

BASSETLAW DISTRICT COUNCIL

Site Allocations DPD: Draft Sustainability Appraisal

(In support of the Site Allocations DPD Preferred Options Consultation Paper)

February 2014

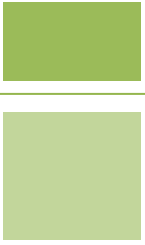
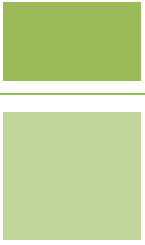


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Non-Technical Summary

Introduction

This document is the draft Sustainability Appraisal Report for the Sustainability Appraisal (SA), incorporating Strategic Environmental Assessment (SEA), of the Bassetlaw District Council Site Allocations Development Plan Document (SADPD) Preferred Options document. The SA assesses the relative merits of sites being considered for housing and employment allocations and builds on the earlier sifting of sites undertaken through the Strategic Housing Land Availability Assessment (SHLAA) and Screening Assessment.

The purpose of SA is to promote sustainable development through better integration of sustainability considerations in the preparation and adoption of plans. The regulations implementing the provisions of the Planning and Compulsory Purchase Act 2004 stipulate that SAs of development plans should meet the requirements of the SEA Directive. The SA process has been undertaken alongside, and been informed by, a Habitat Regulations Report.

What is in the Site Allocations document?

The Preferred Options document forms the second part of the consultation process in the development of the SADPD, which, along with Core Strategy (already adopted by the Council) will form the Local Development Framework (or Local Plan) for Bassetlaw and will allocate sufficient land for housing and employment to meet the needs of Bassetlaw to 2028 and beyond.

The SADPD Preferred Options puts forward the sites which the Council believes represent the best and most sustainable options for meeting the District's growth needs, across the plan period, based on land which is currently available. The document proposes the allocation of 38 sites in total. These comprise 30 sites for housing, three sites for employment, four mixed use sites (a mixture of housing and employment uses) and one additional housing site as a contingency.

Each of the proposed allocations is shown on a map identifying the extent of the site, with a detailed allocation policy specifying any requirements that a subsequent application must address before planning permission is granted.

How was the Sustainability Appraisal carried out?

The SA was prepared by Officers in Bassetlaw's Planning Policy Team, alongside the SADPD itself and has comprised five different stages:

SA Stage A: Deciding the scope of the SA

The first stage of the SA process involves setting the context and objectives of the plan, establishing the baseline and deciding the scope of the SA. Much of this was derived from

the work undertaken on the Core Strategy and Development Management Policies DPD. The Scoping Report was published for consultation in January 2011 and then updated in June 2011, following consultation feedback.

The Scoping Report presented the outputs of the scoping phase of the SA and development of the SA Framework (a set of sustainability objectives and criteria) against which the various components of the Site Allocations DPD have since been appraised.

SA Stage B: Developing and refining options and assessing effects

Developing options for a plan is an iterative process involving consultation with members of the public and other stakeholders. The SA can help to identify other ‘reasonable alternatives’ to the options being put forward. Assessment of ‘reasonable alternatives’ is a legal requirement as it is a term used in the SEA Directive and Regulations. The options for the Bassetlaw SADPD included consideration of a range of potential sites for development and (where applicable) comparison of different combinations of available sites.

The stages involved in developing and refining the site options include:

- A “Call for Sites” and assessment against the SHLAA and Employment Land Capacity Study criteria
- Initial questionnaire consulting on appropriate levels of growth in Rural Service Centres
- Site Allocations Issues and Options Consultation – consultation on 280 potential residential development sites, along with the employment and mixed use sites
- Assessment against further screening criteria

SA Stage C: Preparing the Sustainability Appraisal Report

This draft SA Report details the process undertaken to date in conducting the SA of the Bassetlaw SADPD (undertaken in-house by the BDC Planning Policy Team) as well as setting out the findings of the appraisal.

SA Stage D: Consultation on the Site Allocations DPD (Preferred Options) and this SA Report

BDC is inviting representations on the SADPD Preferred Options and this SA Report, in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. Consultation will commence on 3 February 2014 and close on 31 March 2014.

SA Stage E: Monitoring implementation of the DPD

The measures for monitoring the social, environmental and economic effects of the SADPD are set out Section 6 of the Core Strategy. Here, a comprehensive range of targets and indicators will keep track of the effectiveness of policies and subsequent allocations.

The SA Framework

The SA Framework is a key component in undertaking the SA as it synthesises the baseline information and sustainability issues into a systematic and easily understood tool that allows assessment of the potential effects arising from the implementation of the LDF.

The SA Framework developed for the SA of the Core Strategy and Development Management Policies DPD has been utilised for the SA of this DPD in order to maintain consistency between the two parts of the plan. The SA Objectives (SAOs) are as follows:

SA Objective
1. To ensure that the housing stock meets the housing needs of Bassetlaw
2. To improve health and reduce health inequalities
3. To provide better opportunities for recreation and for people to value and enjoy the Bassetlaw's cultural heritage
4. To improve community safety, reduce crime and the fear of crime
5. To promote social cohesion and support the development of community facilities across the District
6. To protect the natural environment, increase biodiversity levels and enhance multifunctional green infrastructure across the District
7. To protect and enhance the historic built environment and cultural heritage assets in Bassetlaw
8. To protect and manage prudently the natural resources of the District including water, air quality, soils and minerals
9. To minimise waste and increase the re-use and recycling of waste materials
10. To minimise energy usage and to develop Bassetlaw's renewable energy resource, reducing dependency on non-renewable sources
11. To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken by the most sustainable mode available
12. To create high quality employment opportunities
13. To develop a strong culture of learning, enterprise and innovation
14. To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies

Assessing the effects of the proposed allocations

The SA process identified a wide range of positive and strong positive effects associated with the development of many of the proposed residential development sites, particularly under the social SAOs. These positive effects arise largely as a result of provision of a range of housing that will meet the needs of the existing population and in accommodating future growth in locations that maximise access to services and facilities and contribute to an enhancement of the built environment. The stronger positive effects therefore more commonly correspond with site in Worksop, Retford and Harworth Bircotes, as the most sustainable locations in the settlement hierarchy.

Housing developments are considered likely to have mixed effects on environmental SAOs. The most notable negative effects arose in relation to generation of waste, with increases in

the number of dwellings resulting in increases in the overall volume household waste. Positive effects are identified where development will result in reuse of previously developed land although, conversely, will have adverse effects on the SAOs where greenfield sites are lost.

Notwithstanding potential secondary and cumulative effects, or where mixed use sites will deliver both housing and employment uses together, allocation of land for housing is considered unlikely to have significant effects on the economic SAOs.

Significant positive effects on social and economic objectives were predicted for employment allocations and mixed use development sites, with predicted increases in employment benefitting the local population, particularly there have been structural changes to the industrial/employment profile of an area – for instance through loss of traditional industries.

Monitoring

The significant sustainability effects of the SADPD will be monitored using the as part of an overall approach to monitoring the sustainability effects of the LDF/Local Plan alongside the Core Strategy and Development Management Policies DPD, through the Annual Monitoring Report. This focuses on identifying trends arising that may give rise to irreversible damage and making necessary changes before such damage is caused.

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1 Introduction

Background to the Local Development Framework

- 1.1 Bassetlaw District Council (BDC) is currently preparing the Bassetlaw Local Development Framework (LDF). The aim of the LDF is to provide a clear framework to guide future development and sets out a vision for Bassetlaw which recognises and builds on the area's characteristics, its aspirations and needs. The LDF will comprise a series of individual documents including the Core Strategy & Development Management Policies DPD; the Site Allocations DPD; and Supplementary Planning Documents (SPD).
- 1.2 The main purpose of the Site Allocations DPD (SADPD) is to allocate sufficient land for housing and employment across Bassetlaw to 2028. The SADPD has been written in accordance with the adopted Core Strategy and its approach to settlement growth. When adopted, the SADPD will illustrate the location and size of the allocated sites on a Proposals Map and provide guidelines on how each site should be developed.

Purpose of the Sustainability Appraisal

- 1.3 The process of plan making has always relied on the choices between different options for the development and use of land through the planning system. The requirement to produce Sustainability Appraisal Reports under the Planning and Compulsory Purchase Act 2004 seeks to ensure that the decision-making process takes into account the key objectives of sustainable development. These are:
 - Social progress which meets the needs of everyone;
 - Effective protection of the environment;
 - Prudent use of natural resources; and
 - Maintenance of high and stable levels of economic growth and employment.
- 1.4 All local development plans are required to be subject to Sustainability Appraisal (SA) under the Planning and Compulsory Purchase Act 2004. The purpose of SA is to promote sustainable development by integrating sustainability considerations in to the preparation and adoption of plans. Local Plans are also legally required to be subject to a Strategic Environmental Assessment (SEA) under the 2001 European Directive.
- 1.5 Due to their similar requirements, there are many parallels between the SA and SEA process, but also some differences. SA includes a wider range of considerations, as it includes social and economic impacts of plans, whereas SEA is more focussed on environmental impacts. The Government guidance on SA shows how it is possible to satisfy both requirements through a single appraisal process i.e. a joint SA/SEA (herein referred to as SA).

1.6 Sustainability Appraisal (SA) is a systematic process undertaken during the preparation of a plan, programme or strategy and assesses the extent to which the emerging policies and proposals will help to achieve relevant social, economic and environmental objectives. In doing so, it will provide an opportunity to consider ways in which the plan can contribute to improvements in social, economic and environmental conditions as well as a means of identifying and addressing any adverse effects that policies and proposals might have. This Sustainability Appraisal Report describes what elements of the Site Allocations DPD have been appraised and how, and the likely significant sustainability effects of implementation of the Bassetlaw Site Allocations DPD.

1.7 **Table 1.1** below signposts how the requirements of the SEA Directive have been met within this SA report.

SEA Directive & Regulation Requirements	Report Section	Details
(a) An outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes	2 & 4	Sets out the role of the SADPD in relation to the Core Strategy and summarises the relationship with other plans and references the detailed review provided in Appendix 1 of the SA Scoping Report
(b) The relevant aspects of the current state of the environment and the likely evolution thereof without the implementation of the plan or programme	4	Summarises the relevant baseline conditions for sustainability (including the state of relevant environmental aspects) in the Bassetlaw area. The information is set out in more detail in the SA Scoping Report
(c) The environmental characteristics of areas likely to be significantly affected	4	Where relevant and available this information is provided in the SA Scoping Report.
(d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directive 79/409/EEC ('Wild Birds' Directive) and 92/43/EEC ('Habitats' Directive)	4	Summarises existing sustainability (including environmental problems) for the Bassetlaw area and references the SA Scoping Report where greater detail is given
	3	References the screening assessment for Natura 2000 sites in line with Habitats Regulations Assessment requirements
(e) The environmental protection objectives established at International, Community or Member State level which are relevant to the plan or programmes and the way those objectives and any environmental considerations have been taken into account during its preparation	4	Refers to the SA Scoping Report which provides the summary of objectives for sustainability in Bassetlaw (including environmental objectives) and are taken into account through the SA Framework used in this document

SEA Directive & Regulation Requirements	Report Section	Details
(f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors	5 & Appendix 1	The likely effects are assessed in the matrices in the Appendix 1 and summarised in Section 5. The likely significant effects of the Core Strategy are set out in Sections 1 and 5 of the SA of that DPD. These issues are incorporated into the Sustainability Appraisal Objectives and Assessment Questions used as part of the Appraisal process
(g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme	5 & 6	Where potential significant adverse effects are predicted (Section 5) the SA has sought to provide suggestions for potential mitigations, although these predominantly relate to compliance with Core Strategy policies and measures set out in the SA of the Core Strategy
(h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties encountered in compiling the required information.	5	Alternatives were considered as part of the POs by gauging opinion through consultation on the Issues and Options paper and assessing the impacts against the SA Framework.
	3	Section 3 outlines the difficulties and uncertainties that relate to compiling information for the SA.
(i) A description of the measures envisaged concerning monitoring in accordance with Article 10.	6	Monitoring information is set out in Section 6, while the SA Framework sets out indicators that will be used in the Annual Monitoring Report to monitor the progress of the policies against the SAOs.
(j) A non-technical summary of the information provided under the above headings.	Introduction	The introduction to this report provides a non-technical summary.

Table 1.1: Compliance of the SA Report with the SEA Directive

Structure of the SA Report

- 1.8 This introductory section (**Section 1**) provides background information regarding the preparation of the Site Allocations DPD and explains the requirement to undertake SA. The remainder of the main body of this report is structured as follows:

Section 2: The Site Allocations DPD summarises the content and structure of the DPD.

Section 3: Sustainability Appraisal Methodology and Framework describes the methodology that has been used for the SA, lists the SA objectives that have been used to appraise the Site Allocations DPD and describes any difficulties that have been encountered during the process.

Section 4: Baseline Characterisation and Plan and Programme Review provides a description of the key environmental, social and economic characteristics of Bassetlaw, the key sustainability issues facing the District and relevant national and local policy objectives that taken together provide context for the SA.

Section 5: Appraisal of Site Allocations and Reasonable Alternatives describes the findings of the appraisal of the site specific proposals, which have been considered to date and include possible sites for residential, employment and open space development, as well as reasonable alternatives.

Section 6: Conclusions summarises the key conclusions of the SA of the Site Allocations DPD, and describes proposals for monitoring the potential sustainability effects of implementing the DPD.

2 The Site Allocations DPD

- 2.1 As set out above, the role of the SADPD is to allocate land for housing and employment, in accordance with the Strategic Objectives of the adopted Core Strategy and Development Management Policies DPD (hereafter referred to as the Core Strategy). Where allocations are made the interim development boundaries will be revised to incorporate sites accordingly.

Housing

- 2.2 The District housing growth target covers the period 2010 to 2028, in order to provide at least a 15-year timeframe for the SADPD. This target reflects that set out in the East Midlands Regional Spatial Strategy (RSS), which, at the time the Core Strategy was produced, remained part of the Development Plan with which the Core Strategy had to conform. The RSS targets were considered sufficient to support the role of Worksop as a Sub-Regional Centre and to allow the District to respond to regeneration needs. For these reasons, and because there have been no substantive or sustained differences in the long-term housing trend projections since the RSS was approved, the Council believes that this evidence base remains a sound basis for decisions about local housing growth figures and will continue to do so even if the RSS is revoked.
- 2.3 Considering the different timeframe between the former RSS targets (set over the period 2006 to 2026) and the timeframe for this Core Strategy (2010 to 2028), the total housing growth target has been adjusted to account for the amount of housing development that has already taken place and the extension to the plan period following the examination of the Core Strategy. To address this extension it was necessary, therefore, to carry the RSS annual housing requirement, of 350 dwellings per annum, forward for a further two years. This was felt to be the most logical approach, given that the Council has already used the RSS housing work as the basis for the Core Strategy's housing targets and in the interests of consistency. This leaves an overall housing target of 6384 for the period 2010 to 2028. On top of this, the National Planning Policy Framework (NPPF) requires that Local Planning Authorities include an additional 5% buffer to ensure choice and competition in the market for land. In Bassetlaw 5% equates to 319 additional dwellings, giving a figure of 6703.
- 2.4 In light of new permissions granted and sites identified within the five-year supply, the Site Allocations DPD proposes to allocate land to deliver a residual figure of 3574 dwellings.

Employment Land

- 2.5 The RSS does not set specific employment land targets for Bassetlaw or, indeed, for any District in the region. The figure of 107 hectares set out in the Core Strategy is, therefore, a gross (total) employment land target derived from the Northern Sub-Region Employment Land Review and the Bassetlaw Employment Land Capacity Study. As with housing, it runs to 2028, in order to provide at least a 15-year timeframe for the SADPD.

- 2.6 To support the economic growth of Bassetlaw, employment land growth targets are set at: Worksop 45% (48ha); Retford (20%) 21ha; and Harworth Bircotes 35% (37ha). However, the proposed allocations reflect the opportunities available in each settlement, with over provision in Harworth Bircotes helping contribute to the long-term step change for the town, such is the scale of redevelopment.

Structure of Site Allocations DPD

- 2.7 The SADPD sets out the proposed sites and policies for their allocation to meet the level of housing and employment (including mixed use development sites) required over the plan period. The document proposes the allocation of 38 sites in total. These comprise 30 sites for housing, three sites for employment, four mixed use sites (a mixture of housing and employment uses) and one additional housing site as a contingency.
- 2.8 The sites appraised under the SAOs are listed in Table 2.1, below.

