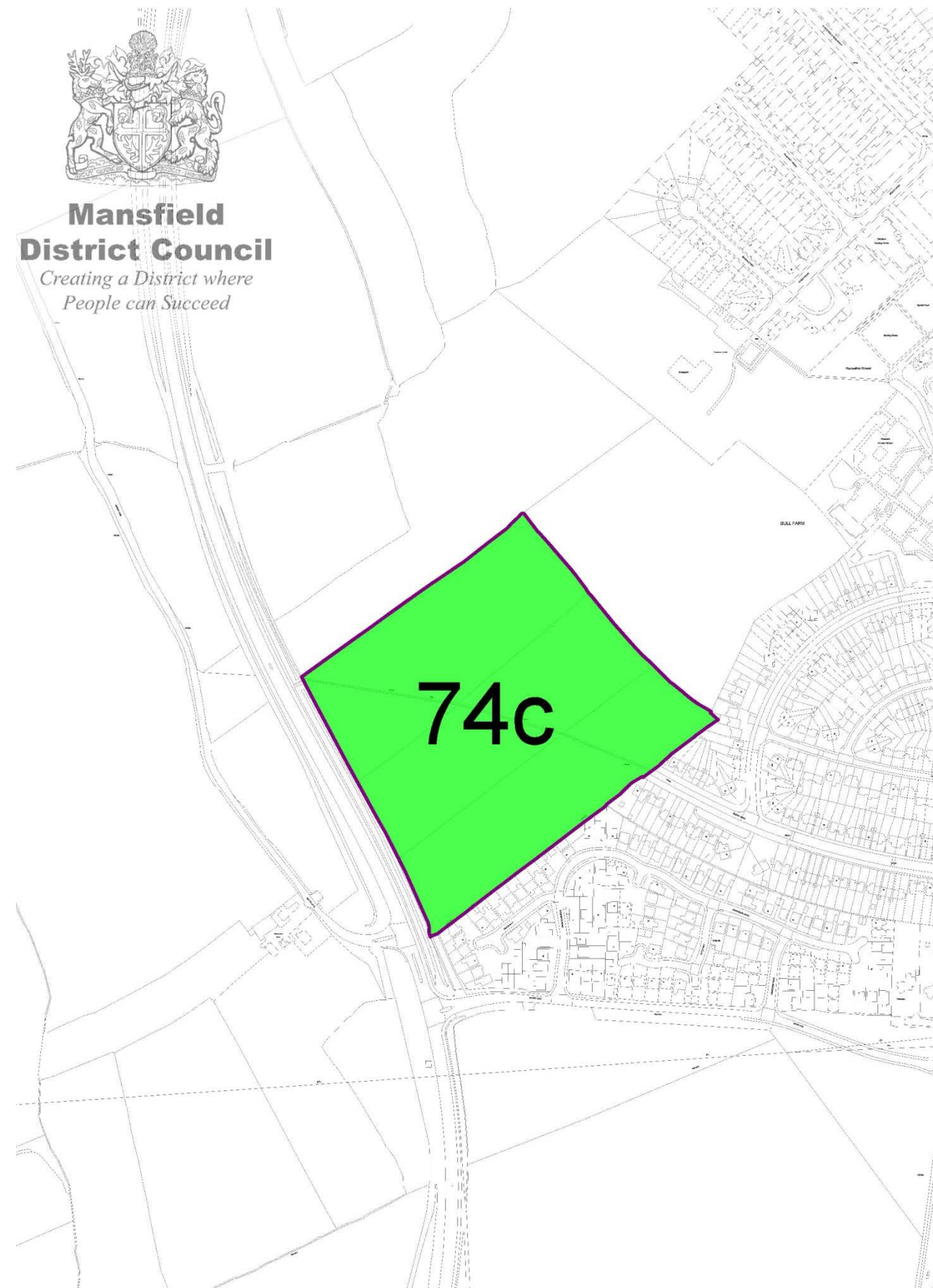
Site Name: Three Thorn Hollow Farm (ref 73) Size: 7.14ha Development Details: 188 homes		Highways and Sustainable Transport Good access to the MARR via Blidworth Lane and Southwell Rd East. Junction of Blidworth Way and Southwell Rd East may need to be signalised. Impact on A617/A6191 roundabout; contribution of around £23,000 identified. Bus stops located on Southwell Rd (for routes 27, 28 and 141). Strategic trail located to north of site; links could be improved. Pedestrian links towards the Lakes LNR and the services and facilities located in Rainworth local centre could be improved.	
Green Infrastructure and Environment Located adjacent to the strategic GI network (Mansfield Way ref 8); opportunity to connect with and enhance. Not within 400m walk of open space. SSSI located close to southern boundary of the site; appropriate buffer will be required. Opportunity to enhance area of identified low flow (Rainworth Water) to improve water quality and biodiversity through on-site SuDS. Within 'conserve and create' landscape (SH11). Grade 3 agricultural land.		Infrastructure Requirements A moderate sized site. Unlikely to provide on-site infrastructure but contributions to nearby facilities will be required. Costs for libraries, education and health identified at around £1.1 million. Will help support the vitality of Rainworth. Health centre and primary and secondary schools located in Rainworth although some distance from the site. Electrical transformer and circuit upgrades required; low impact on sewage infrastructure.	
Economic Benefit Site is likely to be too small to provide onsite employment or retail. Good accessibility to current and future employment opportunities along MARR and Southwell Road. Neighbourhood parades and a district centre are located in Rainworth (within N&S District) but some distance from the site.		Deliverability Low risk site. Generally flat greenfield site. Medium to high sales values expected. Single owner and housebuilder involved. Delivery expected from 2021/22. Proximity of wind turbines may affect marketability. Potential competition with sites in Newark & Sherwood part of Rainworth.	
Flood Risk Low risk of fluvial flooding (within FZ1) but low to high risk of surface water flooding (1 in 30, 1 in 100 and 1 in 1000) across southeast and southwest sections. Provision of SuDS would help manage surface water runoff and improve water quality within Rainworth Water catchment.	Heritage <u>Impact on Significance:</u> Impact on two non-designated heritage assets (Three Thorn Hollow Farm and Three Thorn Hollow Farm complex). Heritage Impact Assessment identified high level of harm to assets. Loss of original setting and harm to complete and distinct farm group, removal of landscape character type. Potential for archaeology on site; requires archaeological assessment and a Written Scheme of Investigation, in consultation with the county council. <u>Mitigation/Enhancement:</u> Mitigation not able to overcome harm but could reduce harm by preserving the existing garden and paddock, with its Scots pine trees and the hedgerow boundaries. Large-scale plantation screening would create a further intrusive element in the landscape and would not reduce harm.		
Sustainability Appraisal			
SA1 Housing		SA8 Natural Resources (B Flooding)	
SA2 Health		SA8 Natural Resources (C Ground Water)	
SA3 Green Spaces and Culture		SA9 Waste	
SA4 Community Safety		SA10 Energy	N/A
SA5 Social Capital		SA11 Transport (Sustainable modes)	
SA6 Biodiversity (A Designated Sites)		SA11 Transport (B Access to Schools)	
SA6 Biodiversity (B Enhancement)		SA12 Employment	
SA7 Built and Natural Assets (A Heritage)		SA13 Innovation	
SA7 Built and Natural Assets (B Landscape)		SA14 Business Land & Infrastructure	
SA8 Natural Resources (A Soil)			
Consultee comments			
The site was included in the Preferred Options (2017). Objections included: <ul style="list-style-type: none">• Loss of open space / playing pitches;• Visual impact and impact on landscape character;• Loss of open countryside;• Loss of agricultural land;• Rainworth is not a sustainable location for development;• Impact on character of the area;• Too much development on site• Impact on biodiversity / wildlife;• Impact on highways;• Impact on local infrastructure;• Impact on heritage; and• Land stability.		Both Natural England and the Environment Agency commented on the proximity of the site to the SSSI to the south. Sufficient information will be needed in the planning application to ensure that there is no harm to the SSSI. The Environment Agency also identified that Rainworth Water has been assessed as 'moderate' under the Water Framework Directive. There should be no deterioration of this and opportunities for improvements should be taken. The landowner and potential housebuilder supported the proposal and considered that the site could accommodate up to 300 dwellings. Two other comments in supported were also received.	



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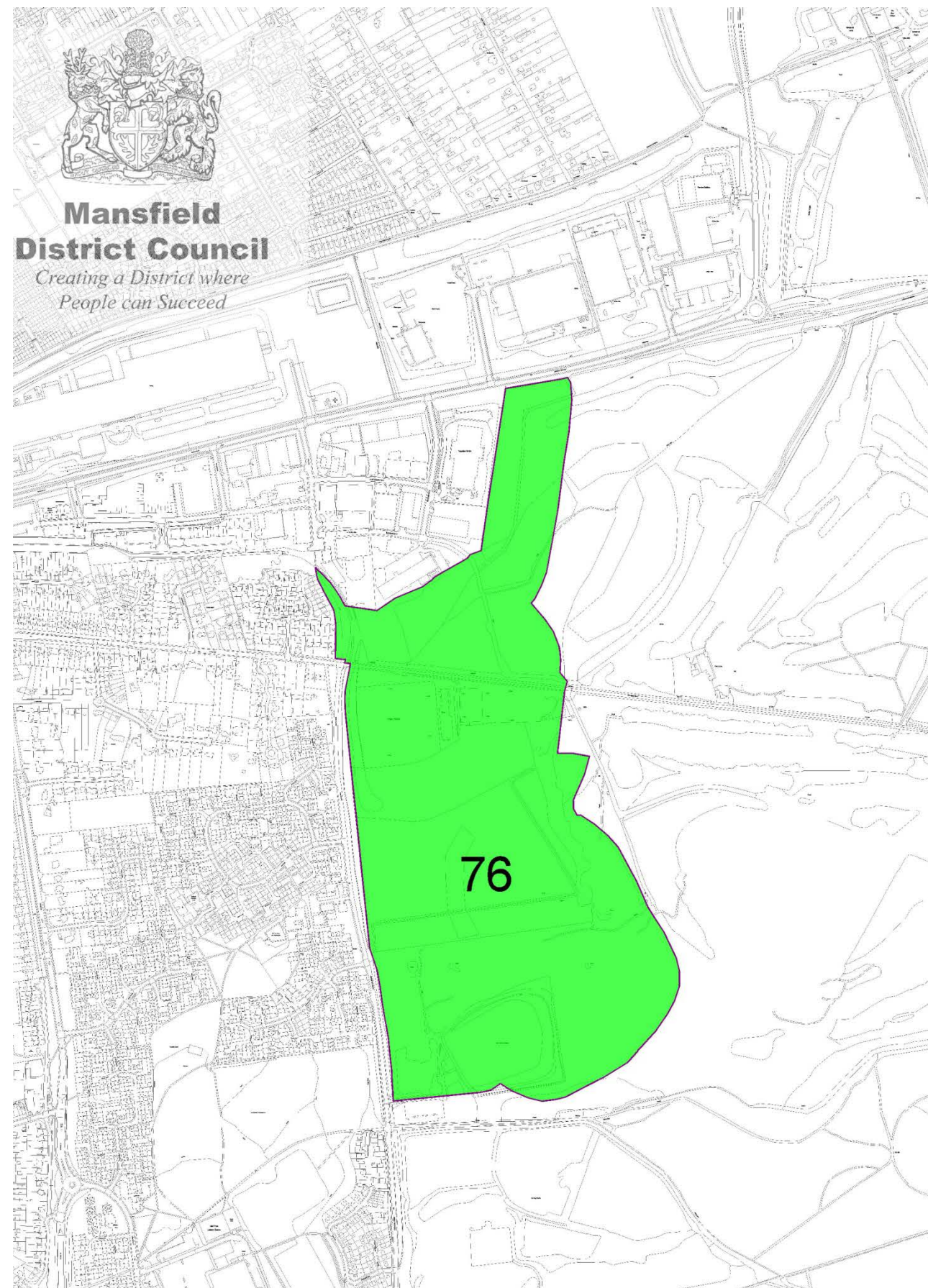
Site Name: Pleasley Hill Farm (ref 74c) Size: 5.84ha Development Details: 139 homes, plus 0.47ha of employment land.		Highways and Sustainable Transport Accessed directly from MARR (A617) and good access to the M1. Potential to extend or tie into bus routes 6 and/or 217. Existing cycle routes on MARR, A617 to Pleasley and A6191 (Chesterfield Rd North).The main junctions along the MARR (A617/A6191) have capacity although there are some issues at A6191/A6075 junction and along A617 through Pleasley. Cumulative impact on a number of junctions along Chesterfield Road, MARR and A6191; contribution of around £3.4 million identified. Limited potential to tie into strategic trails.	