Policy	Site Ref	Name		Number of Dwellings	Employment land (Ha) Target
WORKSOP					
H1	35	Gateford Park		670	
H2	90	Tylden Road		80	
H3	30	Haggonfields		85	
H4	9	St Anne's Extension		250	
MU1	195	Shireoaks Common		175	15.3
MU2	28	Gateford Common		330	6.5
E1	W1	Manton Wood Extension			25
Sub Total				1590	46.8
RETFORD					
H5	40	Bank Side		116	
H6	52	Lansdown Drive		68	
MU3	51/R7	North Road		175	15.7
Sub Total				359	15.7
HARWORTH BIRCOTES					
H7	182	Harworth Northwest (Baulk Lane)		550	
H8	194	Bawtry Road (West)		250	
H9	192	Bawtry Road (East)		104	
H10	186/211	White House Road		15	
H11	190	Blyth Road		232	
C1	187	Galway North (Contingency Site)		150	
E2	H4	Land South of Harworth			80

Policy	Site Ref	Name		Number of Dwellings	Employment land (Ha) Target
E3	H6	Blyth Road Junction			21
Sub Total		Excluding Contingency Site		1151	101
LOCAL SERVICE CENTRES (TUXFORD)					
H12	122	Ashvale Road		70	
H13	490	Lodge Lane		244	
Sub Total				313	
RURAL SERVICE CENTRES					
H14	107	Beckingham	Beckingham South	6	
H15	214	Blyth	Blyth South	9	
H16	399	Cuckney	Budby Road	5	
H17	108	East Markham	Beckland Hill	8	
H18	141	East Markham	Plantation Road	3	
H19	247	Elkesley	Yew Tree Road	11	
H20	408	Everton	Croft Way	2	
H21	296	Everton	Chapel Lane	6	
H22	477	Everton	Gainsborough Road	5	
H23	428	Mattersey	Mattersey South	13	
MU4	480	Misson	Misson Mill	18	
H24	256	Nether Langwith	Portland Road	5	
H25	165	North Leverton	Southgore Lane	15	
H26	236/237	North and South Wheatley	Top Pasture Lane	12	
H27	228	Rampton	Treswell Road	14	
H28	456	Sturton-le-Steeple	Cross Street	6	
H29	461	Sturton-le-Steeple	Leverton Road	5	
H30	438	Walkeringham	Baulk Road	14	
Sub Total				157	
Total				3571	163.5

Table 2.1: Sites appraised in draft SA of the SADPD

- 2.9 The SADPD comprises an introductory section, setting out the purpose of the document, the policy context and how sites have been identified. Further sections set out settlement-specific allocations and policies, including a summary of the context for development in each settlement, a summary of previous consultation feedback and how the Council has responded.

3 Sustainability Appraisal Methodology

3.1 The purpose of SA is to promote sustainable development through contributing to the integration of social, environmental and economic considerations into the preparation and adoption of plans. It is an integral part of developing the plan – identifying and reporting on the significant effects of the plan and the extent to which sustainable development is likely to be achieved. This chapter describes the stages and tasks required in SA and how they correspond to the stages of plan preparation. It also sets out the detailed method used for this stage of the SA, to appraise the proposed allocations and the alternatives considered in the process.

3.2 The SA process consists of the stages set out in **Table 3.1** below.

Stage A	Setting the context and objectives, establishing the baseline and deciding on the scope	A1	Identifying other relevant policies, plans and programmes, and sustainability objectives
		A2	Collecting baseline information
		A3	Identifying sustainability issues and problems
		A4	Developing the SA framework
		A5	Consulting on the scope of the SA
Stage B	Developing and refining options and assessing effects	B1	Testing the DPD objectives against the SA framework
		B2	Developing the DPD options
		B3	Predicting the effects of the DPD
		B4	Evaluating the effects of the DPD
		B5	Considering ways of mitigating adverse effects and maximising beneficial effects
		B6	Proposing measures to monitor the significant effects of implementing the DPDs
Stage C	Preparing the SA report	C1	Preparing the SA report
Stage D	Consultation on the DPD and SA report	D1	Public participation on the preferred options of the DPD and the SA report
		D2(i)	Appraising significant changes
		D2(ii)	Appraising significant changes resulting from representations
		D3	Making decisions and providing information
Stage E	Monitoring the significant effects of implementing the DPD.	E1	Finalising aims and methods for monitoring
		E2	Responding to adverse effects

Table 3.1: Stages in Plan-Making and SA

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

3.3 The first stage of the SA process, setting the context and objectives, establishing the baseline and deciding the scope, was undertaken by Bassetlaw District Council and published in the Site Allocations DPD SA Scoping Report in January 2011. The preparation of the Scoping Report involved a review of relevant international, national, regional, county and local level plans, programmes, strategies and studies; collection of baseline information

and characterisation of the Bassetlaw area; identification of the key sustainability issues and problems in Bassetlaw; development of the SA Framework (i.e. the sustainability appraisal objectives used to assess the potential impacts of the SADPD); and consultation with the three SEA Consultation Bodies (i.e. Natural England, English Heritage and the Environment Agency) and other stakeholders.

- 3.4 In June 2011 the SA Scoping Report was amended to reflect comments received during consultation.

SA Stage B: Developing and refining options and assessing effects

- 3.5 The SA of the Bassetlaw Core Strategy and Development Management Policies DPD assessed the Strategic Objectives for the LDF against the SEA objectives, concluding that they were largely compatible. While the SA process identified some minor conflicts and uncertainties, these were effectively addressed by identifying suitable mitigation measures to incorporate within the objectives or through application of other policies within the DPD.

Identifying potential sites

- 3.6 Developing options for a plan is an iterative process usually involving a number of consultations with stakeholders and members of the public. In the case of the SADPD options were initially generated through a process of engagement with landowners in the Strategic Housing Land Availability Assessment (SHLAA) process. Following a “call for sites”, 492 sites were put forward for consideration for residential development with 172 of these being sieved out/considered unsuitable when assessed against the SHLAA assessment criteria¹ and a further 40 sites being discounted on deliverability grounds. Through the ELCS five potential sites were identified purely for employment uses, while a combination of sites from the SHLAA and ELCS provided six mixed use sites.
- 3.7 Prior to consultation on the SADPD Issues & Options Consultation Paper (November 2011), BDC sought views on appropriate levels of growth for villages in the Rural Service Centre tier of the Core Strategy development hierarchy, via a development questionnaire. The feedback from the questionnaire subsequently informed the Issues & Options paper, providing views on the 280 potential residential development sites, along with the employment and mixed use sites.

Identifying reasonable alternatives

- 3.8 ‘Reasonable alternatives’ is a term used in the SEA Directive and Regulations, and are therefore legally required to be considered when preparing a plan. Given that the number of sites put forward in the Issues & Options Paper far exceeds the amount of land required to meet the development targets, set out in the Core Strategy, there are by default a number of reasonable alternative sites and/or combination of sites (development scenarios) for each settlement.

¹ Bassetlaw SHLAA Methodology: <http://www.bassetlaw.gov.uk/PDF/Final%20SHLAA%20Methodology.pdf>

- 3.9 The range of sites for each settlement was further reduced by assessing the sites against additional criteria, set out in the screening methodology². The screening methodology addresses matters that were not previously considered in the initial process of identifying suitable/available parcels of land and reflect Core Strategy policy and wider policy or themes emerging from the Sustainability Appraisal Scoping Report. The criteria are not 'weighted', nor is the methodology intended to be a simplistic filter system for discounting sites. The screening methodology is a tool (to be used in conjunction with other considerations (e.g. SHLAA assessments)) to help the Council make the transition from the large number of sites put forward in the Issues and Options Paper.
- 3.10 While all of the most favourable sites carried forward from the screening assessment (86 in total) are subject to assessment against the SA objectives (SAOs), the scale of development required in the main growth areas (Worksop, Retford, Harworth Bircotes and Tuxford) mean that it is necessary assess the relative merits and sustainability effects of different combinations of sites or 'growth scenarios'. Different scenarios are likely to result in different impacts depending on the location of sites in relation to each other. One scenario may give rise to new or exacerbate existing problems, whilst another may generate distinct opportunities and deliver specific benefits. As such, while on its own merits a site may stand out as the most sustainable option, the synergy and combined effects of developing a group of marginally less favourable sites may be demonstrated to be the Preferred Option. Not all development scenarios were tested in the SA process as some failed to generate genuinely 'reasonable alternatives' – i.e. some scenarios fail to deliver the number of houses required in the Core Strategy target for each settlement.
- 3.11 Conversely, in light of the drastically reduced numbers of houses required in each village in the Rural Service Centre development tier and subsequent potential effects, the most sustainable sites will be selected as the preferred development sites.
- 3.12 The assessments of individual sites are in Appendix 1 of this document, with the appraisal of the various development scenarios in Appendix 2.

SA Stage C: Preparing the Sustainability Appraisal Report

- 3.13 This draft SA Report details the process undertaken to date in conducting the SA of the Bassetlaw SADPD as well as setting out the findings of the appraisal.
- 3.14 The SA has been undertaken in-house by the BDC Planning Policy Team. The assessment of development sites and scenarios has been done alongside the development of reasonable alternative options, refining them accordingly.

² Bassetlaw Site Allocations DPD Screening Methodology (2012): www.bassetlaw.gov.uk

SA Stage D: Consultation on the Site Allocations DPD (Preferred Options) and this SA Report

- 3.15 BDC is inviting representations on the SADPD Preferred Options and this SA Report, in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. Consultation will commence on 3 February 2014 and close on 31 March 2014.

SA Stage E: Monitoring implementation of the DPD

- 3.16 The measures for monitoring the social, environmental and economic effects of the SADPD are set out Section 6 of the Core Strategy. Here, a comprehensive range of targets and indicators will keep track of the effectiveness of policies and subsequent allocations.

SA method for appraising Preferred Options Site Allocations DPD

- 3.17 The SAOs identified in the Scoping Report are broadly reflective of, and cover the issues set out by, the objectives in the SA report for the East Midlands Regional Plan. The same SAOs were applied when undertaking the SA of the Core Strategy. The RSS initially formed the basis for much of the LDF and although now no longer part of the development plan, still represents a robust basis for the Sustainability Appraisal.
- 3.18 A total of 14 SAOs have been identified. These are set out in **Table 3.2** below. Each objective has an indicator or target that will be monitored over the lifetime of the LDF to ensure that key sustainability issues are being addressed. The sustainability objectives seek to address and progress the main sustainability issues and opportunities identified as important for Bassetlaw. The decision-making criteria assist by clarifying the detail of the issues, improving objectivity and ensuring that the appraisal is relevant to both the Core Strategy and the SADPD. The SAO indicators form the basis for the framework by which the policy objectives of the Core Strategy and are assessed. In order to ensure that the assessment framework is manageable, the indicators have been selected (from the wide range used to develop the baseline) for being suitably reflective of the broad thrust of the relevant objective.

Objective	Decision making criteria	Indicators
1. To ensure that the housing stock meets the housing needs of Bassetlaw	<ul style="list-style-type: none"> Will it increase the range and affordability of housing for all social groups? Will it reduce homelessness? Will it reduce the number of unfit homes? 	<ul style="list-style-type: none"> Affordable housing (no. of units) House prices; housing affordability Homelessness Housing completions (type and size) Housing tenure LA stock declared non decent Sheltered accommodation
2. To improve health and reduce health inequalities	<ul style="list-style-type: none"> Will it reduce health inequalities? Will it facilitate or improve access to health services? Will it increase the opportunities for physical activity and accessibility of recreational services and facilities? 	<ul style="list-style-type: none"> Life expectancy at birth New/enhanced health facilities
3. To provide better opportunities for recreation and for	<ul style="list-style-type: none"> Will it provide new open space? Will it improve the quality of existing open space? 	<ul style="list-style-type: none"> Open spaces managed to green flag award standard New and enhanced open space (ha)

Objective	Decision making criteria	Indicators
people to value and enjoy the Bassetlaw's cultural heritage	<ul style="list-style-type: none"> • Will it help people to increase their participation in cultural activities? 	<ul style="list-style-type: none"> • Number of Museum/heritage attractions
4. To improve community safety, reduce crime and the fear of crime	<ul style="list-style-type: none"> • Will it provide safer communities? • Will it reduced crime and the fear of crime? • Will it contribute to a safe secure built environment? 	<ul style="list-style-type: none"> • Crimes – by category and total
5. To promote social cohesion and support the development of community facilities across the District	<ul style="list-style-type: none"> • Will it improve access to, and resident's satisfaction with community facilities and services? • Will it encourage engagement in community activities? 	<ul style="list-style-type: none"> • Community centres • Gains/losses of community facilities • Leisure centres • Libraries/mobile library stops
6. To protect the natural environment, increase biodiversity levels and enhance multifunctional green infrastructure across the District	<ul style="list-style-type: none"> • Will it help protect and improve biodiversity and in particular avoid harm to protected species? • Will it help protect and improve habitats? • Will it increase, maintain and enhance sites designated for their nature conservation interest? • Will it maintain and enhance woodland cover and management? • Will it protect or contribute to the enhancement of the landscape character? • Will it enhance the resilience of the natural environment to the impacts of climate change? 	<ul style="list-style-type: none"> • Local/National nature reserves (ha/1000 population) • Local wildlife sites (Biological SINCS) with management plans • SSSIs (% in favourable condition) • Woodland areas/new woodland (ha)
7. To protect and enhance the historic built environment and cultural heritage assets in Bassetlaw	<ul style="list-style-type: none"> • Will it protect and enhance existing cultural and heritage assets? • Will it protect and enhance heritage assets and their setting? • Will it protect or contribute to the enhancement of townscape and historic landscape character? 	<ul style="list-style-type: none"> • Number of Listed Buildings (all grades)/number and percentage at risk (all grades) • Number of Scheduled Monuments/number and percentage at risk • Number of Registered Parks and Gardens/number and percentage at risk • Number of conservation areas and percentage at risk • Percentage of conservation areas with up-to-date character appraisals
8. To protect and manage prudently the natural resources of the district including water, air quality, soils and minerals	<ul style="list-style-type: none"> • Will it improve water quality? • Will it protect and conserve water resources (including groundwater)? • Will new development increase the risk of flooding? • Will it improve air quality? • Will it lead to reduced consumption of raw materials? • Will it promote the use of sustainable design, materials and construction techniques? • Will it minimise the loss of soils to development? • Will it maintain and enhance soil quality? 	<ul style="list-style-type: none"> • Greenfield land lost (ha) • Carbon dioxide emissions (tonnes per capita per annum) • Households in flood zones 2 & 3 • No. of employment developments and housing developed on PDL • Amount of potentially contaminating land uses (ha) situated within SPZs • Density of dwellings • Developments incorporating SUDS • Planning applications granted contrary to advice of EA • Biological/chemistry levels in rivers, canals and freshwater bodies • Production of primary and secondary/recycled aggregates

Objective	Decision making criteria	Indicators
9. To minimise waste and increase the re-use and recycling of waste materials	<ul style="list-style-type: none"> Will it reduce household waste? Will it increase waste recovery and recycling? Will it assist or facilitate compliance with the waste hierarchy (i.e. reduce first, then re-use, recover, recycle, landfill)? Will it assist in maximising the use of recycled and secondary materials (including aggregates)? 	<ul style="list-style-type: none"> Total amount of waste produced (tonnes) Amount of residual household waste produced Capacity of new waste management facilities as alternatives to landfill % household waste composted, land filled, recycled, used to recover energy
10. To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable sources	<ul style="list-style-type: none"> Will it improve energy efficiency of new buildings? Will it support the generation and use of renewable energy? Will it encourage new development to be of high quality which minimises impacts on the environment and maximises the potential for the UK to move towards a low carbon economy? 	<ul style="list-style-type: none"> Energy consumed from renewable sources (MW) Energy use (gas/electricity) by end user Renewable energy capacity installed by type (MW)
11. To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken by the most sustainable mode available	<ul style="list-style-type: none"> Will it utilise and enhance existing transport infrastructure? Will it help to develop a transport network that minimises the impact on the environment? Will it reduce journeys undertaken by car by encouraging alternative modes of transport? 	<ul style="list-style-type: none"> Accessibility to education sites, employment sites, health care, leisure centres, open space, shopping centres Development of transport infrastructure that assists car use reduction New major non-residential development with travel plans People using car and non-car modes of travel to work
12. To create high quality employment opportunities	<ul style="list-style-type: none"> Will it improve the diversity and quality of jobs? Will it reduce unemployment? Will it increase average income levels? 	<ul style="list-style-type: none"> Benefit claimants VAT business registration rate, registrations, de-registrations Businesses per 1000 population Employment rate Number of jobs New floor space Shops, vacant shops Unemployment rate
13. To develop a strong culture of learning, enterprise and innovation	<ul style="list-style-type: none"> Will it increase levels of qualification? Will it create jobs in high knowledge sectors? 	<ul style="list-style-type: none"> 15 year olds achieving 5 or more GCSEs at Grade A* - C 19 year olds qualified to NVQ level 2 or equivalent 21 year olds qualified to NVQ level 3 or equivalent Working age population qualifications
14. To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies	<ul style="list-style-type: none"> Will it provide land and buildings of a type required by businesses? Will it improve the diversity of jobs available? 	<ul style="list-style-type: none"> Completed business development floorspace Land developed for employment Employment land lost Employment land allocated Profile of employment by sector

Table 3.2: The SA Framework

3.19 The relationship between SEA topics and SA objectives is shown in the table below.

SEA topic	SA objective
Biodiversity	6, 7, 8
Population	1, 2, 4, 5, 12, 13, 14
Human health	2, 3, 9
Fauna	6, 7
Flora	6, 7
Soil	8, 7, 9
Water	8, 7, 6
Air	8, 9
Climatic factors	1, 6, 7, 8, 11
Material assets	1, 2, 3, 5, 7, 8, 9, 11, 14
Cultural heritage including architectural and archaeological heritage	3, 7
Landscape	6, 7

Table 3.3: SA Objective links to SEA topics

3.20 The relationship between SA objectives and the three SA themes is shown in the table below.

SA Objective	SA theme S = Social Ec = Economic Env = Environmental		
	S	Ec	Env
15. To ensure that the housing stock meets the housing needs of Bassetlaw	✓	✓	×
16. To improve health and reduce health inequalities	✓	×	×
17. To provide better opportunities for recreation and for people to value and enjoy the Bassetlaw's cultural heritage	✓	✓	✓
18. To improve community safety, reduce crime and the fear of crime	✓	✓	×
19. To promote social cohesion and support the development of community facilities across the District	✓	×	×
20. To protect the natural environment, increase biodiversity levels and enhance multifunctional green infrastructure across the District	×	✓	✓
21. To protect and enhance the historic built environment and cultural heritage assets in Bassetlaw	×	✓	✓
22. To protect and manage prudently the natural resources of the District including water, air quality, soils and minerals	×	✓	✓
23. To minimise waste and increase the re-use and recycling of waste materials	×	✓	✓
24. To minimise energy usage and to develop Bassetlaw's renewable energy resource, reducing dependency on non-renewable sources	×	✓	✓
25. To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken by the most sustainable mode available	✓	✓	✓
26. To create high quality employment opportunities	✓	✓	×
27. To develop a strong culture of learning, enterprise and innovation	×	✓	×

Table 3.4: How the SA Objectives address the SA themes

Table 3.5: Internal compatibility of the SA Objectives

habitats. In such cases appropriate mitigation can be delivered through Core Strategy policies.

Approach to the SA

Habitats Regulations Assessment

- 3.23 Given the specific legal requirements for Habitats Regulations Assessment work, a screening assessment of the Preferred Options was undertaken in order to assess the likely effects of the proposed policies on Natura 2000 sites. In line with Natural England's recommendations on the process, this is a working draft that may be revisited at various stages throughout the period of plan preparation. The findings of this process are reported in the Bassetlaw Habitats Regulations Assessment Screening report.

Uncertainties, difficulties and risks

- 3.24 Sustainability Appraisal is an uncertain process which often requires assumptions to be made regarding the impacts of proposed development sites on the basis of limited or inadequate information. Most of the impact predictions made in this report are therefore subject to some uncertainty and entail risks.
- 3.25 Assessment of sustainability issues at a site-specific level is based on Officers' knowledge of the locality and the matters of concern identified through the evidence base. As noted above, there are sometimes limitations to the extent/accuracy of this evidence. Such matters can therefore be addressed and, where necessary, be rectified through the consultation process and as further data are collected when monitoring Core Strategy policies and progress of Site Allocations – hence the need to maintain the same SA criteria for both DPDs.
- 3.26 In most cases, where uncertainties and difficulties relate to 'strategic issues' these have been addressed in the SA of the Core Strategy which, in turn, recognises its own limitations in addressing site specific issues, subsequently deferring them to this SA report. The objectives that most frequently generated uncertainties were **SA09: Waste** and **SA010: Renewable Energy**.
- 3.27 Waste disposal/management represents a challenge that is difficult to address through the planning of new development. Commercial waste generated on employment sites is generally dealt with through commercial contractors. For household waste, BDC are the local collection authority and NCC is responsible for waste disposal. As the number of dwellings in the District increase, so does the volume of household waste generated. While BDC and private developers may work individually or collectively to offer additional recycling collections or disposal points, the level of waste that is recycled largely depends on the notoriously unpredictable behaviour/habits of individual households.
- 3.28 In view of the above challenges, all proposed residential development sites and growth scenarios incur negative impacts when assessed against SA09.

- 3.29 SAO10 is most effectively addressed by Core Strategy Policy DM10³, which indicates new development in Bassetlaw will see a gradual increase in the efficiency of buildings and in the uptake/utilisation of renewable and low carbon energy infrastructure, although only at the rate determined by Building Regulations. Under Part-L of the Building Regulations, new developments will be required to demonstrate compliance with incremental increases in CO2 emissions savings. Therefore, in due course, new residential and employment development schemes will be increasingly likely to utilise renewable energy sources to meet these targets. However, given that methods for achieving these savings are not prescribed in policy, unless developers state an intention to pursue specific measures in their schemes, it remains unclear as to the effect of proposals on this objective. Whilst it may be argued that the long-term secondary effect of allocating land for development will have a positive impact on developing the District's renewable energy resource, it is not necessarily as a direct result.
- 3.30 Furthermore, it is entirely likely that the wider policy framework may change during the lifetime of the LDF, which may well entail changes to local allocations. The potential sustainability effects of these changes cannot be anticipated.

Mitigating adverse effects and maximising beneficial effects

- 3.31 The SA Report must include measures to prevent, reduce or offset potentially significant adverse effects that may arise when implementing the SADPD. In the SA, mitigation refers to any approach which is aimed at avoiding, preventing, reducing or compensating for significant adverse impacts on the sustainability objectives. In addition, the concept of mitigation covers broader issues such as the enhancement of positive effects where relevant.

³ Core Strategy Policy DM10: Renewable and Low Carbon Energy

4 Baseline Characteristics

- 4.1 The Scoping Report formed the initial part (Stage A) of the SA process. This section summarises the process undertaken by the Council and the key issues, problems, objectives and opportunities for sustainable development and spatial planning that were identified as a result. The full details of the review of relevant plans and programmes, the baseline information, and the characterisation and sustainability characteristics of the Bassetlaw area contained in the SA Scoping Report which can be viewed at:

http://www.bassetlaw.gov.uk/planning_and_building/planning_policy/local_development_framework/sustainability_appraisal.aspx

Links to other plans, programmes and policies

- 4.2 The first stage in the SA was the identification of relevant plans and programmes and their associated objectives that may have a bearing on the LDF. These documents exist at several levels and thus were considered in turn in the following sequence: International; National (UK/England); Regional (East Midlands)/Sub-Regional; County (Nottinghamshire); and related district-wide documents.
- 4.3 This review is detailed in Appendix 1 of the SA Scoping Report and highlights some significant implications for the content of the SADPD, particularly in identifying the links and ‘trickle down’ between other plans and strategies, and in identifying other potential sources of baseline information and monitoring data. Key themes for the SA to address are set out in **Table 4.1** below.

Key messages from review of relevant plans, policies and programmes	
Accessibility and transport	<ul style="list-style-type: none"> • Embed accessibility in decisions affecting provision, location, design and delivery of services in both urban and rural areas • Improve social inclusion by making services more accessible • Tackle crime and fear of crime on public transport • Improve the quality and safety of pedestrian and cycling networks • Improve public transport networks • Encourage more people to walk and cycle • Reduce impact of travel on the environment • Maximise the use of existing roads infrastructure and avoid inappropriate development • Reduce traffic and in particular journeys made by car • Improve public transport • Reduce traffic noise, pollution and congestion • Improve the freight network to reduce amount of road freight • Promote sustainable transport
Air quality	<ul style="list-style-type: none"> • Prevent and reduce the detrimental impact on human health, quality of life and the environment • Reduce pollution • Ensure that new development does not reduce air quality
Biodiversity and habitats	<ul style="list-style-type: none"> • Protect and promote biodiversity • Conserve threatened species • Ensure that land uses (including agriculture) does not threaten biodiversity

Key messages from review of relevant plans, policies and programmes
<ul style="list-style-type: none"> • Protect, restore and improve habitats including woodland, and aquatic ecosystems • Create and integrate habitats in urban spaces and in the built environment • Protect and extend heathland
Business development and the economy <ul style="list-style-type: none"> • Consider the location of new business with regard to accessibility and the local environment • Ensure that the location of industry and commerce brings benefit and not harm to local communities • Support efficient, competitive and innovative retail, leisure and other sectors • Regenerate deprived areas through business development • Ensure location of development makes efficient use of existing infrastructure • Understand future demands for business land • Develop economic capacity and expertise • Increase economic diversity • Maximise economic benefit from tourism • Encourage growth in high value, high growth, high knowledge economic activities • Ensure that economic growth goes hand-in-hand with high quality environment • Develop flourishing local economies • Understand future demands for land including type of land and location • Encourage inward investment • Promote the vitality of town centres by promoting and enhancing existing centres
Climate change <ul style="list-style-type: none"> • Encourage low or zero carbon communities • Minimise the effects of climate change on human health and on the environment • Ensure that new development is able to cope with climate change • Spatial planning should contribute to sustainable communities and the reduction of carbon dioxide emissions
Community safety <ul style="list-style-type: none"> • Reduce crime and the fear of crime • Design out crime
Education <ul style="list-style-type: none"> • Improve the quality of educational facilities • Improve the range of educational opportunities • Improve educational attainment
Employment <ul style="list-style-type: none"> • Reduce worklessness • Improve skills to help reduce unemployment and deprivation • Ensure supply of employment land
Energy <ul style="list-style-type: none"> • Seek secure, clean affordable energy • Reduce amount of energy consumed • Generate energy at local levels • Increase energy efficiency of homes and businesses • Increase the amount of renewable and low carbon energy produced • Invest in renewable and low carbon energy infrastructure • Recover energy from waste
Flood risk <ul style="list-style-type: none"> • Safeguard land used to manage floodwater • Avoid inappropriate development on floodplains • Ensure new development does not afford risk elsewhere
Health <ul style="list-style-type: none"> • Improve health and access to quality health facilities • More opportunities for walking and cycling • Improve access to open space and leisure opportunities • Understand the economic benefits of better health in the community
Historic Environment

Key messages from review of relevant plans, policies and programmes
<ul style="list-style-type: none"> • Acknowledge the value of the historic environment, and the contribution it makes to our cultural, social and economic life • The historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations
Housing <ul style="list-style-type: none"> • Reduce homelessness • Reduce the number of empty homes • Improve affordability across the housing market • Increase the supply of houses • Provide a supply of high quality, well designed, energy efficient housing appropriate to needs of the community including family homes, homes to meet the needs of the ageing population and social housing • New homes to be energy efficient, zero carbon by 2016 and able to cope with the effects of climate change • Provide adequate amount of land for gypsies and travellers
Land use <ul style="list-style-type: none"> • Increased density of housing • Maximise the use of brownfield land for housing, business and commercial development • Prioritise the re-use of existing buildings • Promote good design
Landscape <ul style="list-style-type: none"> • Conserve and enhance the rural and built landscape • Preserve and enhance local landscape character • Protect, maintain and enhance geological diversity • Open up access to the countryside • Provide opportunities to value our heritage • Bring improvements to the physical environment through quality design • Protect historic buildings, Conservation Areas and the historic environment in general • Promote the creation of a Sherwood Forest Regional Park • Protect our archaeological and geological heritage • Mitigation against harm to the landscape
Resources <ul style="list-style-type: none"> • Promote development that minimises the use of resources • Prevent soil loss
Rural <ul style="list-style-type: none"> • Prevent decline in some rural communities • Promote rural renewal • Development of dynamic, competitive and sustainable economies in the countryside
Sustainable communities <ul style="list-style-type: none"> • Promote social cohesion and inclusion in both urban and rural communities • Support vulnerable groups • Reduce deprivation, focusing on most deprived areas • Tackle poverty in urban and rural areas • Increase social interaction • Improve social development of children • Improve quality of life • Create clean, attractive, quality, safe urban spaces • Access to quality health, education, housing, transport, shopping and leisure services • Ensure equality of opportunity in housing, employment and access to services • Recognise that different people have different needs
Waste <ul style="list-style-type: none"> • Reduce amount of municipal and commercial waste produced • Recycle, compost or re-use waste • Minimise harm to the environment and human health from waste treatment and handling • Disposal of waste to be considered the last option

Key messages from review of relevant plans, policies and programmes	
Water	<ul style="list-style-type: none"> • Improve water efficiency • Reduce amount of water used by domestic properties • Lessen effects of flood and drought • Reduce water pollution • Enhance and protect aquatic water systems • Promote the use of SUDS where appropriate

Table 4.1: Key messages on SEA themes

Baseline characteristics

- 4.4 Collection of baseline information is required under Strategic Environmental Assessment legislation, and is fundamental to the SA process to provide a background to, and evidence base for, identifying sustainability problems and opportunities in the Bassetlaw area, and providing the basis for predicting and monitoring effects of the Core Strategy. This information is summarised below and detailed in Section 4/Appendix 2 of the Scoping Report.

Key sustainability issues for Bassetlaw

- 4.5 The review of plans and programmes and the analysis of baseline data identified key sustainability issues that the SA and Core Strategy will be required to address. These issues are priorities for sustainability arising from the particular characteristics, pressure and opportunities facing Bassetlaw.
- Social issues: supply of affordable homes; adequate supply of land for housing; reduce crime levels, minimise risk and increase community safety; improve amounts of access to open space, recreational and health facilities; minimise risks to health; and facilitate development of social capital
 - Economic issues: support growth and development of existing businesses; provision of a range of quality sites, infrastructure and wider environment for business development; vibrant town and rural centres; support development of innovative and knowledge-based businesses
 - Environmental issues: prevent loss of priority habitats; protect and enhance the District's green infrastructure; avoid un-necessary development in flood risk areas; ensure the efficient use of resources; and minimise the impacts of climate change
 - Spatial issues: provide job opportunities in sustainable locations; maximise re-use of previously developed land; maintain the character of rural areas; and establish a strong and sustainable network of settlements with good access to essential service.

5 Appraisal of Site Allocations and Reasonable Alternatives

Assumptions and common themes

- 5.1 Broadly speaking, the SAOs fall within three categories – Objectives 1-5 address social issues; Objectives 6-10 address environmental issues; and Objectives 11-14 address economic issues. In undertaking the appraisal of the SADPD options a number of assumptions were applied to the decision-making criteria for each SAO, along with a number of common responses where there was a lack of certainty or clear/quantifiable outcomes could not be identified.

SAO1: To ensure the housing stock meets the housing needs of Bassetlaw

- 5.2 Different settlements are attributed different roles in the Core Strategy settlement hierarchy. Worksop is a Sub-Regional Centre (as previously set out in the RSS); Retford is a Core Service Centre; Harworth Bircotes is the District's Main Regeneration Settlement; and Tuxford, a Local Service Centre. The level of housing growth assigned to Worksop and Retford, particularly, is intended to sustain and to grow the towns in their respective roles. In Harworth Bircotes the level of growth represents a significant step-change, with the aspiration to stimulate wider regeneration in the town. Tuxford is the only Local Service Centre in which housing allocations are proposed. As a somewhat isolated service centre in the southeast of the District, the proposed levels of housing growth are intended to secure its position as a sustainable rural settlement. Similarly, housing growth in the Rural Service Centres does not seek significant expansion of villages, rather only to maintain them as viable rural settlements.
- 5.3 In light of the above settlement roles, Core Strategy Strategic Objective 1 (SO1) responds directly to SAO1 in seeking to provide a range of housing that meets the needs of each tier of the settlement hierarchy. As such, all the sites and development scenarios carried forward as reasonable options for housing development (including mixed use developments) in Worksop, Retford and Harworth are considered to have a strong positive effect on this objective. The rationale behind this assessment is based on the fact that all of these sites have sufficient capacity to deliver a wide range of types of houses whilst the Council's affordable housing requirements for each settlement will ensure developments deliver a mix of tenure, either on-site or at least within the settlement.
- 5.4 Whilst given the nationwide housing need some schools of thought purport an over-supply of new housing, the housing targets set out in the Core Strategy are sound insofar as being based upon both population projections and on housing completions rates from previous years. Delivery of new housing at the proposed rate (as amended and projected in each year's SHLAA) is likely to meet housing need within the main development settlements. However, scenarios that would deliver higher levels of growth may result in greater numbers of vacant dwellings. Although the wider housing need is not in question, over-supply in locations where economic growth does not proportionately increase must be regarded as unsustainable.

- 5.5 In Tuxford, given the comparatively low level of growth, a range of large and smaller sites (capacities of less than 10 dwellings) were put forward as potential options. Although the smaller sites are only likely to make a nominal contribution to the overall level of housing required, these sites nonetheless contribute towards housing delivery and were considered of an appropriate scale to the their setting. However, simply by virtue of the opportunities presented in developing larger sites, the SA scoring reflected the issues considered above, with the smaller sites not necessarily being able to deliver as wide a range of houses.
- 5.6 While some sizeable plots of land were put forward for consideration as potential housing allocations in the Rural Service Centre tier of the hierarchy, based on consultation feedback, the growth targets for these villages range from as few as five dwellings in Cuckney and Nether Langwith, to 18+ in Misson. As such, the extent and capacity of sites carried forward as POs have, in many cases, been significantly reduced from the size of the plots originally identified in the SHLAA. Although financial contributions must still be made or, preferably, affordable homes be delivered on site as part of developments in rural areas, the overall size of available sites and relative sensitivity of the surrounding area may limit the potential mix of properties deliverable on site. In anticipation of this, Core Strategy Policy CS8 makes provision for permitting affordable housing schemes, outside of this allocations process, on the basis of identified need.
- 5.7 Following the assumptions applied to development sites in the main growth areas, with the exception of two large sites in Tuxford (with potential capacities of 83 and 391 dwellings respectively), all sites in rural areas have been deemed capable of making at least a positive contribution to local housing needs and increasing the range and affordability of housing. Given the overall reduced scale of development likely in rural areas, delivery of the aims of this objective will accordingly be on a reduced scale.

SA02: To improve health and reduce health inequalities

- 5.8 Although housing and employment developments do not in themselves appear to have direct impacts upon this objective, unequal distributions of social, economic and environmental resources strongly influence and constrain the choices people can make about how they live. As such, development of some sites in certain locations will facilitate relative ease of access to existing healthcare facilities, thereby making a positive contribution to the SAO. Similarly, in many instances, because potential development sites are located on the edge of the existing built-up area they are in close proximity to existing public rights of way (PROW), green spaces and recreational facilities. Where this is the case it is regarded as an attribute for the site as it may encourage recreational use by future residents or employees, thereby having a secondary impact upon their health and general well-being.