Green Infrastructure and Environment Not within 400m of strategic GI. Near to Bull Farm Park but no immediate access. There is an existing public rights of way through site (northwest to southeast) linking MARR with Ruskin Road. Potential to enhance ecological and recreational linkages to nearby strategic GI and open space and create new areas of open space/green corridors. Within ‘Conserve’ landscape (ML23); Grade 2 Agricultural land.		Infrastructure Requirements This is a large site and will require infrastructure and various mitigations onsite to reflect this scale of development (including adjacent sites 74c and 170). This will include extensions to nearby primary schools and contributions to health facilities, libraries and other facilities as necessary. Total cost of contributions identified as around £900k. Close to schools and a doctor’s surgery although access across the MARR/Chesterfield Road may be an issue for pedestrians. Nearby Primary Schools understood to have the potential for extension. No utilities upgrades required. Medium impact on sewage infrastructure; a pumped connection may be required.	
Economic Benefit Together with site 52 the proposal includes employment in a reasonably attractive location and is accessible to a nearby existing employment area (Millennium Business Park). Proposal also includes retail element which could provide a new district or local centre.		Deliverability Considered to be a medium risk site. Flat greenfield site with access direct from existing road. Forms part of a larger site (with sites 52) being promoted as one. There are also links to an adjacent site in separate ownership (ref 170); masterplanning across the three sites will be required. Expected to have medium sales values. Some potential for increased costs due to archaeology and highway improvements. Delivery currently presumed from 2025/26 onwards. Sites nearby are already under construction and there is potential for some overlap between the sites.	
Flood Risk No risk of fluvial flooding (within FZ1). Minimal area (southeast corner) with low to high risk of surface water flooding (1 in 1000, 1 in 100 and 1 in 30) and overlaps within an indicative area of concentrated run off (along MARR corridor). Provision of SuDS would help manage surface water runoff.	Heritage <u>Impact on Significance:</u> High impact on area of regional archaeological significance; hydrological impacts may be high in areas close to the watercourses / springs within site 52 (east) <u>Mitigation/Enhancement:</u> A full evaluation is required, in consultation with the County Council as curatorial adviser on archaeology, to determine impacts and the deliverability of the site. In accordance with best practice guidelines, to preserve in-situ, record, publish and disseminate report.		
Sustainability Appraisal			
SA1 Housing		SA8 Natural Resources (B Flooding)	
SA2 Health		SA8 Natural Resources (C Ground Water)	
SA3 Green Spaces and Culture		SA9 Waste	
SA4 Community Safety		SA10 Energy	N/A
SA5 Social Capital		SA11 Transport (Sustainable modes)	
SA6 Biodiversity (A Designated Sites)		SA11 Transport (B Access to Schools)	
SA6 Biodiversity (B Enhancement)		SA12 Employment	
SA7 Built and Natural Assets (A Heritage)		SA13 Innovation	
SA7 Built and Natural Assets (B Landscape)		SA14 Business Land & Infrastructure	
SA8 Natural Resources (A Soil)			
Consultee comments			
The site was included in the Preferred Option consultation as part of a larger strategic site. Objections to the strategic site included: <ul style="list-style-type: none">Loss of open space / playing pitches;Visual impact and impact on landscape character;Loss of open countryside;Loss of agricultural land;Land stability issues;Impact on character of the area and will turn Pleasely into a town;Too much development on site;Impact on highways including A617 and Water Lane;Flood risk;		<ul style="list-style-type: none">Impact on biodiversity / wildlife;Type of development proposed;Impact on local infrastructure; andAir pollution. <p>The EA highlighted the risk of flooding in specific areas nearby and the impact on Local Wildlife Sites. The impact on the route to the M1 and j29 of the M1 were raised by Derbyshire CC and Highways England.</p> <p>Two comments in general support were also received.</p>	



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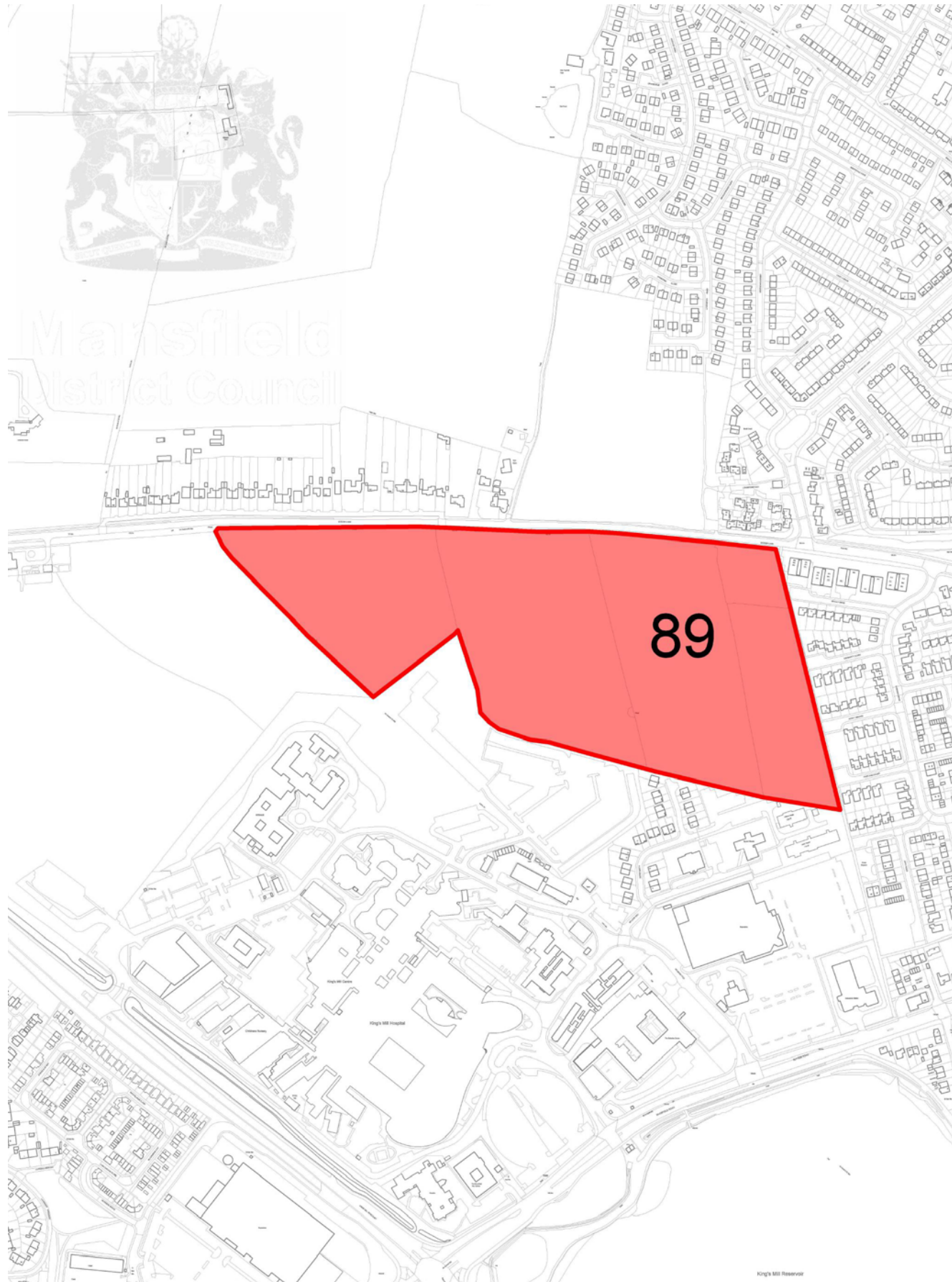
Site Name: Land off Jubilee Way (ref 76) Size: 48.30ha Development Details: 800 homes, 1.6 ha developable area employment land, remodelling of rugby club and golf course		Highways and Sustainable Transport Potential to extend or tie into bus route 218. Near to cycle routes (north and south) and potential improved route (Oak Tree Lane). Although not close to the M1, has reasonable access to the MARR with good connection to strategic roads. Need to improve a number of junctions along A6117 and A6191: total cost £3.5 million	
Green Infrastructure and Environment Within strategic GI network. Within 400m of open space and play provision. Within ‘restore/create’ landscape (SH08). Not agricultural land. Overlaps with LWS and adj. to a number of SSSIs. Partly within potential nightjar and woodlark habitat area. Open space provision, habitat creation, access management and buffer zones will be required as well as connections to strategic GI. Majority of site is within ‘restore’ landscape (SH08) but includes small area of ‘conserve’ landscape (SH50, SH51).		Infrastructure Requirements This is a strategic site and will require infrastructure and various on and off site mitigations to reflect this scale of development. This will potentially include a new primary school and contributions to libraries and health facilities; a total cost of around £6.2 million has been identified. Limited potential to combine with other housing sites although some employment sites to south. Secondary school located in Rainworth. Leisure centre and doctor’s surgery located near superstore to south. No utility upgrades required but will have a medium impact on sewage infrastructure.	
Economic Benefit Proposal includes extension to nearby employment area (Crown Farm) and some access to employment on Southwell Road. Small scale retail proposed onsite including a new local centre; reasonable accessible to superstore off Jubilee Way and neighbourhood parade on Oak Tree Lane.		Deliverability Considered to be a higher risk site. Interdependencies between the various parties involved (landowner, Golf course and Rugby club) but all have agreed to promote the site as a single scheme with associated master planning. Need for substantial re-levelling prior to development and a higher level of biodiversity mitigation. Expected to have medium to high sales values. Delivery currently presumed from 2023/24 onwards; some of the site is expected to deliver beyond the plan period. Few competing sites.	
Flood Risk Low risk of fluvial flooding (FZ1). Overlaps with areas of surface water flood risk (1 in 30, 1 in 100 and 1 in 1000) and located within an indicative area of concentrated run off. Provision of SuDS would help manage surface water runoff.	Heritage <u>Impact on Significance:</u> It is considered that there is limited archaeological potential and this would be contained on land at the 125 metres contours upwards. <u>Mitigation/Enhancement:</u> It is recommended that the former mineral railway line be preserved and enhanced as a feature of the development. A focused watching brief should be undertaken in due course and a Written Scheme of Investigation will be required for this site as the next stage, in consultation with the County Council as curatorial adviser on archaeology.		
Sustainability Appraisal			
SA1 Housing		SA8 Natural Resources (B Flooding)	
SA2 Health		SA8 Natural Resources (C Ground Water)	
SA3 Green Spaces and Culture		SA9 Waste	
SA4 Community Safety		SA10 Energy	N/A
SA5 Social Capital		SA11 Transport (Sustainable modes)	
SA6 Biodiversity (A Designated Sites)		SA11 Transport (B Access to Schools)	
SA6 Biodiversity (B Enhancement)		SA12 Employment	
SA7 Built and Natural Assets (A Heritage)		SA13 Innovation	
SA7 Built and Natural Assets (B Landscape)		SA14 Business Land & Infrastructure	
SA8 Natural Resources (A Soil)			
Consultee comments			
The site was included in the Preferred Options consultation. Objections included: <ul style="list-style-type: none">Loss of open space / playing pitches including Caddyshacks Golf Club;Visual impact and impact on landscape character;Site is not in a sustainable location;Impact on character of the area;Too much development on the site;Impact on biodiversity / wildlife and geodiversity;Impact on highways;Impact on local infrastructure;Impact on heritage issues;Land stability; andAmenity issues.		Natural England and Nottinghamshire CC also identified the proximity of SSSIs and the ppSPA; they considered that there are opportunities to enhance biodiversity in the area. The landowners and a number of the public supported the proposals.	