- 5.9 Worksop benefits from having the greatest range of healthcare facilities⁴ of any settlement within the District, largely thanks to the Bassetlaw Hospital being located to the northeast of the town centre. Coupled with the existing GP practices and the existing public transport network in the town, healthcare facilities are generally accessible in Worksop, even if not within walking distance. Similarly, Retford also benefits from having a hospital within the town, although with a less extensive range of services than in Worksop. Nonetheless, the centrally located site does offer a range of essential healthcare services, along with most of the town's GP practices being consolidated at the Retford Primary Care Centre, adjacent to the hospital, which is also located on public transport routes. As with Retford, Harworth Bircotes has seen a consolidation of local GP surgeries at a new, purpose built Primary Care Centre, located near to other key local services, off Scrooby Road.
- 5.10 In view of the above, the SA adopts a strategic view of the effects of different development scenarios in reducing health inequalities. All options for Worksop, Retford and Harworth Bircotes are regarded as making strong positive contributions to this SAO on the premise that development in areas that already benefit from a good standard of healthcare service provision and recreational facilities, accessible by a range of choice of means, will cumulatively facilitate enhancement or deliver new services. The analysis of specific sites looks more closely at the relative ease of access to healthcare services from individual sites – primarily based on accessibility data.
- 5.11 In the rural growth areas (including Tuxford) only Tuxford, Blyth and North Leverton have GP surgeries. Health inequalities are therefore likely to be more pronounced in rural areas, with residents having to travel considerable distances to access even basic services. As such, many sites in this development tier have only achieved positive scores against this SAO where they have ready access to PROW and other recreational facilities which, together the more generalised perceived benefits of living in rural areas, contributes to increased likelihood of better health and overall well-being.

SA03: To provide better opportunities for recreation and for people to value and enjoy Bassetlaw's cultural heritage

- 5.12 Core Strategy Policy DM9⁵ requires that new development proposals provide functional on-site open space and/or sports facilities, or provide contributions towards new or improved facilities elsewhere locally. In light of this, the SA holds a presumption of all sites making a positive contribution to this SAO as larger sites can make on-site provision and, in most cases, smaller sites (particularly in villages) are located sufficiently close to existing open spaces to contribute to their enhancement.

⁴ Bassetlaw Infrastructure Capacity Study:

http://www.bassetlaw.gov.uk/planning_and_building/planning_policy/local_development_framework/background_studies/infrastructure_planning.aspx

⁵ Core Strategy Policy DM9: Green Infrastructure; Biodiversity & Geodiversity; Landscape; Open Space & Sports Facilities

- 5.13 The plan gives recognition to the value of Bassetlaw’s cultural heritage assets by virtue of the fact that development in areas that are regarded as most sensitive has largely been avoided.

SA04: To improve community safety, reduce crime and fear of crime

- 5.14 The design principles set out in Core Strategy Policy DM4⁶ require new developments to contribute to the creation of safe streets and public spaces. As such, all sites are expected to make a positive contribution to this SAO.

SA05: To promote social cohesion and support the development of community facilities across the District

- 5.15 In the absence of defined accessibility standards for Bassetlaw, the Council’s Accessibility Study⁷ draws upon walking distance standards for accessing local services and public transport nodes, as set out in national good practice guidance. Where sites are shown to be within the walking distance radius for key services provided in the locality they are considered to have a positive effect on the SAO. Sites located just outside of the area were assessed as having a neutral/no effect on accessibility. No sites located significantly beyond these radii were carried forward to this stage of the process.

SA06: To protect the natural environment, increase biodiversity levels and enhance multifunctional green infrastructure across the District

- 5.16 While site selection has sought to avoid direct impacts wherever possible, on a number of potential development sites there is a likelihood of loss of hedgerows and other habitat. While many of these are simply field boundaries in areas of no significant biodiversity value, they provide linear habitat linkages and wildlife corridors. Hedgerow removal may therefore result in loss of habitat of unknown quantity and/or value. As such, there is significant uncertainty over the effects of development affecting such sites. Similarly, the SA recognises the potentially positive contribution of individual sites being subject to ecological assessments, despite at this stage the lack of clarity of the outcomes in terms of effective mitigation. A large degree of uncertainty remains as these aspects can only be determined at a later stage.

SA07: To protect and enhance the historic built environment and cultural heritage assets in Bassetlaw

- 5.17 The effect of potential development sites on this SAO varies according to the overall significance of specific heritage assets. There is potential for poorly designed development to harm the setting of heritage assets, while some development can enhance both the setting of the heritage asset and/or historic townscape and wider landscape setting through sensitive design and landscaping. However, at this stage, sites can only really be assessed in terms of the principle of development, leaving a significant degree of uncertainty as to the effect of developing some sites.

⁶ Core Strategy Policy DM4: Design and Character

⁷ Bassetlaw Accessibility Study (2012)

SA08: To protect and manage prudently the natural resources of the District, including water, air quality, soils and minerals

- 5.18 Through the SHLAA and screening methodology the Council has avoided selecting development sites which are at risk from fluvial flooding; avoided employment allocations in the most sensitive parts of groundwater Source Protection Zones; where possible, minimised loss of high grade agricultural land (thereby maintaining soil quality); and maximised re-use of previously developed sites. However, given a lack of previously developed land in sustainable/desirable locations, a high number of potential site allocations will be on and subsequent development on greenfield land will result in loss soil. All sites resulting in loss of greenfield land therefore incur negative effects against this SAO.
- 5.19 Higher volumes and concentrations of development are likely to give rise to air quality issues. As such, the larger individual developments are likely to need air quality assessments at the application stage where prospective developers must consider and identify potential mitigation measures.

SA09: To minimise waste and increase the re-use and recycling of waste materials

- 5.20 As set out above, in Section 3, waste disposal/management represents a challenge that is difficult to address through the planning of new development. Commercial waste generated on employment sites is generally dealt with through commercial contractors. For household waste, BDC are the local collection authority and NCC is responsible for waste disposal. As the number of dwellings in the District increase, so does the volume of household waste generated. While BDC and private developers may work individually or collectively to offer additional recycling collections or disposal points, the level of waste that is recycled largely depends on the notoriously unpredictable behaviour/habits of individual households. All proposed residential development sites and growth scenarios therefore conflict with this SAO.

SA010: To minimise energy usage and to develop the District's renewable energy resource, reducing dependency on non-renewable sources

- 5.21 As noted in Section 3, this SAO is most effectively addressed by Core Strategy Policy DM10, which indicates new development in Bassetlaw will deliver progressive increases in the efficiency of buildings and in the uptake/utilisation of renewable and low carbon energy infrastructure, at the levels determined by Building Regulations.
- 5.22 Under Part-L of the Building Regulations, new developments will be required to demonstrate compliance with incremental increases in CO2 emissions savings. Therefore, in due course, new residential and employment development schemes will be increasingly likely to utilise renewable energy sources to meet these targets. However, given that the methods for achieving these savings are not prescribed in policy, unless developers state an intention to pursue specific measures in their schemes, it remains unclear as to the effect of proposals on this objective. While it may be argued that the long-term secondary effect of

allocating land for development will have a positive impact on developing the district's renewable energy resource, it is not necessarily as a direct result.

SA011: To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken by the most sustainable mode available

- 5.23 In the main urban areas of Bassetlaw the presumption is held that where potential development sites are within reasonable walking distance of bus stops they will have at least a positive effect on this SAO insofar as the frequency of bus services⁸ in these areas makes using public transport a realistic alternative to car-based travel. In rural areas, however, although many potential development sites lie within easy walking distance of bus stops, the comparatively infrequent bus services and greater average distance to essential services are not necessarily conducive to being realistic alternatives to car-based travel. All sites in Rural Services Centres are therefore regarded as having uncertain effects on this SAO.

SA012: To create high quality employment opportunities

- 5.24 It may be argued that there is an opportunity cost associated with allocating a site for housing or employment use. Likewise, allocating land for mixed use development may potentially dilute the potential associated with one of the uses within that mix. The sites put forward for allocation for employment-creating uses have been guided by market-led evidence, seeking to provide land in locations that will encourage businesses and industries that will enhance the economic prospects of the District, as envisaged in the Core Strategy Vision. While there are inherent uncertainties about the type of employment opportunities that will eventually locate to the allocated sites, the jobs that are created will increase the range and diversity of jobs in the area, subsequently reducing unemployment – making a strong positive contribution to this objective. Where sites are allocated solely for residential development these are considered to have no impact on the objective, unless it would result in loss of land currently occupied by a business use (including agricultural enterprise).

SA013: To develop a strong culture of learning, enterprise and innovation

- 5.25 Housing development will incur no direct impact on this objective, therefore all potential residential allocations are classed as being neutral/no effect.
- 5.26 Although the SADPD seeks to ensure there is an adequate supply of employment land in suitable locations so as to stimulate business development, there is significant uncertainty about the types of businesses that will be attracted to allocated sites. There is significant scope for promoting/attracting new employment industries or sectors, given that much of the District's traditional industrial base has declined, or alternatively giving opportunity for agglomeration and/or expansion of existing business operations.

⁸ Bassetlaw Services and Facilities Study (2010)

- 5.27 Uncertainties are also prevalent with regards to site allocations contributing towards the development of a culture of learning and increasing levels of qualification. Unless a flagship employer locates in the area, requiring locally based staff with specific qualifications, at this stage it is difficult to determine the likelihood of positive effects.

SAO14: To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies

- 5.28 In allocating land for employment development BDC have been guided by recommendations from various studies that take account of existing provision and market conditions and requirements. As such, notwithstanding the economic challenges presented by the recession in recent years, there is a presumption that the sites being put forward for allocation are in desirable and sustainable locations. It is therefore expected that all sites allocated for employment creating uses will have a strong positive impact on this SAO, insofar as providing the physical conditions for modern business and its operational requirements.

Generic cumulative and secondary effects of development

- 5.29 There are a variety of generic secondary and cumulative effects that may arise as a result of development that are largely applicable across the board. Site and settlement-specific secondary and cumulative effects are set out further on in this section.
- 5.30 One of the most common positive cumulative effects associated with housing growth (SAO1) and subsequent population increases is reaching critical mass thresholds that generate sufficient demand for certain retail outlets and leisure facilities. Although not exclusively tied to the main urban areas there is a much greater likelihood of flagship retailers locating in the area as a result of increased growth. This cumulative effect of growth will give local residents greater choice in retail and leisure and potentially have its own secondary effects – i.e. reducing the distances people have to travel to access such facilities and creating a stronger retail base which generates wider appeal for other retailers.
- 5.31 However, the adverse cumulative effect of increased housing development will be an increase in road traffic therefore potentially increasing congestion and localised air pollution.
- 5.32 Increasing the amount and quality of public open space (SAO2 and SAO3) in the area has secondary benefits of helping make an area more attractive to prospective residents while also encouraging people to participate in physical recreation.
- 5.33 In areas scheduled to see higher levels of growth (both housing and employment) there is greater potential for increased service provision (SAO5) in response to demand. This will have secondary benefits for existing residents such as a wider choice of primary schools. In rural areas the secondary effect of develop will be to help sustain existing services and maintain Rural Service Centre villages in their roles.

- 5.34 Further secondary and cumulative benefits are likely where developments require surface water drainage mitigation measures and these are delivered through use of sustainable drainage systems (SUDS). These can often be part of open spaces and incorporate positive habitat creation schemes which have long-term secondary benefits for biodiversity and green infrastructure under SAO6. The cumulative effect of green infrastructure gains will improve connectivity for both people and wildlife, while provision of strategic value⁹ may be weighed against overall loss of greenfield sites. SUDS also have secondary benefits more directly related to their intended purpose, in that under SAO8 reducing surface water runoff on a development site will reduce flood risk to existing properties in the surrounding area.
- 5.35 Where traffic increases occur as a result of new developments there can be adverse secondary and cumulative impacts on air quality. Conditions can be exacerbated in areas that have poor connectivity to community services and facilities, therefore encourage car dependency, even for short trips. While these accessibility issues are inevitable in rural areas, the overall levels and spread of growth are such that even on a cumulative basis the concentrations of traffic are unlikely to result in significant impacts on air quality. However, it is from urban developments that despite generally providing greater connectivity to existing community services, greater traffic increases will be seen from both individual developments and cumulatively. Impacts on air quality should therefore be monitored.
- 5.36 Typically, throughout the SA, while the direct effects of development are such that the volume of waste generated will increase, provision of new community facilities and retail outlets may have positive secondary effects in terms of creating suitable locations for new recycling deposit and collection points. Similarly, whilst under SAO10 there is a great deal of uncertainty about the direct effects of potential site allocations on renewable energy uptake, the secondary and cumulative effects of new development may generate economies of scale that enhance feasibility/viability of integrating renewable and low carbon energy sources.
- 5.37 There are potential adverse cumulative effects associated with SAO11 where traffic generated from new developments combines to increase the overall volume of traffic and in some instances exacerbate existing problems. However, on the flip side of this, the Council's background work has identified numerous road improvements in relation to specific potential development sites. Where such improvements come forward there will be secondary benefits as improvements have a knock-on effect within the wider area. Furthermore, new large-scale developments may support the expansion of existing public transport routes and introduce new cycleways and footpaths, thereby encouraging movement by more sustainable modes of transport.
- 5.38 Under the economic SAOs there is potential for developments within specific areas or even across the District as a whole to create secondary and cumulative agglomeration effects, whereby a concentration of particular types of businesses develops – giving rise to

⁹ Bassetlaw Green Infrastructure Study (2009)

associated supply chain businesses locating to the area. Similarly, employment growth in the area may have the secondary effect of employment uplift as success attracts success. While these effects are somewhat speculative, there is further secondary potential for highly marketable employment allocations to attract businesses that can shape the aspirations of young people in the area, encouraging academic achievement.

Analysis of Worksop sites

- 5.39 Site 9(H4): St Anne's** lies on the western edge of Worksop and forms a logical extension to the existing housing estate off Mansfield Road. Although the location, to the west of the A57, means that this area is somewhat separate from the core built-up area of the town it is nonetheless served by a variety of services including a convenience store (situated within the nearby petrol station) and is on local bus routes.
- 5.40** While the site will extend out in to the countryside, up to an existing bridleway, secluded spots on the edge of urban areas can often be vulnerable to antisocial behaviour – particular after dark. As such, the development of the neighbouring site would result in new homes overlooking the track, thereby providing a deterrent for undesirable activities resulting in a strong positive impact against SAO4. This will be of benefit to both new and existing residents of the estate and for the properties (Manor Lodge and Lodge Farm) located at the end of the end of the track.
- 5.41** Assessment of the site credentials against the SAO7 revealed a specific area of uncertainty; primarily the site's proximity to and subsequent potential impact on the Grade I Listed Worksop Manor Lodge. While the house is itself currently undergoing restoration work it nevertheless remains a sensitive heritage asset that must be given due regard in the development of the site. While BDC and English Heritage are satisfied that the allocation policy and Core Strategy Policy DM8 will ensure any forthcoming scheme protects and where possible enhances the setting of the building and its features of interest, the degree of impact will remain unclear until an application is submitted or issues are addressed in detail through pre-application discussions.
- 5.42** Other issues, resulting in possible strong negative impacts, have been identified in relation to SAO8, insofar as the site being classified as Grade 2 agricultural land and there being some challenges (albeit not insurmountable ones) in ensuring adequate drainage of site. While it is desirable to minimise loss of higher grade agricultural land such as this, the Council has made every effort to do so and it is due to a lack of other available sites of equal merit that necessitates loss of a small number of sites including site 9. In terms of drainage, all sites carried forward to this stage of assessment are subject to on-going discussions with the Environment Agency, BDC drainage engineers and other relevant stakeholders. Future applicants for development of the site must therefore take on board any subsequent recommendations or requirements, in line with Core Strategy Policy DM12.

- 5.43 Furthermore, early indications suggest that the prospective developer would undertake highways improvement works on junctions, thereby improving access and egress for both future and existing residents.
- 5.44 **Site 28/W6(MU2): Gateford Common** is located on the northwest edge of Worksop. As a proposed mixed use site it makes positive connections with both existing employment to the south and residential areas to the east and west. While it does not presently benefit from being within such convenient walking distance of existing services and facilities as might be preferred, it felt that this development will have a positive effect on social cohesion (SAO5), providing a link between the existing communities at Gateford Toll Bar and the existing Gateford estate to the east. Furthermore, under SAO11 it has a number of bus stops within reasonable walking distance, is located approximately 1km from Shireoaks railway station and offers excellent access on to the A57. The sustainability credentials of the site are further enhanced by the prospect of mixed use sites helping to reduce the number of car-based journeys by giving potential for increased levels of living and working in the same locality (also taking account of the nearby Shireoaks Triangle, Shireoaks Common site 195/W8(MU1) and the industrial estates at Claylands Avenue and High Grounds).
- 5.45 The SA process has identified some uncertain effects of the potential allocation on biodiversity (SAO6) and nearby heritage assets (SAO7). Given that there is a dense hedgerow running along the northern boundary of the site there is potential for loss of the habitats it may support within it. Although this is at present an unknown quantity, until an ecological assessment is undertaken, the allocation policy specifies retention of this habitat where possible. The site also lies to the south of the Old Gateford Conservation Area, therefore the setting of this must be considered in the design of any forthcoming scheme. The impacts of development on both of these aspects of the surrounding area are, however, currently unknown and it is felt that both Policies DM8 and DM9 should ensure sufficient regard is held for identified features of interest and to deliver sufficient mitigation, if needed as a last resort.
- 5.46 **Site 30(H3): Haggonfields, Rhodesia** is on the suburban fringes of the Worksop area. There are significant strong positive effects to be derived from developing this site, particularly in terms of strengthening and diversifying the housing mix in Rhodesia, which should have an overall positive effect on the community vitality and social cohesion. Additional housing developed here will both benefit from access to existing local services and support and strengthen them. Furthermore, while the site is currently greenfield land and adjacent to a Local Wildlife Site (LWS) with unknown/uncertain effects under SAO6, it is widely regarded as an area troubled by the effects of antisocial behaviour. As such, sensitive redevelopment of the site will help curtail the problems of the site and have a secondary effect of stopping damage caused to the LWS by motorbikes.

- 5.47 The sustainability of the site is enhanced by its proximity to the A57, but also to existing employment and out of town retail areas and new mixed use sites which can potentially help reduce the number of car-based journeys. This site offers opportunity to live and work in the same locality, being close to the Shireoaks Triangle, Shireoaks Common (site 195/W8(MU1)), Gateford Common (site 28/W6(MU2)) and the industrial estates at Claylands Avenue and High Grounds (including Sainsbury's and other recently permitted retail facilities).
- 5.48 Conflicts with SAOs identified on this site are limited to those which commonly occur on greenfield sites and in relation to waste (see Section 3).
- 5.49 **Site 35(H1): Gateford Park** is a large site to the north of Worksop, accessed through the existing Gateford estate and bound by LWS designated woodland to the north. Whilst development of the site would typically have created a number of concerns and exacerbated existing known problems in the area, a comprehensive supporting document sets out measures addressing these and demonstrating its integration with the existing built up area. In view of this, conflicts with SAOs have been limited to those common on other greenfield sites (SAO8) and in relation to household waste (SAO9).
- 5.50 Although the site lies at some distance from existing services and facilities within the town, initial measures have proposed to address these, resulting in significant merits. Various community facilities are to be located in a new 'community hub', including a community hall, shops and a new Primary School. Provision of such facilities will therefore be of wider benefit to the existing community, along with significant open space provision to the west (SAO3), providing for recreational needs and wider green infrastructure (SAO6) and seeking to protect the immediate setting of nearby heritage assets (SAO7), to the southwest. While the site is located within reasonable walking distance of existing public transport linkages, the potential for the increased volume of traffic to have an adverse impact on existing road junctions is to be addressed through improvements to the existing junction of Ashes Park Avenue with Gateford Road. The secondary benefits of doing so will be to improve the flow of traffic coming in and out of Worksop during each rush hour period. The impact of traffic on air quality will need to be monitored in the longer term.
- 5.51 The range of measures to be delivered with this site would ensure positive effects may be derived from the development, with wide-ranging secondary benefits for the existing community. Although there will be clear adverse impacts associated with the loss of such a large greenfield site, assessment against the SA criteria indicate that these will be outweighed by the overall benefits of the development.
- 5.52 **Site 90(H2): Tylden Road, Rhodesia** is located to the north of High Grounds Industrial Estate, to the west of the A57 Worksop bypass and to the east of the existing settlement of Rhodesia this site is an area of wasteland with no formal use. As such, as with nearby Site 30, it is susceptible to antisocial behaviour, much to the detriment of the existing community. Developing the site would therefore have strong positive benefits under SAO4

in creating a safe environment and removing further opportunity for undesirable activities in the area.

- 5.53** The site currently benefits from ease of access to the local shop, primary school and nearby bus stops, while being located near to the Chesterfield Canal gives access to a wide range of recreational opportunities and off-road access in to the centre of Worksop. As mentioned above, while the site is currently vacant and subject to antisocial behaviour it is also covered by an array of flora, including mature trees that have grown up on the site boundaries. While there is no certainty of the relative biodiversity value of the site, development must be in accordance with Policy DM9 and seek to retain and enhance any features that may be of interest.
- 5.54** As with the nearby site at Haggonfields, the sustainability of this site is enhanced by its proximity to the A57, but also to existing employment and out of town retail areas and new mixed use sites which can potentially help reduce the number of car-based journeys. This site offers opportunity to live and work in the same locality, being close to the Shireoaks Triangle, Shireoaks Common (site 195/W8(MU1)), Gateford Common (site 28/W6(MU2)) and the industrial estates at Claylands Avenue and High Grounds (including Sainsbury's and other recently permitted retail facilities).
- 5.55 Site 195/W8(MU1): Shireoaks Common** is situated on the northwest edge of Shireoaks village, which is regarded part of the Worksop urban area and abuts the Nottinghamshire–South Yorkshire county boundary. The mixed use proposal for this site will provide a residential area close to the existing services in Shireoaks, giving ease of access to the primary school and shop, while also being just off the A57 and accessible via the railway station, the local bus network and National Cycle Route 6. Notwithstanding Shireoaks' classification as part of Worksop in the RSS, it is one of the best connected and subsequently most sustainable settlements in Bassetlaw, offering as broad a choice of non-car-based means of travel as is likely to be found anywhere else in the district. Excellent connectivity and close proximity to nearby existing employment areas means it is a favourable location for additional employment as well as residential development.
- 5.56** The employment growth element of the site proposes introducing a new junction off the existing A57 roundabout to the northeast, thereby avoiding adverse impacts upon new and existing residential amenity and supporting development of the wider transport infrastructure. Employment development close to the District's key transport arteries has a positive effect upon SAO12 and SAO14 insofar as providing favourable locations for business that in the long-term will offset the loss of greenfield agricultural land. While much of what is developed on the site can only be determined through individual planning applications, the site nonetheless has great potential as a gateway site, coming in to the District from the west (SAO14).
- 5.57 Site W1(E1): Manton Colliery Site** is well positioned on the district's strategic road network, just off the A57, to the south of Worksop, near to other employment developments and

within walking distance of existing bus routes. The land will form a new gateway to the south of Worksop and, notwithstanding the negative effects of loss of a greenfield agricultural site, has strong positive effects on the SA objectives, whilst having some positive effects on social objectives, insofar as improving the safety of the built environment and providing open space for the wellbeing of future employees/site users.

- 5.58 The impact of development on the neighbouring LWS site is uncertain, without clarity on what type of employment uses may locate here. Any forthcoming planning application must therefore undertake a proportional assessment of likely impacts on the features of interest.

Alternative options

- 5.59 The preferred sites for Worksop were identified not only through consideration of the merits of individual sites, but also by taking account of the combined benefits derived from specific combinations of sites. Four different development scenarios were considered for Worksop, evaluating the sustainability effects and relative merits of the scenarios.
- 5.60 **Scenario WRK1** considers the effects of delivering an over-supply of housing and employment, utilising all of the sites deemed suitable in the initial SHLAA assessment, irrespective of the sites discounted through the screening assessment. While a proposed 2431 new homes in Worksop would undoubtedly increase the range of types and tenure available, delivery beyond population forecasts and demand levels may result in insufficient uptake and increased numbers of empty homes. Such a vast amount of growth may have strong positive effects on SAO5 in the long-term, with regard to supporting delivery of new services and facilities, although have mixed effects on community cohesion. Redevelopment of brownfield land will have positive effects, while effectively joining Worksop to outlying areas may harm the character and sense of community in these areas.
- 5.61 Despite the positive effects that may be derived under the scenario such a level of growth will incur some potentially significant adverse effects. While new development may deliver green infrastructure enhancements across the area (in line with policy) this must be weighed against the amount of greenfield land that will be lost to development, with loss of meadows or hedgerow habitats being detrimental to biodiversity in the long-term. With limited brownfield redevelopment opportunities in Worksop such a high level of widespread growth will also give rise to significant loss of agricultural land, while the need to build at higher densities will make it more difficult to achieve designs and layouts that sensitively protect the setting of heritage assets. Furthermore, because this scenario would involve allocating sites that in other scenarios have been discounted in the screening stage of the site selection process, there will be adverse effects which include loss of existing employment land; conflicts with the existing built and landscape character; and exacerbating existing or potential infrastructure problems or limitations.
- 5.62 Development **Scenarios WRK2** and **WRK3** present less onerous alternatives, with levels of growth that are closer to the Core Strategy's proposed housing target for Worksop. The two scenarios discount smaller sites situated within the existing Worksop Development

Boundary and largely compare the effects of allocating two different mixed use sites, which would mean focusing employment growth along the A57 corridor or spreading it more evenly across the town. The only significant distinction between sites 28/W6 and 39/W10 is that the latter does not deliver quite as many houses and while it is directly associated with an existing employment site does not benefit from as strong a position on the strategic road network surrounding the town. On the evidence of the Council's employment land assessments it is more prudent to locate sites to the west of the town as these may be regarded more favourably from a long-term marketability perspective.

- 5.63 Scenario WRK4** is the preferred option for Worksop. Based on assessment against the SAOs, Scenario WRK4 and Scenario WRK2 share the same strengths and weaknesses. However, WRK4 provides a more streamlined approach that only delivers the 1594 houses required as the residual Core Strategy target. Notwithstanding arguments that support over-supply, scenario WRK4 reduces the capacities of some sites while also removing sites 8 and W13. In doing so the overall amount of greenfield land to be developed is reduced and further potential environmental impacts are avoided. Furthermore, site 561 is discounted from the PO. Although this is a brownfield site its allocation and subsequent redevelopment would result in loss of the current employment use, while the fact that the site is within the existing Development Boundary means that it would be developable subject to compliance with Core Strategy Policy DM7.

Secondary and cumulative effects

- 5.64** Overall, the potential sites that were discounted from the PO for Worksop were not necessarily found to be poor sites, but were generally less favourable than others in the town. While the various scenarios that were tested do not show a particular combination of sites as being outstanding by a significant measure, some of the secondary and cumulative benefits of developing specific combinations of sites are significant. In Rhodesia, for instance, whilst development of sites 30 and 90 have significant individual merit the positive cumulative effect on the surrounding community is likely to be far more pronounced, insofar as helping sustain existing local services – particularly the local shop and primary school. Similarly, introducing new development to the Gateford area will incur positive secondary benefits for existing residents through the proposed introduction of community facilities and open space development, along with potential road junction improvements which will help address existing problems. From these observations the most obvious benefits derived from different combinations of sites in Worksop emerge not necessarily through the combined merits of a range of sites, but where the specific merits of an individual site extend to the wider area.
- 5.65** There are also positive cumulative and secondary benefits from reinforcing the concentration of employment uses along the A57 corridor. Conversely, adverse cumulative effects may arise as a result of increased traffic affecting air quality. Furthermore, with residential development to the west of the town enhancing access to the major road network, future residents may find access to neighbouring towns and cities to the west

preferable to going in to Worksop for shopping and leisure, with potential long-term effects on the town centre. However, given that the majority of the available sites are located in this area of the town this is a challenge that must be common to all of the alternative development scenarios.

Analysis of Retford sites

- 5.66 Sites H5(40): Wollaton Rise and H6(52): Lansdown Drive.** While site H6 is only considered suitable subject to its being allocated in conjunction with the adjacent site to the north, together they represent a logical extension to the built form in the southwest of Retford. To the north and west the site is flanked by residential areas developed within the last 30 years. The sites' location enables relative ease of access to the services in the Ordsall local centre, approximately 500 metres away, while there is a frequent bus service through Ordsall and the roads give good access to the A1, to the south. The existing public rights of way leading from the site join up with footpaths in to Ordsall, to the north, and join the River Idle channel upstream, to the south. This location provides recreational opportunities for future residents and a high quality environment supporting health and wellbeing.
- 5.67** As with all urban extension sites identified in Retford, there are a number of potential negative effects and uncertainties relating to the environmental SAOs. While these sites will give rise to negative effects on SAO8 as a result of loss of greenfield land and drainage issues, addressing the latter through introduction of SUDS can contribute positively to SAO6. Although these sites have strong adverse impacts identified under SAO8, in relation to loss of the best and most versatile agricultural land, detailed and site specific survey work in the Retford area has revealed that all of the sites on the edge of the town include areas of high grade land. While the Council has sought to minimise loss of high grade land, the limited options available in Retford mean that some loss will be inevitable in meeting the residual housing targets. However, the site survey indicates that developing these particular sites will primarily affect grade 3a agricultural land, whereas a greater proportion of other sites consist of grade 2 land.
- 5.68 Site 51/R7: Land off North Road** is proposed as a mixed-use development. Given that mixed-use developments address multiple needs it is no surprise that there are a potentially wider range of benefits under the SAOs, thereby ensuring this site emerges as the most favourable (and sustainable) in Retford. Notably, the mixture of housing and employment together on the edge of the existing urban area facilitates ease of access to existing services and facilities, while new and much needed jobs will be provided. Much of Retford's traditional industrial base has declined and former employment sites have been redeveloped for housing therefore providing a range of employment opportunities in an accessible/less physically constrained part of the town incurs strong positive effects on the economic SAOs.

- 5.69 Despite the site's merits, these must be weighed against the fact that development will result in loss of several hectares of grade 2 agricultural land. While in most cases BDC has sought to avoid loss of the best and most versatile agricultural land, the limited options for sustainable employment development sites leaves very limited options.

Alternative options

- 5.70 Sites 7, 37, 46/309 and 533 are not distinctly different from the POs, when compared on a site by site basis. However, there are specific secondary/cumulative effects that warrant selection of the preferred sites and others being discounted.
- 5.71 While all of the reasonable alternatives that were assessed in the SA were identified as being the best and most versatile agricultural land (grades 1-3a), it was felt that the range of strong positive economic effects arising from mixed-use development on site 51/R7 outweighs the adverse effects – in accordance with the NPPF (para. 112). However, when also considering the loss of sites H5 and H6 the cumulative loss of higher grade land within a relatively small area may have a potentially greater detrimental impact than if spread over a broader area.
- 5.72 Compared to the range of site options in Worksop, the individual sites in Retford do not appear to deliver as wide a range of potential specific benefits or result in significant adverse effects. With the exception of site 51/R7 (as noted above), few of the sites in Retford are distinct in terms of social, environmental or economic merits. As such, comparison of different combinations of potential sites or 'development scenarios' allow further comparison of the relative merits of reasonable development.
- 5.73 **Scenario RTF1** would see a significant over-provision of housing for Retford. Given that the town is somewhat constrained, development in this scenario would require more intensive use of land, including urban extensions protruding further in to the countryside, in all directions, and building at higher densities. The implications of doing so will involve loss of large amounts of greenfield land; greater loss of wildlife habitat as a result of greater greenfield development and hedgerow removal, having a neutralising effect on biodiversity gains made elsewhere; increased chances of development having adverse impacts on the setting of heritage assets and the historic landscape/townscape; and over-intensification of development exacerbating road congestion problems, in spite of any proposed improvements and subsequently affecting air quality. The scenario would also allocate sites within the existing built-up area of Retford. In line with policy, these sites would be eligible for development as windfall sites, while, even if redundant at present, redevelopment would result in loss of employment land. While new employment land would be allocated, the scenario will also result in loss of existing, more centrally located employment sites.
- 5.74 **Scenario RTF2** delivers a slight over-provision of housing, utilising sites concentrated in the north of Retford. Compared to RTF1, a reduced target would remove the need to develop the full extent of some sites, thereby enabling more development to be built at densities that better reflect the existing character of the area. With none of the more central sites

included in this scenario no development would affect the setting of significant heritage assets. It is, however, recognised that RTF2 appears to give an uneven or top-heavy distribution of development in Retford. **Scenario RTF3** was based on an infrastructure-led approach, proposing a wider spread of development in order to reduce potential pressures on local infrastructure in the north of the town, based on the assumptions about school, road and drainage capacities.

- 5.75 The Preferred Option for Retford, **Scenario RTF4**, delivers a relatively even split of housing between the north and the south of the town. Comparatively, it does not necessarily have more positive impacts than other scenarios. Rather, it is felt that the potential impacts aren't as extensive as might be the case with those that purport a wider spread of development across the town.
- 5.76 Scenario RTF4's housing target acknowledges that Retford is a town that has a number of constraints which affect its ability to accommodate significant growth yet, given the lack of developable brownfield land in the area and in light of further information about soil quality, seeks to minimise environmental impacts. Development focused in just two parts of the town will have a less widespread impact on the high grade agricultural land around Retford. Spreading the development across the town in this way will ensure that no significant infrastructure needs are generated or existing problems exacerbated as a result of an individual site. Examples of this include congestion in the town centre which, despite new development to the northeast of the town potentially delivering road improvements, will increase the overall volume of traffic flowing in to an already congested area. In the preferred scenario any traffic generated is likely to be more evenly distributed, with residents not necessarily needing to travel through the town centre to connect to main transport routes.
- 5.77 With a comparatively modest housing target for Retford and development being located at opposite ends of the town the preferred option will avoid cumulative pressure building up on local schools.

Secondary and cumulative effects

- 5.78 As noted in the analysis of the above development scenarios, the potential adverse cumulative effects of some development could involve significant loss of land identified as high grade agricultural land. While loss of higher grade land is avoidable there will nonetheless be an adverse cumulative effect of loss of greenfield land in Retford, whichever development scenario is adopted. This loss is, however, largely unavoidable due to the vast majority of previously developed land in the town already being committed for development.
- 5.79 Potential **secondary benefits** have been identified for the proposed allocation of the mixed use site to the northwest of Retford, particularly from the potential synergy between employment growth here and at the Retford Enterprise Centre, located nearby on Randall Way. Given the decline of more traditional industry in Retford new developments of this ilk

may help reinforce burgeoning ‘new industry’ within the town with a positive agglomeration effect, with all development being located in the northwest of the town. Additional **secondary and cumulative benefits** may subsequently arise with new services and facilities emerging to meet the needs of a growing residential and business population.

Analysis of Harworth Bircotes sites

- 5.80 Site 182: Land north of Harworth** is an expansive site covering the north western edge of Harworth and forms a logical continuation of the existing built form. The size of the site is such that it should deliver new open space on-site and while it currently lies outside of the walking distance radius of existing services, in the long-term, should generate sufficient demand for creation of new services, including need for an additional primary school. Given Harworth’s relatively poor landscape quality¹⁰ there is potential for new developments on the edge of the existing urban area to enhance the urban-rural fringe and townscape setting.
- 5.81 Site 194: Grange View**, adjacent to site 182, shares many of the same characteristics and equal scores against the SAOs. This site is also at some distance from existing services and facilities within the town, although if developed in conjunction with its neighbour will potentially create long-term demand for new services which may be provided locally. Early indications suggest that a link road between the two sites may be provided in order to boost accessibility/permeability and movement across the town, avoiding potential for road congestion. As such, while the two sites may have a number of uncertainties, particularly in the short-term, there is significant potential for them to deliver wide-ranging benefits in the long-term.
- 5.82 Site 192: Bawtry Road** is a large site located to the north of Serlby Park Academy. Developing the site is likely to have very strong positive effects on many of the social SAOs, being located close to a primary school and the secondary school, along with the town’s leisure centre. Furthermore, developing the site would remove the current problem of antisocial behaviour. However, these matters are weighed against a number of uncertainties and negative effects on the environmental objectives, primarily with the site currently forming part of a green wedge that runs in to the heart of the community. Part of this wedge will be maintained, in accordance with advice from the Environment Agency (EA), in order to provide a buffer between residential development and the Plumbtree Industrial Estate, to the east – part of which is an EA Permitted Site for solvent waste recovery. The area that would be lost to development is open grassland with a small shrub plantation and while this will result in loss of a site that is currently used informally for recreation, it is equally misused. As such, the SA indicates that the merits of development may outweigh the effects of loss of the site.