The Environment Agency identified the high risk of flooding along Jubilee Way North and Edale Road and the proximity of LWSs and SSSIs in the area. It was also identified that the site is close to Vicar Water which has been assessed as ‘poor’ under the Water Framework Directive; this should not deteriorate and opportunities for enhancement should be taken.			



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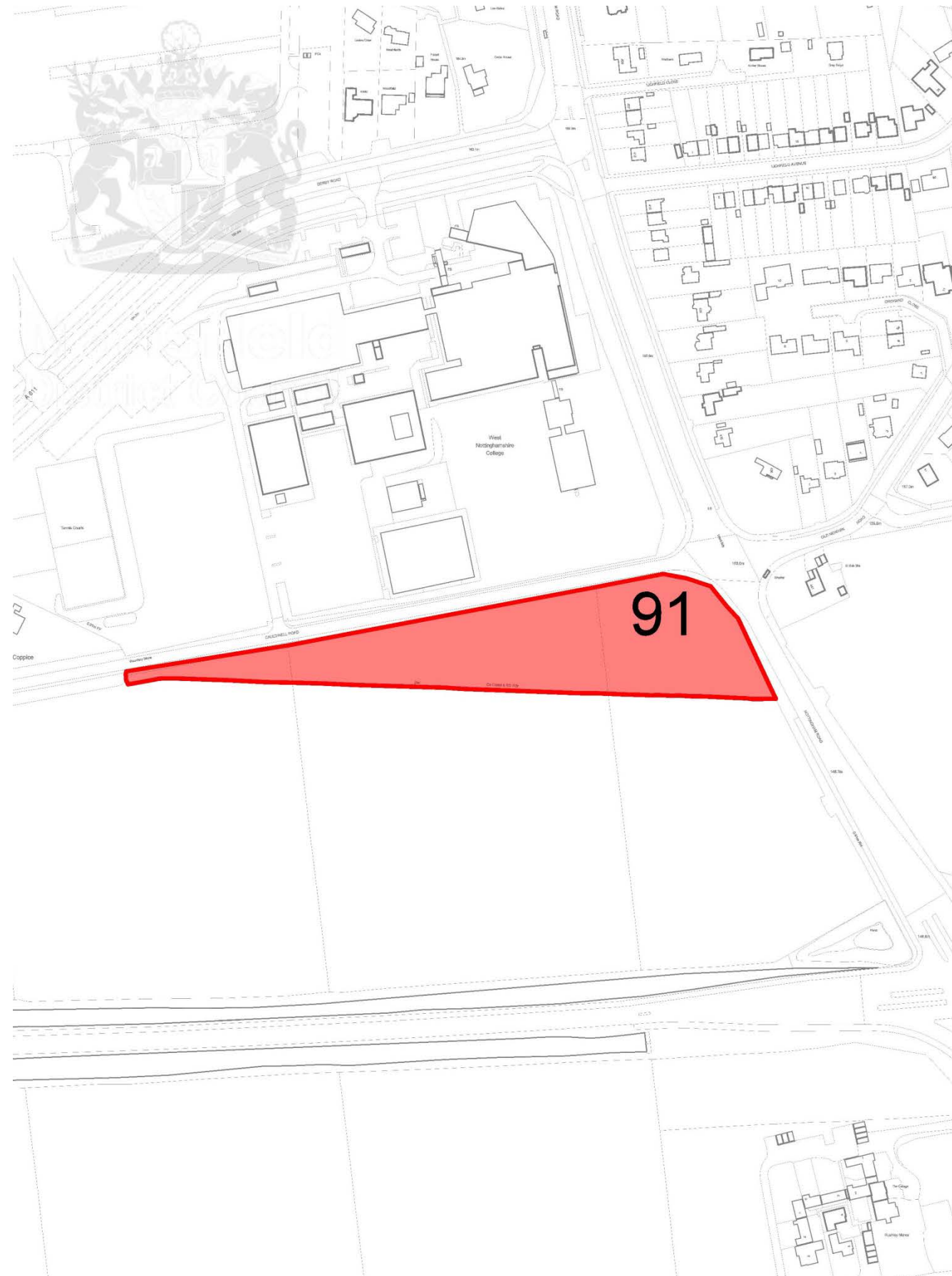
Site Name: Skegby Lane (ref 89) Size: 12.55ha Development Details: 215 homes		Highways and Sustainable Transport Access from Skegby Lane. Good access to MARR and M1 via Skegby Lane. Impact on Kings Mill Road/Beck Lane/Skegby Lane junction and Sutton Road/Skegby Lane /Sheepbridge Lane junction; improvements will be required but works not yet identified. Bus stops located on Rannoch Drive and Skegby Lane (217 route). Existing cycle routes to south but site does not link to these (south of Skegby Lane and A38); need for connectivity improvements. Pedestrian links towards hospital and reservoir.	
Green Infrastructure and Environment Within 400m of strategic GI (Timberland Trail to south). Within 400m of amenity open space. Right of way across site towards hospital and shops could be improved. Will require strategic landscape buffer to avoid coalescence with Sutton in Ashfield. Within ‘conserve’ landscape (ML23). Grade 2 agricultural land.		Infrastructure Requirements A large site with some impact on local infrastructure expected. Unlikely to provide on-site infrastructure but could form part of a cluster with other nearby sites (refs 15, 20 and 89). Contributions towards libraries, education and health identified; cost around £1.3 million. Some distance from primary and secondary schools and doctors surgery but very close to hospital. Transformer and circuit upgrades as well as sewage infrastructure may require upgrades.	
Economic Benefit Site is likely to be too small to provide onsite employment or retail. Close to Ladybrook Lane local centre. Reasonable access to future employment opportunities at Penniment Farm and Oakham Business Park.		Deliverability Medium risk site. Greenfield but site slopes substantially towards the south. Medium sales values expected. Single public sector landowner. No application submitted. Potential competition with a number of sites in the area including some with extant planning permission. Delivery expected from 2025/26.	
Flood Risk Low risk of fluvial flooding (within FZ1). Overlap with areas of surface water flood risk (1 in 30, 1 in 100 and 1 in 1000). Site is located within an indicative area of concentrated run off and area of low soil permeability. Provision of SuDS would help manage surface water runoff.		Heritage Not assessed by Heritage Impact Assessment. No designated or non-designated heritage assets within site. Two non-designated heritage assets within approx. 600m (Hermitage House) to southeast and 400m (Ashland Farm) to north. Ashland Farm doesn’t appear visually prominent in relation to site. Hermitage House separated by A38 and existing housing. Unlikely to require mitigation due to distance. Areas of archaeological significance located nearby (off-site); archaeological assessment recommended.	
Sustainability Appraisal			
SA1 Housing		SA8 Natural Resources (B Flooding)	
SA2 Health		SA8 Natural Resources (C Ground Water)	
SA3 Green Spaces and Culture		SA9 Waste	
SA4 Community Safety		SA10 Energy	N/A
SA5 Social Capital		SA11 Transport (Sustainable modes)	
SA6 Biodiversity (A Designated Sites)		SA11 Transport (B Access to Schools)	
SA6 Biodiversity (B Enhancement)		SA12 Employment	
SA7 Built and Natural Assets (A Heritage)		SA13 Innovation	
SA7 Built and Natural Assets (B Landscape)		SA14 Business Land & Infrastructure	
SA8 Natural Resources (A Soil)			
Consultee comments			
<p>The site was included in the Preferred Options consultation (2017). Objections included:</p> <ul style="list-style-type: none">• Loss of open space / playing pitches;• Visual impact and impact on landscape character;• Loss of open countryside;• Loss of agricultural land;• Site is not in a sustainable location;• Impact on the character of the area;• Too much development on site;• Impact on biodiversity / wildlife;• Impact on highways;• Impact on local infrastructure;• Impact on heritage issues;• Land stability; and• Flood risk. <p>The Environment Agency identified concerns about the potential for surface water run off and the impact on the LWS at Kings Mill Reservoir.</p>			



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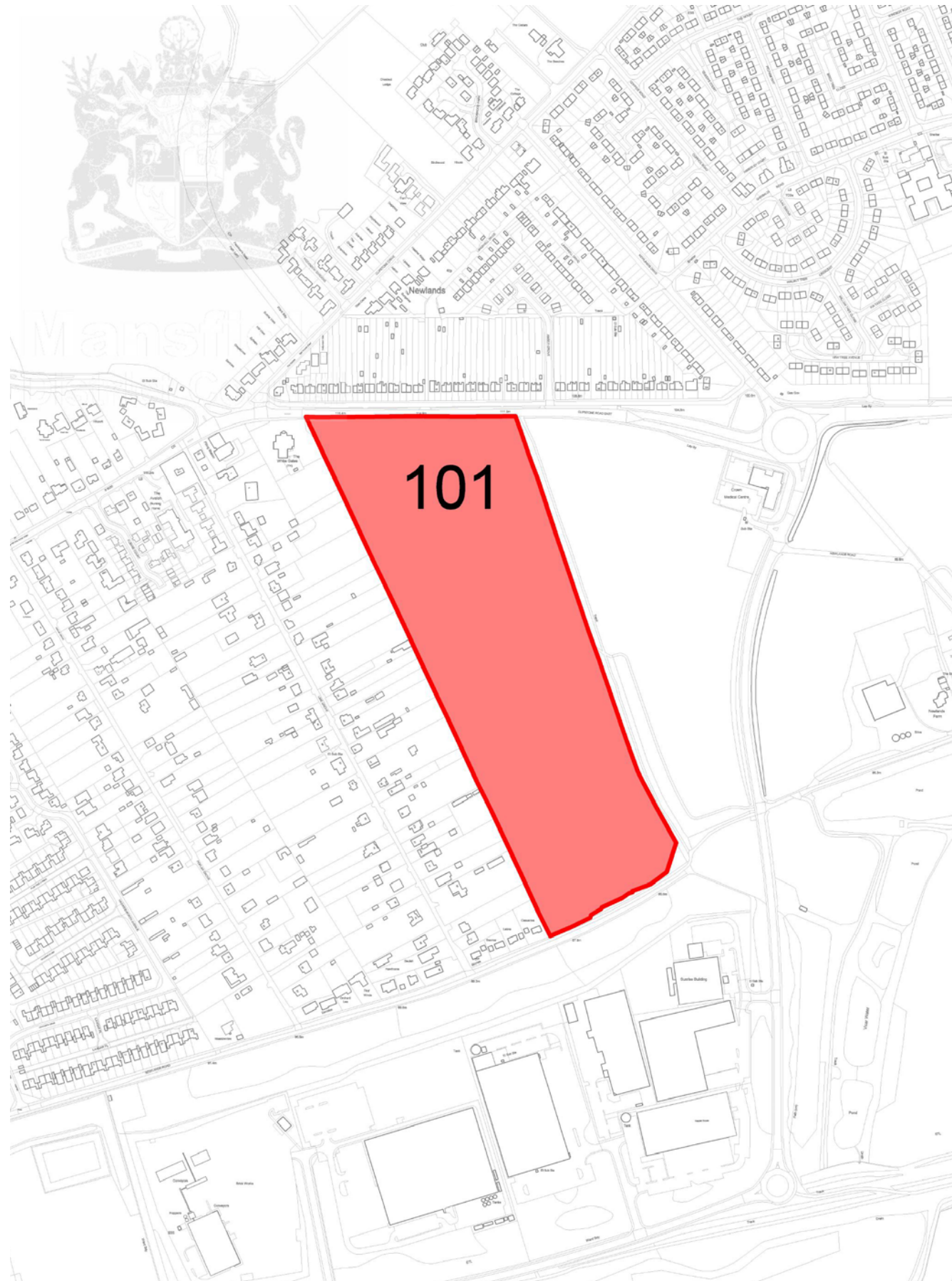
Site Name: Cauldwell Road (ref 91) Size: 1.43 Development Details: 42 homes		Highways and Sustainable Transport Good access to MARR; junctions have capacity. Small part of larger allocation (in Ashfield District). Access onto Cauldwell Road. Impact on A60 Nottingham Road/Berry Hill Lane and A60/A611 junctions. Bus stops located on Nottingham Rd/A60 (Pronto route). Cycle routes along A60 and MARR but no existing linkages; need for connecting improvements. Potential to improve pedestrian links towards new facilities and services being provided as part of the Lindhurst development.	
Green Infrastructure and Environment Within 400m of strategic GI but not within 400m of open space. Open space likely to be provided in connection with adjacent site in Ashfield. Cycle routes along the MARR. Potential to provide links to GI provision on the Lindhurst site to the east. Within ‘conserve and create’ landscape (SH11). Grade 2 agricultural land. Will need to address potential impacts on nightjar, woodlark and woodland as part of wider site in Ashfield.		Infrastructure Requirements A small part of a larger site proposed for allocation for 207 dwellings (total of around 250 homes) close to the strategic Lindhurst development site. Likely that infrastructure would be provided off-site. Library, education and health contributions of around £265k have been identified. Reasonable access to primary schools on A60 and at Lindhurst but some distance from secondary schools. New health facility planned at Lindhurst. No utility or sewage improvements required.	
Economic Benefit Site is likely to be too small to provide onsite employment or retail. Reasonable access to employment opportunities on MARR/Southwell Rd East and Oakham Park. Reasonable access to Nottingham Road local centre and adjacent out of centre retail park.		Deliverability Low risk site. Likely to be developed at the same time as the larger allocated site; dwellings expected to be delivered from 2020/21. There is a single owner across both sites. Greenfield and reasonably flat. Within a higher value area. Potential competition with the strategic Lindhurst site to the east.	
Flood Risk Low risk of fluvial flooding (within FZ1) but low to high risk of surface water flooding (1 in 1000, 1 in 100 and 1 in 30). Provision of SuDS would help manage surface water runoff.		Heritage No designated or non-designated heritage assets within site. Nottingham Road Cemetery is a Registered Historic Park and Garden with Grade II listed buildings. Nottingham Road woodland TPO to the north and east but not within site. Unlikely to have negative impact on Nottingham Road Cemetery as more recent development applications have been approved nearby and separated by modern college building. No archaeological identified on site or nearby.	
Sustainability Appraisal			
SA1 Housing		SA8 Natural Resources (B Flooding)	
SA2 Health		SA8 Natural Resources (C Ground Water)	
SA3 Green Spaces and Culture		SA9 Waste	
SA4 Community Safety		SA10 Energy	N/A
SA5 Social Capital		SA11 Transport (Sustainable modes)	
SA6 Biodiversity (A Designated Sites)		SA11 Transport (B Access to Schools)	
SA6 Biodiversity (B Enhancement)		SA12 Employment	
SA7 Built and Natural Assets (A Heritage)		SA13 Innovation	
SA7 Built and Natural Assets (B Landscape)		SA14 Business Land & Infrastructure	
SA8 Natural Resources (A Soil)			
Consultee comments			
The site was included in the Preferred Options consultation (2017). Objections included: <ul style="list-style-type: none">Loss of open space / playing pitches;Visual impact and impact on landscape character;Loss of open countryside;Loss of agricultural land;Site is not in a sustainable location;Impact on the character of the area;Too much development on site;Impact on biodiversity / wildlife;Impact on highways;Impact on local infrastructure;Impact on heritage;Land stability; andflood risk.		The Environment Agency noted some surface water flooding along the eastern edge of the site. Ashfield DC and Nottinghamshire CC both identified that the site was part of a larger site which lies in Ashfield district.	



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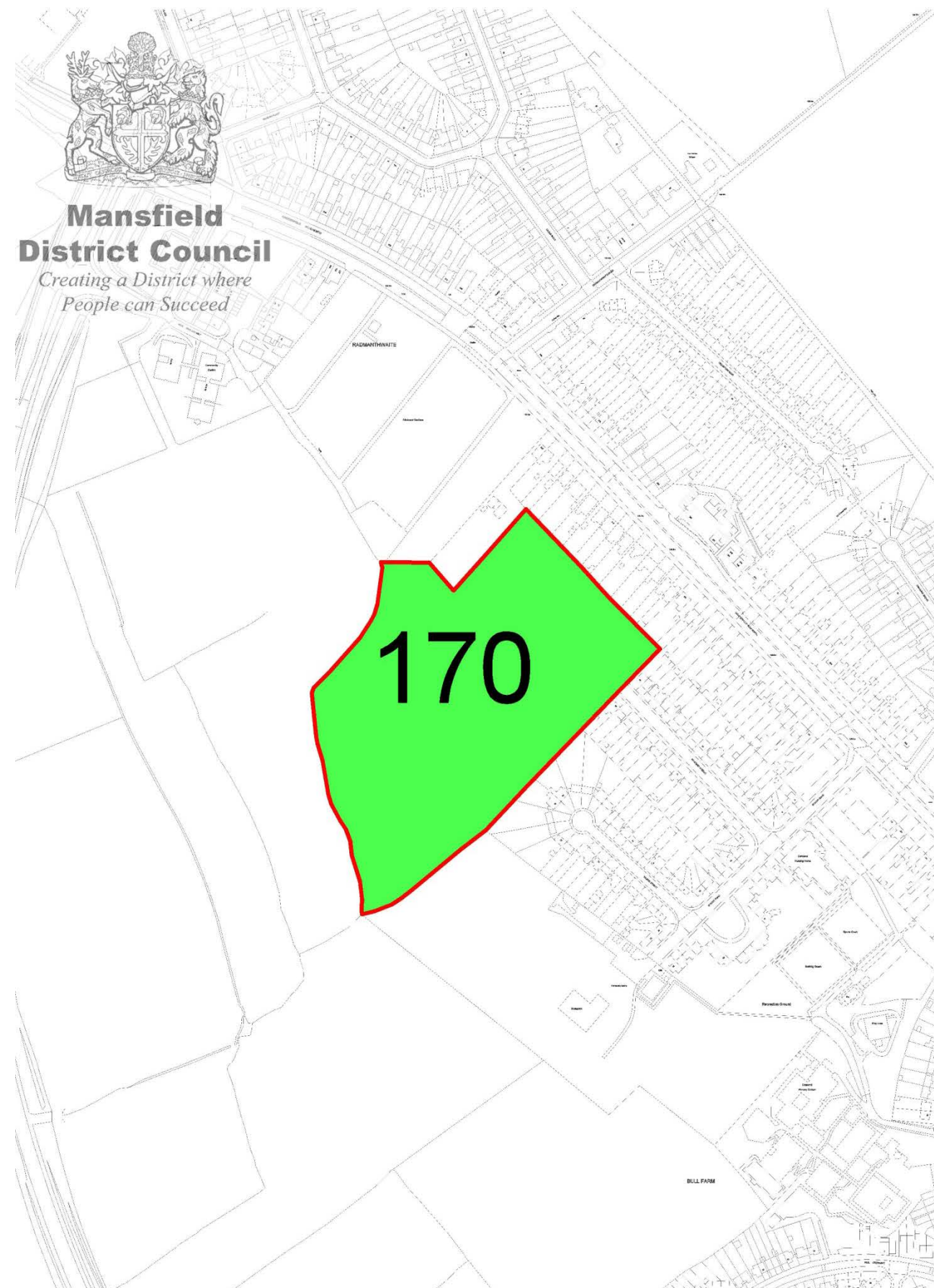
Site Name: South of Clipstone Road East (ref 101) Size: 10.56ha Development Details: 313 homes		Highways and Sustainable Transport Poor access to MARR and M1. Improvements required are likely to be required; based on adjacent site (ref 13) costs of about £630k have been estimated. Bus stops located on Clipstone Rd West (14, 15 and 16 bus route). Existing cycle route to east, west and south of site; need for improved connections to north. Potential to improve pedestrian links to Spa Ponds LNR and to services in Clipstone and Forest Town.	
Green Infrastructure and Environment Within 400m of open space (Vicar Water county park) but no access to formal/play provision. Links to strategic GI network (Timberland Trail) via footpath along eastern boundary; potential to enhance. Within ‘restore and create’ landscape (SH12). Close to Vicar Water which has low flows and poor water quality; opportunities for enhancement through SuDS should be sought. Close to SSSIs (Sherwood Golf Course and Clipstone Heath) and the ppSPA; inclusion of onsite GI should help alleviate pressure on these. Agricultural Land Grade 3.		Infrastructure Requirements A large site which is likely to be developed alongside the adjacent site (ref 13); potential links to other sites to east of Mansfield (including refs 19, 30, 31, 53, 55, 76 and 189). Contributions to libraries, health and education are expected; total costs (excluding highways) around £2.4 million. Information from planning application suggests these will be off site. A health centre has recently been built nearby. Primary and secondary schools located in Clipstone. Utilities do not require upgrades but potential medium impact on sewage infrastructure.	
Economic Benefit No onsite employment or retail. Close to Crown Farm industrial estate. Some retail facilities located in Clipstone and Forest Town.		Deliverability Low risk site. Medium sales values expected. MDC resolved to grant planning permission subject to S106 being signed (2014/0248/NT). Likely to be developed at similar time to adjacent site (ref 13) although limited interdependencies. Potential competition with nearby sites (56 and 188).	
Flood Risk Significant negative effect. 0.86% overlap with FZ2 and 0.46% overlap with FZ3 within the bottom southern area of the site (near to Newlands Road). Surface water flood risk (1 in 30, 1 in 100 and 1 in 1000) diagonally across the middle of the site. Provision of SuDS would help manage surface water runoff.		Heritage Not assessed in the Heritage Impact Assessment. No designated or non-designated heritage assets within or near to site. Nearest heritage assets include: locally significant historic park/garden (Clipstone Park) approx.500m to north. Heritage and archaeological impact considered as part of determining previous planning application (2014/0248/NT).	
Sustainability Appraisal			
SA1 Housing		SA8 Natural Resources (B Flooding)	
SA2 Health		SA8 Natural Resources (C Ground Water)	
SA3 Green Spaces and Culture		SA9 Waste	
SA4 Community Safety		SA10 Energy	N/A
SA5 Social Capital		SA11 Transport (Sustainable modes)	
SA6 Biodiversity (A Designated Sites)		SA11 Transport (B Access to Schools)	
SA6 Biodiversity (B Enhancement)		SA12 Employment	
SA7 Built and Natural Assets (A Heritage)		SA13 Innovation	
SA7 Built and Natural Assets (B Landscape)		SA14 Business Land & Infrastructure	
SA8 Natural Resources (A Soil)			
Consultee comments			
This site was included in the Preferred Option consultation (2017). Objections included: <ul style="list-style-type: none">Visual impact on the landscape;Site is not in a sustainable location;Impact on character of the area;Too much development on site;Impact on biodiversity/wildlife;Impact on highways;Impact on local flooding;Impact on local infrastructure; andFlood risk. The following were identified as requirements by members of the public: <ul style="list-style-type: none">A buffer along Newlands Road to protect habitats and ensure that there is no access to the bridleway; andA tree buffer to nearby employment.		In addition, the Environment Agency identified surface water flooding along Newlands Road and Crown Farm Way. They also identified that Vicar Water is currently identified under the Water Framework Directive as ‘poor’. Development of the site should not lead to further deterioration and should take opportunities to contribute to improvements. There were two comments generally supporting the proposal.	