¹⁰ Bassetlaw Landscape Character Assessment (2009)

- 5.83 Sites 186/211: Land north of Whitehouse Road** comprises two sites, proposed for development as a single entity, located at the centre of Harworth. Again, as with most of the sites in Harworth Bircotes, these will deliver a range of social benefits – primarily due to the proximity to existing services and facilities. Given the size of these sites the effects on the economic and environmental SAOs are insignificant compared to many of the larger sites under consideration in the area.
- 5.84 Site 190: Harworth Colliery Spoil Heap** lies to the southwest of the town centre, to the south of the permitted housing development off Scrooby Road. A simple comparison of SAO scores indicates that this is one of the most sustainable sites in Harworth Bircotes. Joining this site with the housing area to the north will enhance community cohesion in this part of the town in the longer-term and give relative ease of access to services and facilities, provided that pedestrian access is enabled. Future residents will also benefit from being close to nearby employment developments, thereby potentially reducing the need to travel to work by car. As a naturally regenerated spoil heap the site is not, strictly speaking, greenfield land, therefore incurs fewer adverse environmental effects than other potential sites in the town. While development will result in loss of an open space that is used informally for dog walking, there is significant potential for on-site open space through development of this land, given the size of the site.
- 5.85 Site 187: Galway North.** This site is included within the POs as a contingency site to meet residual housing needs should the already permitted redevelopment of the colliery not coming forward in the lifetime of the SADPD. Given that the site is not likely to result in any significant conflicts with SAOs, in the long-term it is felt the site can be regarded favourably as a contingency to ensure delivery of the envisioned ‘step-change’ for Harworth. As noted in relation to other sites to the north of Harworth, there is potential for development to enhance the overall townscape and landscape setting of the area while also being well positioned to offer significant social benefits.
- 5.86 Site H4: South of Harworth, Blyth Road.** In delivering the proposed ‘step-change’ for Harworth Bircotes there is need for significant employment growth to draw in investment and kick start a change in the local economy. Typically, employment proposals have little direct impact on the social SAOs and although this site is some distance from the existing residential core of the town it will, in the long-term, become more a part of the town as it grows to the south (through development already permitted on the colliery site). There are potential long-term benefits associated with allocating employment growth here, insofar as providing jobs for local people who may have previously depended on the colliery, still within an accessible distance of the town centre. Largely due to the potential range of employment-creating uses that may be delivered on site and the ease of access this area provides to the strategic road network, this site is highly favourable under the economic SAOs.

- 5.87 There however are some conflicts with the environmental SAOs as a result of loss of such a large area of greenfield land. Although the land does not contain any protected wildlife sites there is a strong likelihood that the tree belts and hedgerows provide corridors and habitat for various species. Loss of these will potentially have adverse effects on biodiversity in the surrounding area. Development schemes should undertake ecological assessments and give full consideration to addressing any such effects that may arise.
- 5.88 **Site H6: Blyth Junction.** Although this site is largely disassociated with main built-up area of Harworth Bircotes, it relates well to and shares many of the attributes of site H4, to the north. Given its location, immediately off the A1, despite having a negative impact in terms of community cohesion (i.e. accessibility for local residents), the site is strongly favourable under the economic SAOs. As such, although there is no certainty about the type of business that may locate here, the site may avoid conflicts associated with other land uses surrounding them.

Alternative options

- 5.89 **Scenario HB1** is the only alternative option considered, which involves developing all of the SHLAA sites identified as ‘developable’ in the town. While building 2568 homes in Harworth Bircotes will undoubtedly contribute to the desired step-change for the area and shares many of the positive effects of the PO, although it is felt that such a vast expansion may result in supply exceeding potential demand. While this scenario will deliver wide-ranging social benefits to the community, such large-scale expansion will result in loss of greenfield land on a more significant scale than the PO, with further potential impacts on wildlife. The extent of potential environmental impacts derived through this scenario and adverse effects that may arise from over-provision of housing therefore form the basis for discounting this scenario.
- 5.90 Under Core Strategy policy, Harworth Bircotes is scheduled to see over 1500 new homes built during the plan period. The rate of progress on the existing 15 year planning permission granted for 855 homes, for the redevelopment of the colliery site, will ultimately determine how much more land will be released for residential development. As such, sites 182, 194, 192, 186/211 and 190 (1091 dwellings) will be allocated under **Scenario HB2**. If progress on the colliery redevelopment is at an insufficient rate, site 187 (**Scenario HB3**, a further 184 dwellings) will also be released as a contingency to meet the plan target. Scenarios HB2 and HB3 do not therefore compare the potential effects of different scenarios, but rather assesses the potential cumulative effects of additional land being released.

Secondary and cumulative effects

- 5.91 As noted above, the envisaged step change for Harworth Bircotes will be likely simply on the basis of the scale of development giving rise to secondary benefits for existing residents and cumulative benefits and synergies between particular sites delivering enhancements to the area in the long-term. Among the most significant cumulative effects of developing the sites

comprising the PO for Harworth Bircotes is housing growth generating sufficient critical mass to attract high profile retailers to the town – as has already been the case with Asda – a trend likely to continue with further development. The cumulative benefit of new open space as part of developments in the town will help boost the variety and quality of open space and subsequent opportunities for recreation. Furthermore, given the existing need for improvements to the existing school in the town, development in Harworth Bircotes will contribute to enhancement of education facilities which will have a potential positive secondary effect of increasing educational attainment through improved facilities.

- 5.92 Development of sites 182 and 194 creates a specific opportunity for increasing permeability across the area through the proposed introduction of a link road across the sites. This will have secondary benefits for the rest of the town insofar as reducing the likelihood of congestion forming to the east or west as a result of traffic ingress/egress. However, despite the re-use of previously developed land where possible, the sheer scale of development on greenfield sites is likely to have an adverse cumulative effect on soil loss and existing wildlife habitat being fragmented through removal of hedgerows.

Analysis of Tuxford sites

- 5.93 **Site 122: Land east of Ashvale Road, Tuxford** is located to the south of the settlement, away from the Conservation Area and other significant heritage assets. Housing development in this area specifically will ensure ease of access to all existing services and facilities in Tuxford, including those around the town centre to the west and to the secondary school to the east. There are some conflicts and uncertainties on this site, relating to SAO8, in that development will result in loss of greenfield land and, although not insurmountable, has no existing surface water drainage or sewerage connections. While the land is identified as Grade 2 agricultural land it is currently unmaintained wasteland therefore development cannot be regarded as resulting in loss of best/most versatile agricultural land.
- 5.94 On the whole, Tuxford is very well positioned on the strategic road network, with particular ease of access to the A1 and a relatively frequent bus service. This site is also particularly well positioned to allow for ease of access to the neighbouring employment site which would potentially reduce car dependency for people living and working in the same area.
- 5.95 **Site 490: Land north of Lodge Lane, Tuxford** lies to the south of the secondary school and makes positive links with the employment area to the south and the proposed residential development area, thereby enhancing community cohesion. It offers a significant developable area that is set away from the historic core of the town, yet lies within reasonable walking distance of both the secondary school and GP surgery, as well as bus stops, while Tuxford benefits from being well positioned to utilise the A1. Early proposals suggest that access may be provided to the site from the north and also via a link road from the neighbouring site to the west, ensuring good permeability and access to the wider area.

Furthermore, as a consideration of future infrastructure needs it is proposed that the site will leave sufficient space for the school to expand, if required to do so.

- 5.96 While there are numerous benefits associated with this site, it is acknowledged that there are conflicts with SAO8 in that the land is considered to be best/most versatile agricultural land and faces challenges relating to sewerage and surface water drainage. It is likely, however, that these issues can be addressed through development of the site.

Alternative options

- 5.97 The alternative sites considered in Tuxford (233 and 518) are much smaller – a fact reflected under SAO1 in the SA, with these sites being unlikely to deliver as broad a range of houses as the larger alternatives. Being located to the west of the A1 these sites are within or adjacent to the Tuxford Conservation Area therefore require more sensitive design, although as the specific effects cannot be determined at this stage result in uncertainties against SAO7. Conversely, as garden land, these sites would have a combined impact on the environmental SAOs that would be less significant than either of the larger sites, with no greenfield land lost.
- 5.98 While sites 233 and 518 are more peripheral to the main built-up area of Tuxford than the POs they are not poor sites. Rather, despite the challenges faced on the bringing forward sites 122 and 490, it is felt that they offer greater long-term merit in enhancing Tuxford's role as a Local Service Centre.

Secondary and cumulative effects

- 5.99 One of the likely cumulative/secondary benefits of developing sites 122 and 490 together is the effect it will have on traffic flows around the eastern side of Tuxford, through the creation of a link road between the two sites and a choice of options for ingress and egress. The secondary benefit is likely to be most clear for residents of the existing estate to the north, helping reduce traffic flows to existing road junctions. Permeability is something that many sites have lacked in the past, particularly where individual developments occur one after the other. By planning ahead, creating roads that go somewhere and integrating permeability into the design of potential development sites it is hoped that future road capacity problems may be avoided. Furthermore, given that both sites individually have strong positive effects on SAO5 (see above), it is hoped that the cumulative effects of the merits of each site will combine to offer benefits to the wider existing community. In the same way, given that both sites have drainage issues that must be addressed as part of their respective development, a more holistic approach to this area, rather than just on a site-by-site basis may ensure a more effective resolution to potential problems.

Analysis of Rural Service Centre sites

Beckingham

- 5.100 The sites representing the best options for accommodating the housing growth target in Beckingham are spread along the length of the village, from north to south. While sites being allocated for housing do not typically impact upon the economic SAOs, development of site 203 would have a negative impact as it would result in loss of a range of existing modern farm buildings which are currently in use.
- 5.101 While Beckingham is regarded in the same way as other Rural Service Centres, in terms of SAO11, it is worth noting that the village benefits from a good position on the strategic road network running through the district. Being located just off the A631 dual carriageway which gives relative ease of access to Gainsborough (a growth-point town) which although outside of Bassetlaw nonetheless ensures there is an excellent range services, facilities and employment opportunities. Under the social SAOs, site 107 benefits from being located closest to existing services and facilities within the village, particularly the village hall and recreation ground, giving it significant merit over other sites – some of which lie at significant distance from the core built-up area of the village.
- 5.102 Site 107 has further merit in that its development will be on garden land, while site 451 is on greenfield agricultural land and site 203 is an operating farm yard, with further constraints relating to surface water drainage which makes the site more challenging to develop without increasing the risk of flooding to neighbouring properties.

Blyth

- 5.103 Under the SAOs there is little to distinguish the options for allocations in Blyth. Given that this is one of the few villages in the district with existing local healthcare facilities, all sites score favourably against the social SAOs. All of the sites are within walking distance of the GP surgery and local shop. Site 214 was however judged to have particular merit in terms of helping to reduce health inequalities (SAO2) due to its being located adjacent to the recreation ground, thereby giving greater opportunity for recreation.
- 5.104 All sites in the village are proposed for residential development therefore will incur no impact on the employment SAOs. However, Blyth does benefit from being located adjacent to the A1 and while the level of growth for the village is such that there will not be a vast influx of new residents to the village, existing and future residents may well derive secondary benefits from the extensive level of growth proposed in neighbouring Harworth Bircotes. While these factors may not necessarily reduce car dependency they demonstrate the interdependencies between rural villages and the larger growth areas in the district.
- 5.105 Sites 178 and 369 are both garden land therefore under environmental SAOs do not result in any negative effects or uncertainties, as with site 214. However, this loss of previously

undeveloped land on site 214 is weighed against the fact that both alternative options have been reduced in size as a result of potential flood risk. The outcome means that neither of the sites, even together, can deliver the required housing target of nine houses to be allocated in Blyth.

Cuckney

5.106 Much of the land around Cuckney has been ruled out of being developable primarily due to the sensitivity of heritage assets and the surrounding landscape. Of the limited amount of land available for development within the village sites 398 and 399 represent some of the less sensitive parts.

5.107 Given the rural nature of the village there are no likely impacts on the economic SAOs. Despite only being located a short distance apart there some distinct difference between these two sites. Comparison of each site's relative merits show that while site 398 is within the walking distance radius of local services, 399 lies just outside of this area. While both sites are on greenfield land site 399 is on Grade 2 agricultural land, therefore strongly conflicting with SAO8, while site 398 is within the village Conservation Area and lies directly opposite the Grade II Listed church. As such, development is likely to have an adverse impact on the setting of these heritage assets and SAO7. While a direct comparison of the magnitude of the effects of developing each site suggests that the loss of agricultural land is greater, the impact on the heritage assets may be regarded as being of greater significance and thereby indicating site 399 is more favourable.

East Markham

5.108 Under the social SAOs sites within East Markham share broadly similar merits. Since being designated as Rural Service Centre in the Core Strategy the village shop has closed, meaning that some sites are located at further distance from the remaining services in the village.

5.109 In East Markham two of the available sites are employment sites (one in use and the other vacant). While site 110 is located some distance away from services in the village it is an operational farm/business and development resulting in loss of a local source of employment. Similarly, although not in use, site 145 will result in loss of employment land – a factor which must be weighed against the option of redeveloping brownfield land (SAO8) and reducing its vulnerability to antisocial behaviour (fly-tipping and vandalism – SAO4). While these sites do have some potentially significant positive effects, the impacts of the adverse effects are considered to weigh less favourably against the effects of developing site 108 and 141. Although 108 and 141 will not have the same strong positive effects under SAO4 and SAO8 they do not incur any significant adverse effects.

Elkesley

5.110 Elkesley is a village currently hemmed-in by the A1. Although scheduled works to construct a bridge over the carriageway will enhance overall accessibility to the village it is likely to remain heavily car-dependent for access to services beyond those within the village. While

the road improvements may have a positive effect on the village it is possible that it may adversely affect site 248B, in terms of safety.

5.111 Given that no sites in Elkesley have significant wildlife interest on them or any other features of distinction under the environmental and economic SAOs the greatest benefits and subsequent distinctions between sites are found under the social objectives. While all sites have broadly positive outcomes under the social SAOs, site 247 has more merit than the others in terms of community cohesion through joining two separate parts of the village. Were this an important gap in terms of the character of the village and setting of historic buildings it may be regarded as having an adverse effect, but unifying the built form and deterring antisocial behaviour can be of significant benefit for the wider community and therefore help it stand out as a distinct preferred option.

Everton

5.112 Assessment of all of the sites proposed for Everton reveals a great deal of similarity in their relative merits, while none of the sites are large enough on their own to accommodate all of the development required in Everton. All sites are considered likely to have positive effects on the social SAOs, although the A631 Gainsborough Road forms a potential barrier to sites south of the road accessing services and facilities located on the northern side of the road.

5.113 Some of the distinguishing features between the POs are as follows: site 477 has the most positive effects of all the sites, insofar as sensitive redevelopment of the site will contribute favourably to the character and setting of the Conservation Area with the removal of modern agricultural buildings. Conversely, however, this positive effect is weighed against the adverse effect of development resulting in loss of an existing farm. Development of all the other sites will result in loss of greenfield land around the village, although given the relatively small scale of each of these it is likely to be no more significant than the impact of development of a single larger site. Site 296 is regarded as being a particularly sensitive site in the Conservation Area although, as with site 477, sensitive design (in accordance with policy) should avoid any potential adverse effects. Most notably, site 345 is discounted on the basis that there are surface water drainage issues associated with the site that may give rise to increased flood risk to other properties nearby. While this may not be an insurmountable issue the presence of other more favourable sites gives cause for preference of these.

Mattersey

5.114 In the village of Mattersey, as within other Rural Service Centres, all of the potential sites share the same effects against the social SAOs. In Mattersey, notably, none of the sites benefit from being nearby public rights of way which, other than facilities available at the recreation ground, means there is little to directly address health inequalities in the village. With the exception of site 588, all sites within Mattersey are on greenfield land. Site 588 is however within the village Conservation Area, therefore requiring greater consideration of design in order to prevent conflict SAO8. As such, with little else to distinguish between the

merits of available sites, judgement on the suitability of sites has been based on the dimensions of the site and the capability of delivering the required number of units. As such, site 428 is felt to deliver the greatest potential in this respect, with greater options in terms of site layout and prospects for future expansion if required. In such cases the merits that may be identified in relation to the preferred sites are beyond the scope of the SA criteria.

Misson

5.115 Site 480 (Misson Mill) is the only site considered as a realistic option for residential development in the village. Under SAO8, despite the flood risk in the area, the wider community benefit associated with redeveloping this brownfield site is felt to balance-out the negative effects giving a neutral impact against this objective.

5.116 Under the social criteria the site is deemed to make a positive contribution to improving the range of houses available in Misson and will help to enhance social cohesion, integrating the site within the rest of the village, improving the appearance of the area with by replacing older industrial buildings at the front of the site with new residential development.

5.117 The economic benefit for Misson will be significant as provision of new business units will increase the attractiveness and economic potential of the site and provide local employment opportunities that are not currently available. Increasing local employment will reduce the need for local residents to travel out of the area.