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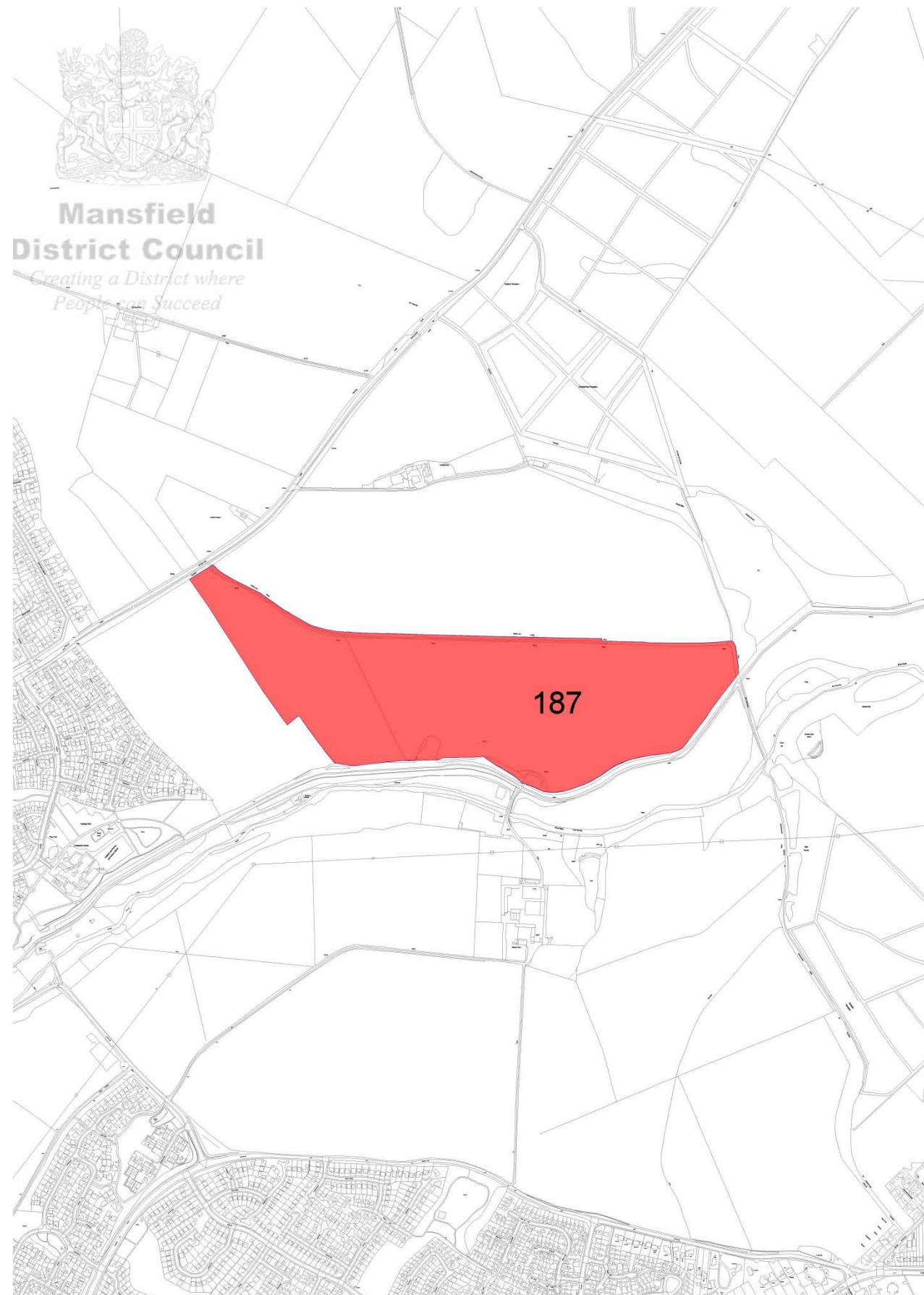
Site Name: Wharmby Avenue (ref 170) Size: 3.81ha Development Details: 125 homes.		Highways and Sustainable Transport Access through adjacent site (ref 52 to MARR) or via Wharmby Avenue to Chesterfield Road. Good access to the M1 and MARR. Potential to extend or tie into bus routes 6 and/or 217. Existing cycle routes on MARR, A617 to Pleasley and A6191 (Chesterfield Rd North).The main junctions along the MARR (A617/A6191) have capacity although there are some issues at A6191/A6075 junction and along A617 through Pleasley. Cumulative impact on a number of junctions along Chesterfield Road, MARR and A6191; a contribution of around £264k have been identified. Limited potential to tie into strategic trails.	
Green Infrastructure and Environment Within 400m of strategic GI and 600m of district park. Adjacent to open space at Bull Farm but potential to enhance ecological and recreational linkages on-site and to nearby strategic GI. Within ‘Conserve’ landscape (ML23); Grade 2 Agricultural land.		Infrastructure Requirements This is a large site and will require infrastructure and various mitigations onsite to reflect this scale of development (including adjacent sites 74c and 170). This will include extensions to nearby primary schools and contributions to health facilities, libraries and other facilities as necessary. Total cost of contributions identified as around £820k. Close to schools and a doctor’s surgery although access across the MARR/Chesterfield Road may be an issue for pedestrians. Nearby Primary Schools understood to have the potential for extension. No utilities upgrades required. Medium impact on sewage infrastructure; a pumped connection may be required.	
Economic Benefit This site itself does not include employment land but it is close to an existing employment area (Millennium Business Park) and employment and retail is proposed on adjacent sites (52 and 74c). Some retail located along Chesterfield Road.		Deliverability Considered to be a medium risk site. Flat greenfield site with access from existing road but also likely to require link through adjacent site (52) to MARR to achieve required level of access. Expected to have medium sales values. Some potential for increased costs due to archaeology and highway improvements. Delivery currently presumed from 2023/24 onwards. Sites nearby are already under construction and there is potential for some overlap between the sites.	
Flood Risk No risk of fluvial flooding (outside flood Zones 2 and 3) but low to high risk of surface water flooding on some parts of the site (1 in 1000, 1 in 100 and 1 in 30) and overlaps within an indicative area of concentrated run off. Provision of SUDS would help to manager surface water runoff.	Heritage <u>Impact on Significance:</u> High impact on area of regional archaeological significance; hydrological impacts may be high in areas close to the watercourses / springs within site 52 (east). <u>Mitigation/Enhancement:</u> A full evaluation is required, in consultation with the County Council as curatorial adviser on archaeology, to determine impacts and the deliverability of the site. In accordance with best practice guidelines, to preserve in-situ, record, publish and disseminate report.		
Sustainability Appraisal			
SA1 Housing		SA8 Natural Resources (B Flooding)	
SA2 Health		SA8 Natural Resources (C Ground Water)	
SA3 Green Spaces and Culture		SA9 Waste	
SA4 Community Safety		SA10 Energy	N/a
SA5 Social Capital		SA11 Transport (Sustainable modes)	
SA6 Biodiversity (A Designated Sites)		SA11 Transport (B Access to Schools)	
SA6 Biodiversity (Enhancement)		SA12 Employment	
SA7 Built and Natural Assets (A Heritage)		SA13 Innovation	
SA7 Built and Natural Assets (B Landscape)		SA14 Business Land & Infrastructure	
SA8 Natural Resources (A Soil)			
Consultee comments			
<div><div><div>The site was included in the Preferred Option consultation as part of a larger strategic site. Objections to the strategic site included:<ul style="list-style-type: none">Loss of open space / playing pitches;Visual impact and impact on landscape character;Loss of open countryside;Loss of agricultural land;Land stability issues;Impact on character of the area and will turn Pleasely into a town;Too much development on site;Impact on highways including A617 and Water Lane;Flood risk;</div><div><ul style="list-style-type: none">Impact on biodiversity / wildlife;Type of development proposed;Impact on local infrastructure; andAir pollution.<p>The EA highlighted the risk of flooding in specific areas nearby and the impact on Local Wildlife Sites. The impact on the route to the M1 and j29 of the M1 were raised by Derbyshire CC and Highways England.</p><p>Two comments in general support were also received.</p></div></div></div>			



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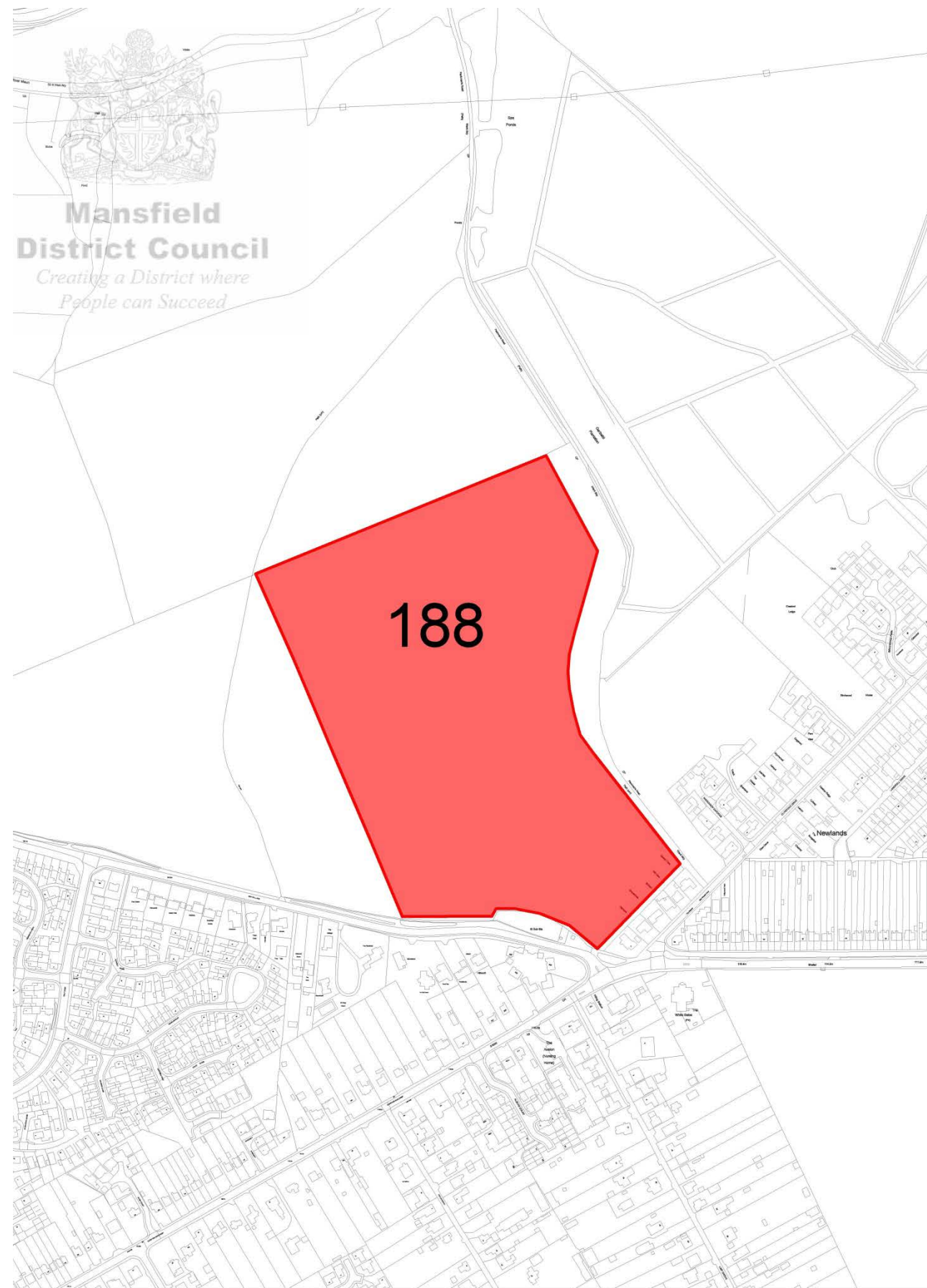
Site Name: Land forming part of Peafield Farm (ref 187) Size: 25.16ha Development Details: 750 homes, plus 0.20ha of Economic Land		Highways and Sustainable Transport Poor access to MARR and M1. Additional traffic onto A60 corridor north of Town Centre; key junctions are at capacity. Junctions along A6075 (Debdale Lane) have fewer issues up to A6191/A6075 junction which has significant issues. Substantial and costly improvements would likely be required to junctions along the A60 Leeming Lane especially if taken forward with other sites nearby (48, 50 and 67). Potential to extend or tie into bus route 210. Lacks connections to cycle routes and none within immediate area. Limited potential to tie into strategic trail along River Maun as located on southern side of river.	