Nether Langwith

5.118 The site options available in Nether Langwith give rise to some potentially significant positive effects in terms of community/social benefits, insofar as site 251 is located immediately adjacent to the recreation ground, which then being overlooked by housing would contribute to making a safer environment for users of the facilities. Similarly, site 256 is regarded as having opportunity to bridge a clear (although not significant in terms of character) gap between the inextricably linked communities of Nether Langwith and Whalley Thorns, which lies across the district boundary in Bolsover District.

5.119 As a small site on garden land, site 540 has much less impact on the social objectives and on the environmental objectives, whereas sites 251 and 256 will both result in loss of greenfield land. However, site 251 is considered likely to have the greatest negative impact on SAO6 in that it is currently used as a community farm/garden therefore its loss for housing development would result in significant harm to local green infrastructure and diminish opportunities for employment and education/training that it currently provides. As such, weighing up the relative benefits against the adverse effects, site 256 emerges most favourably and importantly is able to deliver the required number of units and offer the possibility future expansion if required.

North Leverton

5.120 A straightforward comparison of the merits of sites 165 and 200 shows the latter as being more favourable in terms of its central location, giving unrivalled access to services and

facilities within the village while also making use of a brownfield site. However, it is situated in an area with no additional sewerage capacity, while development would also result in loss of an existing local service and employer. While developing site 165 would result in loss of greenfield land and require surface water drainage provision it is also well-positioned to benefit from existing service provision in the village and, notably, can accommodate all of the 15 houses allocated for North Leverton. Subject to the surface water drainage matters being effectively addressed under Core Strategy Policy DM12, it is felt that this site is best placed to accommodate the village's growth needs.

North and South Wheatley

5.121 Through the screening methodology the range of reasonable options for development in North and South Wheatley have been significantly reduced to two sites of equal merit and share the same strengths and weaknesses under the SA objectives. With the two sites being located adjacent to one another and developing the full extent of the sites put forward being inappropriate (in terms of scale, set against the existing character of residential development within the village), the decision has been taken to allocate the front portion of each site.

5.122 The sites both ensure ease of access to existing services within the village, while loss of the dense hedgerow along the roadside will have a somewhat uncertain impact on wildlife, as it forms a potential linear habitat extending out in to the countryside. The sites are positioned away from any of the more significant heritage assets in the village, meaning development will incur no impact on SA07. Development of both sites will result in loss of greenfield land and have no existing surface water sewers serving them. As such, development would be likely to require crossing third-party land to ensure access to a suitable outfall. While this issue does not itself prohibit development and is an issue common in the area, it nevertheless means that the sites have strong negative effects on SA08 and require significant mitigation/enhancement measures to be agreed at the planning application stage.

Rampton

5.123 Screening determined that only two sites are considered as reasonable options for residential development in Rampton – one of which (site 228) is a greenfield extension to the west of the village, comprising a continuation of non-traditional housing development and the other site (483) primarily comprising redevelopment (conversion) of existing barns, regarded as non-designated heritage assets. While each site has a similar variety of merits, uncertainties and adverse impacts associated with them, site 228 is regarded as the PO for Rampton, largely on the basis that it has sufficient capacity alone to accommodate the housing target for the village, without harming the heritage assets on site 483.

Sturton-le-Steeple

5.124 The range of reasonable alternative sites available in Sturton is greater than in most of the Rural Service Centres, however, as identified in the initial screening work, the SA fails to

reveal any significant distinctions between the sites in terms of relative sustainability and favourability.

5.125 All of the sites generally have positive effects on the social SAOs, other than where they are not located next to an existing public right of way. Developing any of the sites will result in loss of greenfield land, with some also resulting loss of stretches of hedgerow which extend out in to the surrounding countryside therefore may be of biodiversity/wildlife interest or value. Potentially the most significant negative effect associated with some of the sites is the issue of surface water drainage – particularly on sites 460 and 461, to the south of the village. Combined with loss of greenfield land development of these sites would result in strong negative effects under SAO8. Having said that, in accordance with Policy DM12, none of the issues relating to surface water drainage are regarded as insurmountable.

5.126 In view of the above issues and none of the sites being deemed as unsuitable under the SA, preferred development sites for Sturton-le-Steeple have been identified taking in to account other material considerations and application of professional judgement on logical extensions of the existing built form in relation to the character of the village.

Walkeringham

5.127 As seen in numerous other villages across Bassetlaw, sites in Walkeringham suffer from surface water drainage issues. However, guidance from drainage engineers indicates that none of the identified problems are insurmountable and therefore do not intrinsically prohibit development of specific sites. Beyond this issue, the factors affecting most sites are those regarded as common amongst sites in villages – i.e. loss of greenfield land and potential for loss of wildlife/habitat through removal of hedgerows to make way for development or access points.

5.128 Sites 294 and 438 stand out as having the most strong positive effects on access to services within the village and community cohesion, largely due to the location in close proximity to the core of the village and existing services. Despite other sites not having the drainage issues associated with site 438, it has emerged as the PO for the village as there is significant steer on infrastructure grounds. While other sites may be regarded as being more sustainable under the SAOs, the site's ability to deliver wider benefits to the village is a key consideration and of significant long-term benefit. Furthermore, while it is clearly preferable to allocate sites that do not have any sewerage or surface water drainage issues associated with them, addressing these issues through the development process will deliver more significant secondary benefits for the wider area.

Alternative options

5.129 As noted in Section 3, the POs for the Rural Service Centres (RSCs) are derived through direct comparison of the individual sites within each village. No alternative scenarios were formulated as the lower levels of growth attributed to this development tier will have only localised impacts and not incur the same potential for more variation or widespread effects, as in the larger settlements. The preferred sites in the RSCs are therefore simply those that

have been identified as the most sustainable options, within the SA Framework, unless other reasons (such as local infrastructure needs) have affected choices and site deliverability, as for instance has been the case in Walkeringham.

Secondary and cumulative effects

- 5.130** While the overall secondary and cumulative effects of development in the RSCs may be more difficult to discern, given the widespread distribution of these villages, the localised effects will be much clearer with varying levels of interaction between the RSC villages and those classed as ‘All Other Settlements’, which rely upon services provided within RSCs. This is most evident with regard to SAO5 in that RSC villages are scheduled to see some residential development *because* they offer a number of essential services and facilities and insofar as delivering a small amount of new development will cumulatively help sustain these villages in their role and the interdependency that exists between them. In the longer-term, there is potential that population growth will cumulatively stimulate development of new services and rural enterprise employment opportunities across Bassetlaw.
- 5.131** Given that sites and overall numbers of dwellings have been provisionally allocated in line with the consensus of consultation feedback, the cumulative effect of RSC development will be appropriate numbers of houses (SAO1), of a type and tenure that people want. Where developments do occur, some will be required to make open space provision or contribute towards enhancement of existing facilities, incurring secondary benefits for existing residents (SAO2 and SAO3).
- 5.132** Whilst in response to SAO6 and SAO8 development sites have, where possible, sought to avoid loss of features of biodiversity interest and the best and most versatile agricultural land, a lack of brownfield sites in rural areas inevitably results in an adverse cumulative loss of greenfield land and potentially significant amounts of hedgerow habitat.

Changes to the SADPD

- 5.133** The most significant effects of the SA upon the SADPD have been in terms of choosing which sites are to be carried forward as the Preferred Options. Compiling all the information relating to each available site and identifying potential effects has also been instrumental in formulating the policies for allocating each site, setting out the requirements for each site thereby seeking to mitigate and avoid negative impacts.

6 Mitigation and Monitoring

Effects requiring mitigation

- 6.1** The SEA Directive requires that the significant environmental effects of the implementation of plans or programmes are monitored in order to identify at an early stage, unforeseen adverse effects, and be able to undertake appropriate remedial action¹¹. Furthermore, it stipulates that the environmental report should provide a description of the measures envisaged concerning monitoring¹². Monitoring proposals should be designed to provide information that can be used to highlight specific issues and significant effects, and which could help decision-making.
- 6.2** The SA Guidance states that monitoring should be focused on significant sustainability effects, both positive and adverse, with a view to identifying trends before irreversible damage is caused. The likely significant effects of the allocations proposed in this DPD are summarised in **Table 6.1**.

Table 6.1: Significant effects

SAO	Development scenarios and sites with significant positive effects (++)	Development scenarios and sites with significant negative effects (--)	Potential mitigation / enhancement measures
1) To ensure that the housing stock meets the housing needs of Bassetlaw	Wo4, 9, 28/W6, 30, 35, 90, 195/W8 R4, 7, 37, 46/309, 51/R7 HB2, HB3, 182, 184, 186/211, 187, 190, 192, 194 122, 490		SO1, CS1-CS9, DM2, DM5; DM6
2) To improve health and reduce health inequalities	Wo4 R4 HB1, HB2, HB3, 214, 165		SO4, SO5, SO10, CS2-CS8, DM9, DM11
3) To provide better opportunities for recreation and for people to value and enjoy the Bassetlaw's cultural heritage	Wo4, 35 R4 HB1, HB2, 184, 192		SO4, SO5, SO8, SO10, CS2-CS8, DM9, DM11
4) To improve community safety, reduce crime and the fear of crime	Wo4, 9, 30, 90 HB1, HB2, 184, 192		SO10, DM4, DM11
5) To promote social cohesion and support the development of community facilities across the District	Wo4, 35 R4, 51/R7 HB1, HB2, HB3, 184, 186/211, 187, 190, 192 122, 490 107, 247, 480, 256, 438		SO1, SO3, SO5, SO7, SO10, CS1-CS9, DM4, DM5, DM9
6) To protect the natural environment, increase biodiversity levels and enhance		184	SO8, SO9, SO10, DM9, DM11

¹¹ SEA Directive Article 10.1

¹² SEA Directive Annex 1(i)

multifunctional green infrastructure across the District			
8) To protect and manage prudently the natural resources of the district including water, air quality, soils and minerals		9 51/R7 490 165, 236/237, 399, 438, 461	SO3, SO6, SO8, SO10, DM5, DM9, DM10, DM12
11) To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken by the most sustainable mode available	Wo4, 9, 35, 195/W8, W1 R4, 51/R7 HB1, HB2, HB3, H4, H6 122, 490		SO2, SO6, SO10, CS1, DM4, DM5, DM9, DM11, DM13
12) To create high quality employment opportunities	Wo4, 28/W6, 195/W8, W1 R4, 51/R7 HB1, HB2, H4, H6		SO2, SO4, SO5, CS2-CS9, DM1, DM3, DM7
14) To provide the physical conditions for a modern economic structure, including infrastructure to support the use of new technologies	Wo4, 28/W6, 195/W8, W1 R4, 51/R7 HB1, HB2, H4, H6 480		SO2, SO4, SO5, SO10, CS2-CS9, DM1, DM7, DM13

- 6.3 Mitigation should be a last resort, with the emphasis being on avoidance of adverse effects as the initial approach. Where this has not been achievable, methods to reduce the scale or severity of the effect have been examined and alternatives sites considered. Mitigation can include refining allocation policies and the requirements for the site in order to improve the likelihood of positive effects and to minimise adverse effects (i.e. technical measures, such as design principles, to be applied during implementation). Contingency arrangements can also be made for dealing with possible adverse effects.
- 6.4 From the initial site assessments in the SHLAA, through to the Issues and Options consultation, the screening of potential development sites and now the SA, BDC has sought to ensure that the most favourable and sustainable sites are carried forward as realistic development options.
- 6.5 At this stage it is essential to reiterate that the Core Strategy spatial strategy underlies the SADPD. The SA of the Core Strategy concluded that the distribution of growth proposed in the settlement hierarchy, under Policy CS1, is the most sustainable growth option for Bassetlaw and while there will be clear impacts and adverse effects associated with future growth, the proposed site allocations take account of these and endeavour to address these issues. As the range of likely significant positive effects (listed above) associated with

delivery of particular sites and scenarios suggest, the perceived wider benefits of development are greater than the extent of the significant negative effects identified.

- 6.6 Although potential adverse effects have nonetheless been identified in the SA, (including direct effects, secondary effects and cumulative effects) the policies used to allocate the sites identify measures to address issues arising and stipulate specific site requirements and necessary infrastructure needs which prospective developers must meet or make contributions towards. Furthermore, all planning applications for the development of allocated sites must comply with policy requirements in the Core Strategy and Development Management Policies DPD. Given that these policies have been assessed against the same SAOs it is likely that any potential adverse effects will be addressed through compliance with them. Section 5 of the SA of the Core Strategy sets out the likely effects of the policies contained within the DPD and the interactions between them, demonstrating where adverse effects of one area of policy will be mitigated or offset by the requirements of another.
- 6.7 The indicators used to monitor the effects of the allocations are set out within the SA Framework (see **Table 6.2** below) and are the same as those used to monitor the effects of the Core Strategy policies, in the Annual Monitoring Report.

Table 6.2: DPD Monitoring Indicators

Objective	Indicators
1. To ensure that the housing stock meets the housing needs of Bassetlaw	<ul style="list-style-type: none"> • Affordable housing (no. of units) • House prices; housing affordability • Homelessness • Housing completions (type and size) • Housing tenure • LA stock declared non decent • Sheltered accommodation
2. To improve health and reduce health inequalities	<ul style="list-style-type: none"> • Life expectancy at birth • New/enhanced health facilities
3. To provide better opportunities for recreation and for people to value and enjoy the Bassetlaw's cultural heritage	<ul style="list-style-type: none"> • Open spaces managed to green flag award standard • New and enhanced open space (ha) • Number of Museum/heritage attractions
4. To improve community safety, reduce crime and the fear of crime	<ul style="list-style-type: none"> • Crimes – by category and total
5. To promote social cohesion and support the development of community facilities across the District	<ul style="list-style-type: none"> • Community centres • Gains/losses of community facilities • Leisure centres • Libraries/mobile library stops

Objective	Indicators
6. To protect the natural environment, increase biodiversity levels and enhance multifunctional green infrastructure across the District	<ul style="list-style-type: none"> Local/National nature reserves (ha/1000 population) Local wildlife sites (Biological SINCs) with management plans SSSIs (% in favourable condition) Woodland areas/new woodland (ha)
7. To protect and enhance the historic built environment and cultural heritage assets in Bassetlaw	<ul style="list-style-type: none"> Number of Listed Buildings (all grades)/number and percentage at risk (all grades) Number of Scheduled Monuments/number and percentage at risk Number of Registered Parks and Gardens/number and percentage at risk Number of conservation areas and percentage at risk Percentage of conservation areas with up-to-date character appraisals
8. To protect and manage prudently the natural resources of the district including water, air quality, soils and minerals	<ul style="list-style-type: none"> Greenfield land lost (ha) Carbon dioxide emissions (tonnes per capita per annum) Households in flood zones 2 & 3 No. of employment developments and housing developed on PDL Amount of potentially contaminating land uses (ha) situated within SPZs Density of dwellings Developments incorporating SUDS Planning applications granted contrary to advice of EA Biological/chemistry levels in rivers, canals and freshwater bodies Production of primary and secondary/recycled aggregates
9. To minimise waste and increase the re-use and recycling of waste materials	<ul style="list-style-type: none"> Total amount of waste produced (tonnes) Amount of residual household waste produced Capacity of new waste management facilities as alternatives to landfill % household waste composted, land filled, recycled, used to recover energy
10. To minimise energy usage and to develop the district's renewable energy resource, reducing dependency on non-renewable sources	<ul style="list-style-type: none"> Energy consumed from renewable sources (MW) Energy use (gas/electricity) by end user Renewable energy capacity installed by type (MW)
11. To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken by the most sustainable mode available	<ul style="list-style-type: none"> Accessibility to education sites, employment sites, health care, leisure centres, open space, shopping centres Development of transport infrastructure that assists car use reduction New major non-residential development with travel plans People using car and non-car modes of travel to work
12. To create high quality employment opportunities	<ul style="list-style-type: none"> Benefit claimants VAT business registration rate, registrations, de-registrations Businesses per 1000 population Employment rate Number of jobs New floor space Shops, vacant shops Unemployment rate
13. To develop a strong culture of learning, enterprise and innovation	<ul style="list-style-type: none"> 15 year olds achieving 5 or more GCSEs at Grade A* - C 19 year olds qualified to NVQ level 2 or equivalent 21 year olds qualified to NVQ level 3 or equivalent Working age population qualifications
14. To provide the physical conditions for a modern economic structure,	<ul style="list-style-type: none"> Completed business development floorspace Land developed for employment Employment land lost

Objective	Indicators
including infrastructure to support the use of new technologies	<ul style="list-style-type: none">• Employment land allocated• Profile of employment by sector