Green Infrastructure and Environment Within strategic GI network (Maun Valley). Within 400m of open space (Peafield Park) but of a size that would provide on-site open space. Opportunity to provide recreational and habitat connections to the Maun Valley green corridor via enhanced GI. Grade 3 agricultural land. Within conserve and reinforce landscape (SH25).		Infrastructure Requirements A large site in its own right and will require infrastructure and various mitigations to reflect this scale of development. Required to be developed with adjacent site (ref 67) and may also be developed alongside other sites (refs 48 and 50). Will potentially require contributions to libraries, education and health facilities; total cost of around £4.6 million (excluding highways). Primary school located to the south but distant from shops and facilities in Mansfield Woodhouse. If taken forward together with adjacent site (ref 67) onsite provision of infrastructure (especially a primary school) is likely to be required. Reasonable access to secondary school with capacity. Distant from health facilities. Upgrades to utilities and sewage may be required due to size.	
Economic Benefit Not likely to be an attractive location for employment. Not considered to be accessible to local centres or employment locations but convenience retail included as part of the proposals.		Deliverability Considered to be a higher risk site; reasonably flat greenfield site in a higher value area with a single landowner. Required to be delivered at same time as adjacent site (ref 67) due to need for joint access arrangements and masterplanning. Likely to require substantial on site infrastructure. Potential competition with other sites on Peafield Lane (48, 50 and 67).	
Flood Risk Low risk of fluvial flooding (within FZ1) and minimal area of surface water flood risk (0.22% of 1 in 30; 0.41% of 1 in 1000). Even though outside FZ2 and FZ3, site is adj. to River Maun corridor. The provision of SuDS to manage surface water runoff and any potential pollution issues.		Heritage Not assessed in Heritage Impact Assessment. Warren Farm (Grade II listed building – 250m) and Beeston Lodge (Scheduled Monument – 100m) are located to the south across the River Maun; there is also a non-designated heritage asset (Peafield Farm) approx. 400m to the northeast of the site. Potential impact on settings of heritage assets; assessment required to establish if any harm and potential mitigation. Directly adjacent to River Maun where there is archaeological significance; an archaeological assessment should be undertaken.	
Sustainability Appraisal			
SA1 Housing		SA8 Natural Resources (B Flooding)	
SA2 Health		SA8 Natural Resources (C Ground Water)	
SA3 Green Spaces and Culture		SA9 Waste	
SA4 Community Safety		SA10 Energy	N/A
SA5 Social Capital		SA11 Transport (Sustainable modes)	
SA6 Biodiversity (A Designated Sites)		SA11 Transport (B Access to Schools)	
SA6 Biodiversity (Enhancement)		SA12 Employment	
SA7 Built and Natural Assets (A Heritage)		SA13 Innovation	
SA7 Built and Natural Assets (B Landscape)		SA14 Business Land & Infrastructure	
SA8 Natural Resources (A Soil)			
Consultee comments			
The site was not included in the Consultation Draft (2016) or the Preferred Options consultation (2017). Based on similar nearby sites it is likely that objections would include: <ul style="list-style-type: none">• Visual impact and impact on landscape character;• Loss of open countryside;• Loss of agricultural land;• Too much development on site;• Impact on highways and highway safety;• Impact on local infrastructure; and• Impact on wildlife / biodiversity. The Environment Agency would be expected to identify the proximity of the site to the River Maun and request a buffer to be maintained in a natural state. The River Maun has been assessed as ‘moderate’ under the Water Framework Directive and development should not lead to the deterioration; opportunities for enhancement should be taken.			



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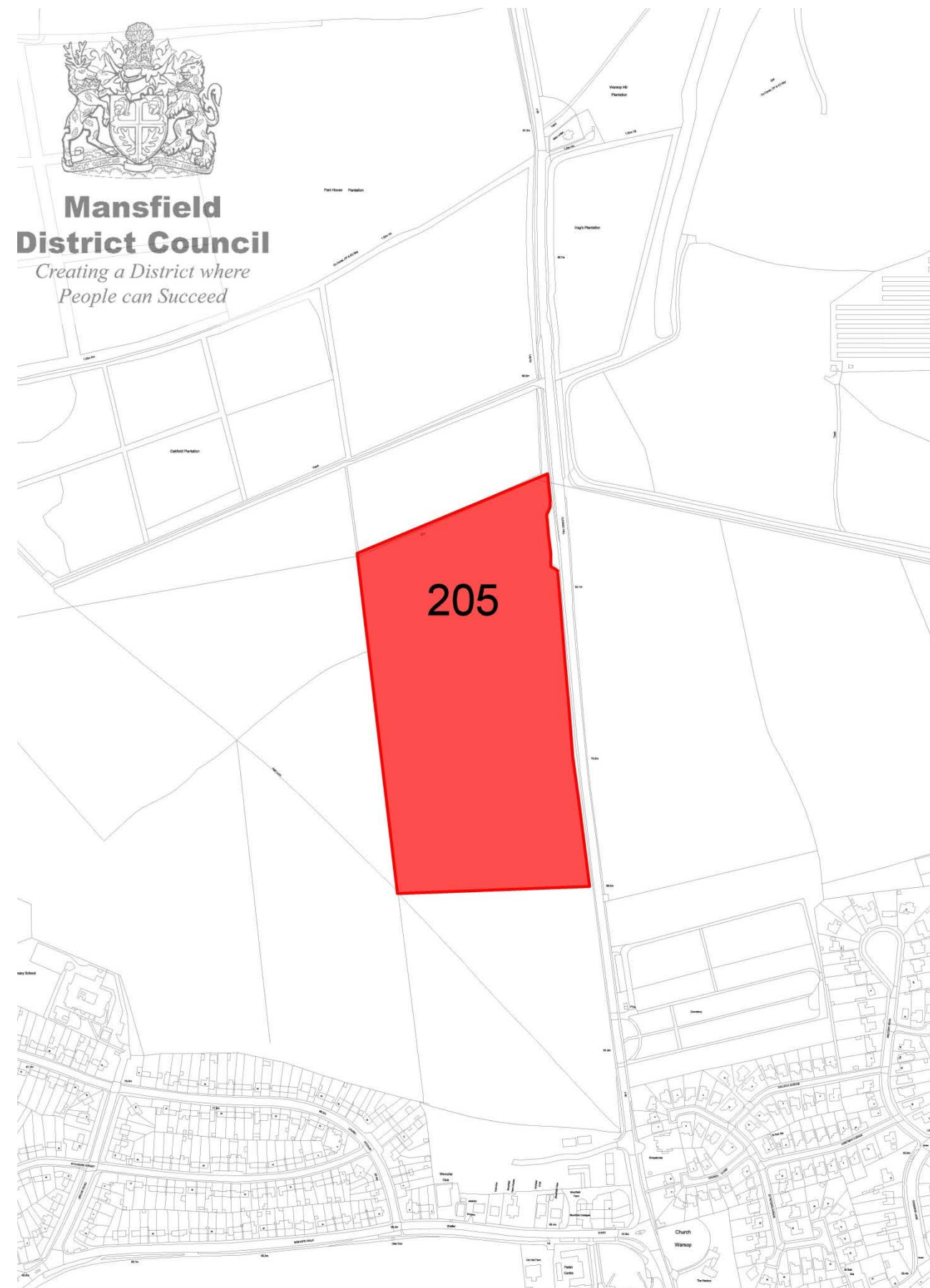
Site Name: Land forming part of Warren Farm (ref 188) Size: 12.24ha Development Details: extra care village of around 200 units (independent dwellings, flats and higher dependency units) and 170 dwellings.		Highways and Sustainable Transport Access onto Peafield Lane. Potential to extend or tie into bus routes 14, 15 or 16. Potential to support improvements to cycle infrastructure along New Mill Lane and Clipstone Rd (B6030). Poor access to the MARR and M1. New junctions onto New Mill Lane are proposed. There would likely be a need for substantial and costly upgrades to junctions on the A60 and along A6117 towards the MARR especially if taken forward in connection with other sites (potentially 30, 31, 53 and 55 on Old Mill Lane and 56 to west). Potential pedestrian links to River Meden (through adjacent site ref 56) and to Spa Ponds LNR and to services and facilities in Clipstone and Forest Town.	
Green Infrastructure and Environment Within strategic GI network (Clipstone to Warsop). Not within 400m walk of open space. Within close proximity to local wildlife site (LWS) at Spa Ponds and local green space designation. Within ‘restore and create’ landscape (SH25). Grade 3 Agricultural Land. Need to safeguard quality of and provide linkages to local wildlife sites and nearby woodland. Opportunity to enhance recreational green corridor along adjacent public rights of way.		Infrastructure Requirements A large site in its own right and likely to be delivered together with an adjacent site (ref 56) and potentially others (30, 31, 53 and 55); therefore it is likely that on site provision as well as offsite mitigation will be required to address this scale of development. Total costs of around £1.2 million have been identified. It is expected this will include contributions to libraries, health and education facilities. Doctor’s facilities and primary and secondary schools are located in Clipstone. Utility and sewage upgrades may be required due to size of combined site.	
Economic Benefit No employment included; not likely to be an attractive location for employment. Retail facilities located in Clipstone and Forest Town. Reasonable access to employment area at Crown Farm Way.		Deliverability Considered to be a higher risk site. A large greenfield site with pylons on site. Part of a larger strategic site (including ref 56 to east). Multiple landowners across the sites and a comprehensive approach will be required to master planning as well as infrastructure; this is not considered likely to cause major issues as both sites have independent access. Site 188 has a single landowner. High to medium value expected but higher build costs due to nature of proposal. Delivery expected from 2024/25 onwards. Potential competition from nearby sites (30, 31, 53 and 55 as well as 13 and 101).	
Flood Risk Low risk of fluvial flooding (within FZ1) but within area of indicative surface water flooding (southwest corner). Provision of SuDS would help to manage surface water runoff.		Heritage Not assessed in the Heritage Impact Assessment. Site approx. 700m southeast of Warren Farm (Grade II listed Building). Beeston Lodge (Scheduled Monument) is located approx. 800m to the north. There may be the potential for harm to settings of these heritage assets. Also located directly to the west of historic park/garden of county importance (Clipstone Park). Impacts on heritage assets require further investigation to establish harm and mitigation. Existing archaeological interest to the north and east. The potential for archaeology on-site/nearby has also been identified by consultees; this would need to be investigated further.	
Sustainability Appraisal			
SA1 Housing		SA8 Natural Resources (B Flooding)	
SA2 Health		SA8 Natural Resources (C Ground Water)	
SA3 Green Spaces and Culture		SA9 Waste	
SA4 Community Safety		SA10 Energy	N/A
SA5 Social Capital		SA11 Transport (Sustainable modes)	
SA6 Biodiversity (A Designated Sites)		SA11 Transport (B Access to Schools)	
SA6 Biodiversity (B Enhancement)		SA12 Employment	
SA7 Built and Natural Assets (A Heritage)		SA13 Innovation	
SA7 Built and Natural Assets (B Landscape)		SA14 Business Land & Infrastructure	
SA8 Natural Resources (A Soil)			
Consultee comments			
The site was not included in the Consultation Draft (2016) or the Preferred Options consultation (2017). Based on comments made on adjacent and nearby sites it is likely that objections would include: <ul style="list-style-type: none">• Impact on wildlife and biodiversity including red list / JNCC bird species on site;• Impact on access to the countryside;• Impact on water quality at Spa Ponds;• Visual impact on impact on landscape character;• Potential archaeology on site;• Impact on the Spa Ponds (a LWS and proposed LGS).• Site is not in a sustainable location;• Impact on character of the area;• Too much development on site;• Impact on highways;• Impact on local infrastructure; and• Flood risk.			



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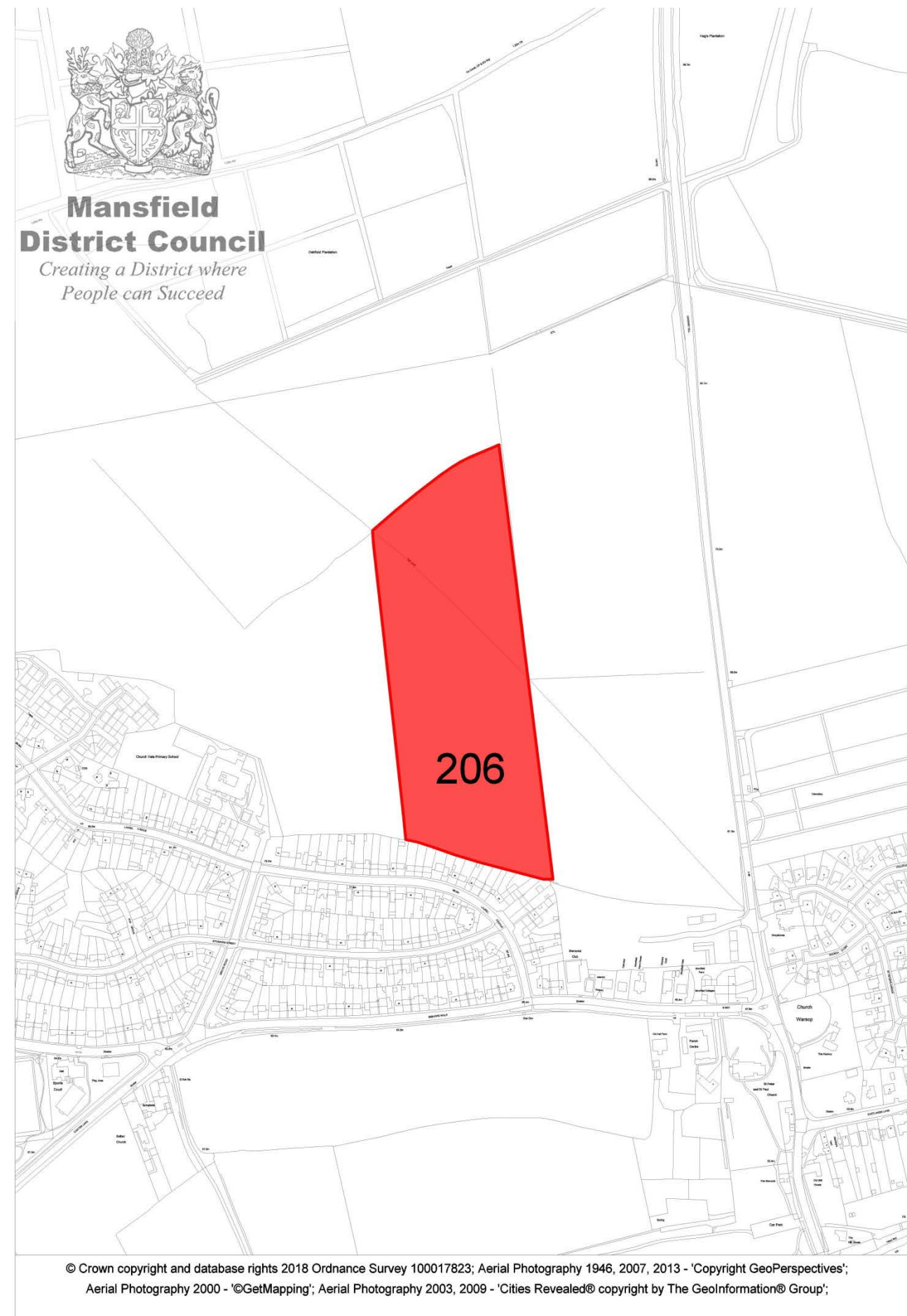
Site Name: Land off Cuckney Hill (ref 205) Size: 7.54ha Development Details: 198 homes		Highways and Sustainable Transport Poor access to the MARR although the M1 can be accessed at junctions 29a/30 to the north. Access from the A60 (Mansfield Rd). Potential to tie into the No. 12 and No 209 bus routes. If developed together with adjacent sites (refs 206 and 207) likely to have substantial impact on the A60 junctions in Mansfield; costly improvements are likely to be required. Strategic trail along River Meden located to south of Church Warsop but limited other opportunities for pedestrian links.	
Green Infrastructure and Environment Within strategic GI network (Warsop and Meden Vale ref 1). Not within 400m of open space but with adjacent sites (205/206/207) of a size that would likely provide on-site provision . Adjacent to existing woodland (to north); opportunity to increase woodland habitat. Located in ‘Conserve’ landscape (SH29). Grade 3 Agricultural Land Classification.		Infrastructure Requirements A large site in its own right and will require infrastructure and various mitigations to reflect this scale of development. Potential to be delivered with adjacent sites (refs 206 and 207) to give a total of over 830 homes; this would likely require on site provision of a new primary school and health facilities. GP and primary school located in Church Warsop; other facilities in Market Warsop. Would help support vitality of settlement. Cost of library, education and health provision identified as around £1.2million. Based on sites in the area utilities will not need to be improved but sewage infrastructure may require reinforcement if all three sites come forward.	
Economic Benefit No employment uses proposed and unlikely to be attractive location for anything more than small scale employment. Access to existing employment in Shirebrook and that proposed as part of the Welbeck Colliery redevelopment. Access to existing retail facilities in Shirebrook and limited facilities in Medan Vale. No retail currently proposed but given lack of existing facilities in Church Warsop inclusion of convenience retail may help sustainability.		Deliverability A medium risk site. Greenfield site in a lower value area. A single landowner across the three sites (205, 206 and 207) but no developer interest yet known. Sites 206 and 207 are dependent on site 205 for access to the A60. Delivery expected from 2024/25 and phased across the three sites. Potential competition with sites in Market Warsop which already have planning permission.	
Flood Risk No risk of fluvial flooding (within FZ1) and not within areas of increased surface water flood risk.		Heritage Not assessed as part of Heritage Impact Assessment. Considered jointly with 206 and 207. No designated or non-designated heritage assets within site. Church Warsop conservation area, historic settlement core and non-designated heritage assets located approximately 330 metres to south. Land rises away from Church Warsop to the site. Impact on Conservation Area and setting of listed buildings would require further investigation to establish harm and mitigation. No known areas of archaeological significance within or near to site.	
Sustainability Appraisal			
SA1 Housing		SA8 Natural Resources (B Flooding)	
SA2 Health		SA8 Natural Resources (C Ground Water)	
SA3 Green Spaces and Culture		SA9 Waste	
SA4 Community Safety		SA10 Energy	N/a
SA5 Social Capital		SA11 Transport (Sustainable modes)	
SA6 Biodiversity (A Designated Sites)		SA11 Transport (B Access to Schools)	
SA6 Biodiversity (B Enhancement)		SA12 Employment	
SA7 Built and Natural Assets (A Heritage)		SA13 Innovation	
SA7 Built and Natural Assets (B Landscape)		SA14 Business Land & Infrastructure	
SA8 Natural Resources (A Soil)			
Consultee comments			
The site was not included in the Consultation Draft (2016) or the Preferred Options (2017). Based on comments submitted on similar sites in Market Warsop (refs 35 and 36) it is likely that the objections to the development would include: <ul style="list-style-type: none">• Lack of need for homes in settlement;• Loss of open countryside;• Loss of agricultural land;• Too much development on site;• Impact on biodiversity / wildlife;• Impact on highways;• Impact on local infrastructure;• Impact on heritage;• Increased risk of flooding.			



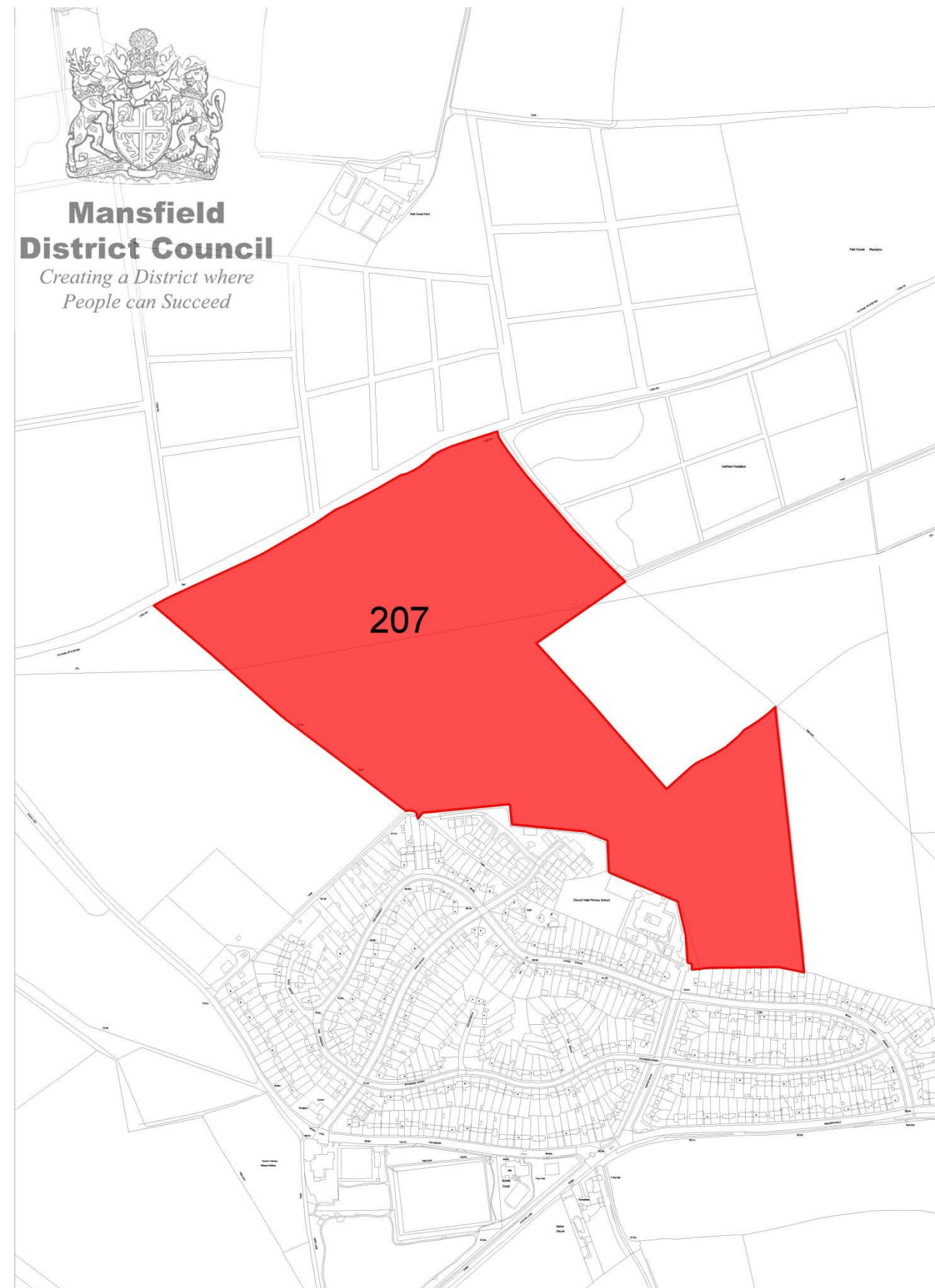
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Site Name: Land North of Laurel Avenue (ref 206) Size: 5.84ha Development Details: 153 homes.		Highways and Sustainable Transport Poor access to the MARR although the M1 can be accessed at junctions 29a/30 to the north. Potential to tie into the No. 12 and No 209 bus routes. Due to access arrangements this site can only be developed jointly with adjacent sites (refs 205 and 207). Cumulative scale of development is likely to have substantial impact on the A60 junctions towards Mansfield; costly improvements are likely to be required. Strategic trail along River Meden located to south of Church Warsop but limited other opportunities for pedestrian links.	
Green Infrastructure and Environment Within strategic GI network (Warsop and Meden Vale ref 1). Not within 400m of open space but with adjacent sites (205/206/207) of a size that would likely provide on-site provision. Adjacent to existing woodland (to north); opportunity to increase woodland habitat. Located in ‘Conserve’ landscape (SH29). Grade 3 Agricultural Land Classification. Includes public rights of way (diagonal across site).		Infrastructure Requirements A large site in its own right and will require infrastructure and various mitigations to reflect this scale of development. Potential to be delivered with adjacent sites (refs 205 and 207) to give a total of over 830 homes; this would likely require on site provision of a new primary school and health facilities. GP and primary school located in Church Warsop; other facilities in Market Warsop. Would help support vitality of settlement. Cost of library, education and health provision identified as around £940k. Based on sites in the area utilities will not need to be improved but sewage infrastructure may require reinforcement if all three sites come forward.	
Economic Benefit No employment uses proposed and unlikely to be attractive location for anything more than small scale employment. Access to existing employment in Shirebrook and that proposed as part of the Welbeck Colliery redevelopment. Access to existing retail facilities in Shirebrook and limited facilities in Medan Vale. No retail currently proposed but given lack of existing facilities in Church Warsop inclusion of convenience retail may help sustainability.		Deliverability A medium risk site. Greenfield site in a lower value area. A single landowner across the three sites (205, 206 and 207) but no developer interest yet known. Sites 206 and 207 are dependent on site 205 for access to the A60. Delivery expected from 2024/25 and phased across the three sites. Potential competition with sites in Market Warsop which already have planning permission.	
Flood Risk No risk of fluvial flood risk (within FZ1) but risk of increased surface water flooding (1 in 100 and 1 in 1000) across middle to site. Provision of SuDS would help manage surface water runoff.		Heritage Not assessed as part of Heritage Impact Assessment. Considered jointly with 205 and 207. No designated or non-designated heritage assets within site. Church Warsop conservation area, historic settlement core and non-designated heritage assets located approximately 220 metres to south. Land rises away from Church Warsop to the site. Impact on Conservation Area and setting of listed buildings would require further investigation to establish harm and mitigation. No known areas of archaeological significance within or near to site.	
Sustainability Appraisal			
SA1 Housing		SA8 Natural Resources (B Flooding)	
SA2 Health		SA8 Natural Resources (C Ground Water)	
SA3 Green Spaces and Culture		SA9 Waste	
SA4 Community Safety		SA10 Energy	N/a
SA5 Social Capital		SA11 Transport (Sustainable modes)	
SA6 Biodiversity (A Designated Sites)		SA11 Transport (B Access to Schools)	
SA6 Biodiversity (B Enhancement)		SA12 Employment	
SA7 Built and Natural Assets (A Heritage)		SA13 Innovation	
SA7 Built and Natural Assets (B Landscape)		SA14 Business Land & Infrastructure	
SA8 Natural Resources (A Soil)			
Consultee comments			
The site was not included in the Consultation Draft (2016) or the Preferred Options (2017). Based on comments submitted on similar sites in Market Warsop (refs 35 and 36) it is likely that the objections to the development would include: <ul style="list-style-type: none">• Lack of need for homes in settlement;• Loss of open countryside;• Loss of agricultural land;• Too much development on site;• Impact on biodiversity / wildlife;• Impact on highways;• Impact on local infrastructure;• Impact on heritage;• Increased risk of flooding.			



Site Name: Land North of Lime Crescent / Birch Street (ref 207) Size: 21.12ha Development Details: 480 homes.		Highways and Sustainable Transport Poor access to the MARR although the M1 can be accessed at junctions 29a/30 to the north. Access from Birch Street but will likely require access through adjacent site as well (206). Potential to tie into the No. 12 and No 209 bus routes. If developed together with adjacent sites (refs 206 and 205) likely to have substantial impact on the A60 junctions in Mansfield; costly improvements are likely to be required. Strategic trail along River Meden located to south of Church Warsop but limited other opportunities for pedestrian links.	
Green Infrastructure and Environment Directly adjacent to strategic GI network (Warsop and Meden Vale ref 1) and within 500m of strategic GI network (Warsop Vale ref 13). Opportunity to provide ecological linkages to nearby woodland. Not within 400m walk to open space but with adjacent sites (205/206/207) of a size that would likely provide on-site provision. Public rights of way from track (southern boundary) leading to Wood Lane. Located within 500m of ancient woodland and will need to assess impacts and address mitigation according to standing advice. Located in a higher value ‘Conserve’ landscape and Grade 3 Agricultural Land Classification.		Infrastructure Requirements A large site in its own right and will require infrastructure and various mitigations to reflect this scale of development. Potential to be delivered with adjacent sites (refs 205 and 206) to give a total of over 830 homes; this would likely require on site provision of a new primary school and health facilities. GP and primary school located in Church Warsop; other facilities in Market Warsop. Would help support vitality of settlement. Cost of library, education and health provision identified as around £2.9 million. Based on sites in the area utilities will not need to be improved but sewage infrastructure may require reinforcement if all three sites come forward.	
Economic Benefit No employment uses proposed and unlikely to be attractive location for anything more than small scale employment. Access to existing employment in Shirebrook and that proposed as part of the Welbeck Colliery redevelopment. Access to existing retail facilities in Shirebrook and limited facilities in Medan Vale. No retail currently proposed but given lack of existing facilities in Church Warsop inclusion of convenience retail may help sustainability.		Deliverability A medium risk site. Greenfield site in a lower value area. A single landowner across the three sites (205, 206 and 207) but no developer interest yet known. Sites 206 and 207 are dependent on site 205 for access to the A60. Delivery expected from 2024/25 and phased across the three sites. Potential competition with sites in Market Warsop which already have planning permission.	
Flood Risk No risk of fluvial flooding (within FZ1). But risk of increased surface water flood risk (within 1 in 100 and 1 in 1000 risk areas). Provision of SuDS would help manage surface water runoff.	Heritage Not assessed as part of Heritage Impact Assessment. Considered jointly with 205 and 206. No designated or non-designated heritage assets within site. Church Warsop conservation area, historic settlement core and non-designated heritage assets located approximately 360 metres to south east. Land rises away from Church Warsop to the site. Impact on Conservation Area and setting of listed buildings would require further investigation to establish harm and mitigation. No known areas of archaeological significance within or near to site.		
Sustainability Appraisal			
SA1 Housing		SA8 Natural Resources (B Flooding)	
SA2 Health		SA8 Natural Resources (C Ground Water)	
SA3 Green Spaces and Culture		SA9 Waste	
SA4 Community Safety		SA10 Energy	N/a
SA5 Social Capital		SA11 Transport (Sustainable modes)	
SA6 Biodiversity (A Designated Sites)		SA11 Transport (B Access to Schools)	
SA6 Biodiversity (B Enhancement)		SA12 Employment	
SA7 Built and Natural Assets (A Heritage)		SA13 Innovation	
SA7 Built and Natural Assets (B Landscape)		SA14 Business Land & Infrastructure	
SA8 Natural Resources (A Soil)			
Consultee comments			
The site was not included in the Consultation Draft (2016) or the Preferred Options (2017). Based on comments submitted on similar sites in Market Warsop (refs 35 and 36) it is likely that the objections to the development would include: <ul style="list-style-type: none">• Lack of need for homes in settlement;• Loss of open countryside;• Loss of agricultural land;• Too much development on site;• Impact on biodiversity / wildlife;• Impact on highways;• Impact on local infrastructure;• Impact on heritage;• Increased risk of flooding.			



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Site Name: High Oakham Farm (east) (site ref 270) Size: 6.75ha Development Details: 40 dwellings		Highways and Sustainable Transport Access via Paddock Close onto Atkin Lane; good access from there onto the MARR via A60 or Skegby Lane. Capacity of site restricted by single point of access. Significant issues at junction onto A60 (Atkin Lane/Berry Hill Lane) but small scale development. Bus stops located on Nottingham Road (A60). Good access to existing cycle routes.	
Green Infrastructure and Environment Within strategic GI network. Adjacent to accessible woodland but no direct access from site. Not within 400m walk of formal/play provision. Reasonably close to Caudwell Brook where there is a concentration of protected species and issues with water quality. Close to Oakham LNR and Timberland Trail. Opportunity to improve ecological connections through creation of wooded habitats. Opportunity to explore recreational connection enhancements to accessible woodland. Located in a ‘conserve and create’ landscape (SH11). General area includes larger properties at a lower density; this character should be reflected in development.		Infrastructure Requirements Small scale development on site. Unlikely to provide onsite infrastructure but contributions to libraries, health and education facilities are expected; total cost around £280k. Potential to form cluster with other nearby sites ref 92 and the wider site in Ashfield district). New infrastructure being provided as part of the Lindhurst scheme nearby. Primary schools on the A60 but distant from secondary schools. New health facility planned as part of the Lindhurst site. Given size and location utility and sewage upgrades not expected to be required.	
Economic Benefit Small scale development on site; unlikely to provide on-site employment or retail. Close to Nottingham Road local centre and out of centre retail park. Good access to Oakham Park key employment area.		Deliverability Considered to be a lower risk site. Greenfield in a higher value area. Lower density development is likely to result in the development of larger more expensive properties. Single owner. Delivery expected from 2023/24 onwards. Potential competition with similar site nearby which already has planning permission.	
Flood Risk No fluvial flood risk (within FZ1) and small areas of increased surface water flood risk (1 in 30, 1 in 100 and 1 in 1000). Provision of SuDS would help manage surface water runoff.		Heritage Not assessed in Heritage Impact Assessment Reasonably close to Mansfield Cemetery, a registered Park and Garden which includes a number of listed buildings and monuments. Directly south of ‘Broadlands’ – a park/garden of heritage asset of county importance. Also within close proximity of four non-designated heritage assets (High Oakham Central School, Atkin Lane, High Oakham House, High Oakham Farm, Inglebrook High Oakham Road); mitigation may be required. Potential archaeological importance; requires further investigation.	
Sustainability Appraisal			
SA1 Housing		SA8 Natural Resources (B Flooding)	
SA2 Health		SA8 Natural Resources (C Ground Water)	
SA3 Green Spaces and Culture		SA9 Waste	
SA4 Community Safety		SA10 Energy	N/a
SA5 Social Capital		SA11 Transport (Sustainable modes)	
SA6 Biodiversity (A Designated Sites)		SA11 Transport (B Access to Schools)	
SA6 Biodiversity (B Enhancement)		SA12 Employment	
SA7 Built and Natural Assets (A Heritage)		SA13 Innovation	
SA7 Built and Natural Assets (B Landscape)		SA14 Business Land & Infrastructure	
SA8 Natural Resources (A Soil)			
Consultee comments			
<p>The site was not included in either the Consultation Draft (2016) or the Preferred Options consultation (2017). Based on the comments submitted on a nearby planning application (2017/0214/OUT) it is likely that objections to the site would include:</p> <ul style="list-style-type: none">• Impact on Cauldwell Brook LWS and protected species;• Increase in congestion and impact on highways;• Loss of strategic green infrastructure and a green wedge;• Visual impact and impact on landscape character;• Unknown harm to heritage assets and archaeology;• Impact on amenity; and• Impact on local infrastructure. <p>Natural England raised no objections to the nearby planning application; the Environment Agency did not comment.</p>			