Site ref.	Sustainability Appraisal Objective														Comments
	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	
WORKSOP															
8	++	0	+	+	0	?	0	-	-	?	+	0	0	0	The site is outside of walking distance radius to local services, including local GP surgery; uncertain impact of development on the neighbouring woodland, in terms of recreational pressure; development will result in loss of a greenfield site; lies within 400m of nearest bus stop
9	++	+	+	++	+	0	?	--	-	?	++	0	0	0	The site location enables ease of access to PROW around the urban fringe; the secluded bridleway running down the western edge of the site is currently an area that can be vulnerable to after dark antisocial behaviour, therefore development along here (retaining access) may help eradicate any such problems and subsequent nuisance to nearby residents; lies outside of walking distance radius to local healthcare services, but close to the convenience store at the petrol station; site lies in the setting of both Worksop Manor and Manor Lodge (Grade I Listed), therefore requires especially sensitive consideration of design and layout; loss of a greenfield site – grade 2 ALC; surface water from the site would have to discharge to the nearby watercourse, which in turn must ensure access is protected for channel maintenance purposes. Flow into the river must maintain greenfield run off rates while the existing watercourse adjacent to the eastern boundary would have to be protected and probably improved prior to development; well positioned to make use of the local transport infrastructure, with proposed improvements to existing road junctions enhancing the immediate transport infrastructure
28/ W6	++	+	+	+	+	?	?	-	-	?	+	++	0	++	The site location enables relative ease of access to PROW around the urban fringe; the site is located on the edge of Worksop’s main industrial area, therefore lies outside 800m walking distance radius for key services. However, development will enhance social cohesion by connecting in to the Kingfisher Walk estate and linking to the small community at Gateford Toll Bar; development may result in loss of trees and hedgerow habitat; adjacent to the Old Gateford CA, impacts are uncertain requiring careful consideration of design; will result in loss of a greenfield site; employment uses on site can reduce the need to travel by car, whilst being located near to existing bus routes and approximately 1km from Shireoaks railway station; the employment aspect of the scheme will bring greater diversity and opportunity to an existing employment focused area
30	++	+	+	++	+	?	0	-	-	?	+	0	0	0	This location facilitates ease of access to the PROW network and LNR adjacent to the site; may facilitate enhancement of the LNR and nearby PROW; the site currently

															suffers from significant levels of anti-social behaviour. Redevelopment will restrict opportunities for this and enhance the overall safety of the neighbouring area; site is immediately adjacent to the primary school and close to the convenience store; development will result in loss of grassland and uncertain as to whether it will adversely affect the neighbouring LWS, as there is also potential for enhancement of this asset; loss of greenfield site with potential surface runoff increase affecting LWS; well positioned to make use of the local transport infrastructure
35	++	+	++	+	++	+	0	-	-	?	++	0	0	0	The site location enables ease of access to PROW around the urban fringe; the development proposes extensive provision of new open space (including 'trim trail' and play area) and enhancement of existing PROW, along with provision of a new primary school and community centre; the site lies adjacent to a LWS. Acknowledging this proposals specify targeted grassland and wider green infrastructure enhancements; the site lies adjacent to the Old Gateford CA and the setting of a grade II listed building, requiring careful consideration of design, layout and landscaping; proposed improvements to pedestrian routes and lies within walking distance of existing public transport routes (with potential for extension, given the size of the proposal); proposals to enhance the existing junction on to Gateford road also makes a positive contribution to enhancing the existing transport infrastructure
39/ W10	++	+	+	+	0	?	0	-	-	?	+	++	?	++	The site location enables ease of access to PROW around the urban fringe; site is outside of walking distance radius to local services; potential loss of hedgerows and mature trees; loss of a greenfield site; employment uses on site can reduce the need to travel by car, located near to existing bus routes; extension of existing businesses will improve the number and range of jobs available in Worksop; potential for employment to provide links to the nearby North Notts College
90	++	+	+	++	+	?	0	-	-	?	+	0	0	0	This location facilitates ease of access to the PROW network, including the nearby Chesterfield Canal Cuckoo Way and National Cycle Route 6; the site currently suffers from significant levels of anti-social behaviour. Redevelopment will restrict opportunities for this and enhance the overall safety of the neighbouring area; the site lies in close proximity to existing services and facilities; development will result in loss of grassland and potentially some mature trees; loss of a greenfield site; existing bus stops are located immediately adjacent to the site
195/ W8	++	+	+	+	+	0	0	-	-	?	++	++	?	++	This location facilitates ease of access to the PROW network and LNR adjacent to the site; open space provision should seek to alleviate potential increases in pressure on the LNR; the site lies within walking distance of key services in Shireoaks; loss of a greenfield site; site lies within close proximity to existing bus stops and Shireoaks railway station, while a variety of uses on the site gives potential for ease of access to jobs, while the scheme proposes to enhance access to/from the A57; the employment aspect of the scheme will bring greater diversity of jobs and is in close proximity to the Shireoaks Triangle employment area; potential for employment to provide links to local education/training facilities

561	++	+	+	+	+	+	0	+	-	?	++	-	0	-	This location facilitates ease of access to the local recreation ground and PROW network, including the nearby Chesterfield Canal Cuckoo Way and National Cycle Route 6; the site is located in close proximity to key services in Shireoaks; involves redevelopment of a brownfield site with opportunity to contribute to enhancement of the adjacent section of canal as a green infrastructure corridor; lies within close proximity to existing bus stops and Shireoaks railway station; development will result in loss of an existing employment site
W1	0	0	+	+	0	?	0	-	0	?	++	++	?	++	Amenity/recreation space to be provided as part of landscaping around employment sites; the site lies adjacent to a LWS, requiring careful consideration of the impacts – potential enhancement opportunities if employee recreational space or boundary treatments are required; development will result in loss of a greenfield site; the site lies within 400m of existing public transport routes and stopping points; employment development will increase the range and diversity of jobs available in Worksop and provide a range of new buildings to accommodate new businesses; potential for employment to provide links to local education/training facilities
W13	0	0	0	+	+	0	0	--	0	?	+	++	?	++	Amenity/recreation space to be provided as part of landscaping around employment sites; development will result in loss of a greenfield site; land is at risk of flooding from the River Ryton to the south; within walking distance of nearby residential areas and other services; being located next to the A57/A60 it is well positioned to utilise the existing road network and be accessed by public transport and cycleways; employment development will increase the range and diversity of jobs available in Worksop and provide a range of new buildings to accommodate new businesses; potential for employment to provide links to local education/training facilities

General Assumptions

- **SAO1: Housing** – In all cases, potential allocated sites in Worksop have sufficient capacity to deliver a wide range of types and tenure of property, therefore making a strong positive (++) contribution towards the aims of this objective
- **SAO3: Recreation** – Sites in Worksop are of sufficient size to ensure development must open space provision on-site, therefore having a positive (+) impact on this objective
- **SAO4: Community Safety** – in accordance with Core Strategy Policy DM4, all developments will contribute positively (+) to providing a safe and secure built environment
- **SAO9: Waste** – all residential development will increase the amount of household waste generated therefore, unless specific reduction measures are stated in development proposals, will have a negative (-) impact on this objective

- **SAO10: Energy Efficiency and Renewable Energy** – while tightening Building Regulations will increasingly require new developments to increase efficiency and incorporate measures that reduce CO2 emissions (e.g. renewable energy sources), methods for achieving these savings are not prescribed in policy. As such, unless developers state an intention to pursue specific measures in their schemes, it remains unclear (?) as to the effect of proposals on this objective

Site ref.	Sustainability Appraisal Objective														Comments
	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	
RET FORD															
7	++	+	+	+	+	0	0	--	-	-	+	0	0	0	The site location enables ease of access to PROW around the edge of the town; the site lies within 800m of the nearest primary school; site requires discharge of surface water to the local watercourse network which outfalls into the IDB area. Flows would have to be restricted to greenfield run-off or less, utilising SUDS and IDB consulted seeking approval. Surface water modelling required together with a FRA to demonstrate no increased flood risk to downstream settlements. There is no readily available outfall for foul discharge and it is anticipated major offsite infrastructure work would be required to service any development; will result in loss of a greenfield site which is predominantly grade 3a agricultural land; the land is currently used for short rotation willow coppicing, therefore development will result in loss of a significant area of the district's biomass resource; introduction of SUDS may contribute to provision of multifunctional green infrastructure; the site is located near to local bus routes and stopping points within the town
37	++	+	+	+	+	0	0	--	-	?	+	0	0	0	The site location enables ease of access to PROW around the edge of the town; the site lies within 800m of the nearest primary school; development will result in loss of a grade 2 agricultural land; the site is located near to local bus routes and stopping points within the town
40	++	+	+	+	+	0	0	--	-	?	+	0	0	0	The site location enables ease of access to PROW around the edge of the town; the site lies within 800m of the nearest primary school and local centre; development would result in loss of grade 3a agricultural land; discharge rates would have to be restricted to less than greenfield runoff and include modelling to show there would be no increased flood risk downstream. Development of the lower-lying parts of the site to the east should be avoided to prevent risk of flooding from drainage channels; the site is located near to local bus routes and stopping points within the town and will facilitate relative ease of access to the A1 to the south
46/ 309	++	+	+	+	+	?	0	--	-	?	+	0	0	0	The site location enables ease of access to PROW around the edge of the town; the site lies within 800m of the nearest primary school; the site lies adjacent to a LWS therefore development must take precautions to avoid harm to features of interest, although this may also be regarded as an opportunity to seek enhancement of this site; sites would require discharge of surface water to the local watercourse network which outfalls into the IDB area. Flows would have to be restricted to greenfield run-off or less, utilising SUDS and IDB consulted seeking approval. Surface water modelling required together

															with a FRA to demonstrate no increased flood risk to downstream settlements. There is no readily available outfall for foul discharge and it is anticipated major offsite infrastructure work would be required to service any development; will result in loss of a greenfield site – predominantly comprising grade 2/3a agricultural land; the site is located near to local bus routes and stopping points within the town
51/ R7	++	0	+	+	++	0	0	--	-	?	++	++	?	++	The development proposes to enhance the range of community facilities in the north west of Retford through the variety of use classes to be developed on this mixed use site; the site is located in close proximity to existing bus stops and proposes development of new cycleways, while employment uses on site can enhance feasibility of living/working in the same area and reduce the need to travel by car; employment development will increase the range and diversity of jobs available in Retford and provide a range of new buildings to accommodate new businesses; potential for employment to provide links to local education/training facilities
52	++	+	+	+	+	0	0	--	-	?	+	0	0	0	The site location enables ease of access to PROW around the edge of the town; the site lies within 800m of the nearest primary school and local centre; development would result in loss of grade 3a agricultural land; discharge rates would have to be restricted to less than greenfield runoff and flood risk assessments/modelling undertaken to show there would be no increased flood risk downstream. It is unlikely that the existing foul and surface water public drainage infrastructure on sites to the north would have capacity for additional flows without reinforcement. Development of the lower-lying parts of the site to the east should be avoided to prevent risk of flooding from drainage channels; the site is located near to local bus routes and stopping points within the town and will facilitate relative ease of access to the A1 to the south
533	++	0	+	+	+	0	0	-	-	?	+	0	0	0	The site lies within 800m of the nearest primary school; development will result in loss of a greenfield site; the site is located near to local bus routes and stopping points within the town

General Assumptions

- **SAO1: Housing** – In all cases, potential allocated sites in Retford have sufficient capacity to deliver a wide range of types and tenure of property, therefore making a strong positive (++) contribution towards the aims of this objective
- **SAO3: Recreation** – Sites in Retford are generally of sufficient size to ensure development must open space provision on-site, therefore having a positive (+) impact on this objective
- **SAO4: Community Safety** – in accordance with Core Strategy Policy DM4, all developments will contribute positively (+) to providing a safe and secure built environment

- **SAO9: Waste** – all residential development will increase the amount of household waste generated therefore, unless specific reduction measures are stated in development proposals, will have a negative (-) impact on this objective
- **SAO10: Energy Efficiency and Renewable Energy** – while tightening Building Regulations will increasingly require new developments to increase efficiency and incorporate measures that reduce CO2 emissions (e.g. renewable energy sources), methods for achieving these savings are not prescribed in policy. As such, unless developers state an intention to pursue specific measures in their schemes, it remains unclear (?) as to the effect of proposals on this objective

Site ref.	Sustainability Appraisal Objective														Comments
	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	
HARWORTH BIRCOTES															
182	++	0	+	+	?	0	?	-	-	?	+	0	0	0	The site lies outside of the 800m radius of existing services in the town, although the scale of development is such that a new school may be required at this end of the town and development may also give rise to development of other services; Harworth currently abruptly adjoins the surrounding countryside. Sensitive development has potential to enhance the urban rural fringe and townscape/landscape character; development will result in loss of a greenfield site; unclear how surface water run-off would be dealt with at this stage without the benefit of topographical survey - extensive offsite drainage infrastructure may be required; the site is located near to existing bus routes and stopping points within the town, while development presents opportunity to improve connectivity and permeability.
186 & 211	++	+	+	+	++	0	0	-	-	?	+	0	0	0	These sites are located near to existing PROW leading out of the town, towards the countryside to the north; the size of these sites mean that there is uncertainty over whether it will be feasible to deliver open space on-site, although are located near to the town leisure centre; the sites are well located for ease of access to local schools and shop, while being close to the centre of the existing community; development will result in loss of greenfield land; the sites are located on existing bus routes;
187 West	++	+	+	++	++	?	0	-	-	?	+	0	0	0	The site has existing PROW running along its western boundary, out to the north; development would consolidate the built-up area around existing an community and associated facilities; development will reduce the site’s vulnerability to antisocial behaviour; however, development would also fill in a significant green wedge; the landscape character is however of little merit and an appropriate landscaping scheme may enhance the townscape to the north; development would result in loss of a greenfield site; located within walking distance of public transport routes;
190	++	+	+	+	++	?	0	0	-	?	+	0	0	0	Development in this location facilitates ease of access to the Harworth Primary Care Centre; while the site may deliver open space provision its development will result in loss of an area used informally for dog walking etc. development will enable ease of access to other services along Scrooby Road and bring a greater level of community cohesion to the housing developments already permitted in the redevelopment of the colliery site, to the north; site currently provides a significant green buffer between existing residential areas and the colliery/industrial estates; although ‘landscaped’ the site should be regarded as brownfield land as it is predominantly spoil from the colliery; the site is well located to access existing public transport links, as well as being

															close to existing and planned employment areas
192	++	0	++	++	++	?	0	-	-	?	+	0	0	0	Developing this site would stop the antisocial behaviour from which the site and its neighbours currently suffer; the site lies on the edge of the town, although remains within walking distance of both the primary and secondary school, as well as the town leisure centre; the site forms part of a green wedge running in to the centre of the town. The eastern-most part of this is to be maintained in order to support a buffer required for the EA Permitted Site at the neighbouring Plumbtree Industrial estate. However, development of the western half will involve loss of trees (including sapling plantation) and hedgerow habitat – resulting in an overall neutral effect; there have been localised flooding issues identified in this area but if properly managed development may resolve these; loss of a greenfield site; accessible by existing public transport routes and particularly well located for access by commuters
194	++	0	+	+	?	0	?	-	-	?	+	0	0	0	The site lies outside of the 800m radius of existing services in the town, although the scale of development is such that a new school may be required at this end of the town and development may also give rise to development of other services; Harworth currently abruptly adjoins the surrounding countryside. sensitive development has potential to enhance the urban rural fringe and townscape/landscape character; development will result in loss of a greenfield site; unclear how surface water run-off would be dealt with at this stage without the benefit of topographical survey - extensive offsite drainage infrastructure may be required; the site is located near to existing bus routes and stopping points within the town
204 & 232	++	0	+	+	+	0	?	-	-	?	+	0	0	0	These sites are within walking distance of some (although not all) local services; development must be sensitive to the setting of nearby listed buildings and extending out in to the already fragmented historic core of Harworth; development will result in loss of a greenfield site; the site is located near to existing bus routes and stopping points within the town
H4	0	0	+	+	+	?	0	-	-	?	++	++	?	++	Amenity/recreation space to be provided as part of landscaping around employment sites; the site is located at some distance from the existing residential part of the community, although the proposed colliery residential scheme will eventually be within walking distance; potentially long-term social cohesion benefits through ensuring jobs are provided near to where people live; development will result in loss of hedgerow habitat and woodland in the middle of the site. Although this is not regarded as a sensitive landscape there will be a significant landscape character impact due to the scale of development; development will lead to loss of a large greenfield site; the site's proximity to the A1 ensures it is positioned to make efficient use of the existing transport infrastructure, with ease of links to Robin Hood Airport, the M18 & M1. Existing bus routes from Blyth and Harworth & Bircotes ensure accessibility for local residents; the scale of employment growth will bring a great number and range of jobs to the area, as well as buildings and sites for business development; there is potential for employer links with local schools and colleges

H6	0	0	+	+	-	?	0	-	-	?	++	++	?	++	Amenity/recreation space to be provided as part of landscaping around employment sites; the site is located a significant distance from the existing community; Although this is not regarded as a sensitive landscape there will be a significant landscape character impact due to the scale of development; development will lead to loss of a large greenfield site; the site's proximity to the A1 ensures it is positioned to make efficient use of the existing transport infrastructure, with ease of links to Robin Hood Airport, the M18 & M1. Existing bus routes from Blyth and Harworth & Bircotes ensure accessibility for local residents; the scale of employment growth will bring a great number and range of jobs to the area, as well as buildings and sites for business development; there is potential for employer links with local schools and colleges
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General Assumptions

- **SAO1: Housing** – In most cases, potential allocated sites in Harworth Bircotes have sufficient capacity to deliver a wide range of types and tenure of property, therefore making a strong positive (++) contribution towards the aims of this objective
- **SAO3: Recreation** – Most sites in Harworth Bircotes are of sufficient size to ensure development must open space provision on-site, therefore having a positive (+) impact on this objective
- **SAO4: Community Safety** – in accordance with Core Strategy Policy DM4, all developments will contribute positively (+) to providing a safe and secure built environment
- **SAO9: Waste** – all residential development will increase the amount of household waste generated therefore, unless specific reduction measures are stated in development proposals, will have a negative (-) impact on this objective
- **SAO10: Energy Efficiency and Renewable Energy** – while tightening Building Regulations will increasingly require new developments to increase efficiency and incorporate measures that reduce CO2 emissions (e.g. renewable energy sources), methods for achieving these savings are not prescribed in policy. As such, unless developers state an intention to pursue specific measures in their schemes, it remains unclear (?) as to the effect of proposals on this objective

Site ref.	Sustainability Appraisal Objective														Comments
	SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	
TUXFORD															
122	++	+	+	+	++	0	0	-	-	?	++	0	0	?	The site is of sufficient capacity to deliver a wide range of types and tenure of property; of sufficient size to ensure development must open space provision on-site; the site is within walking distance radius to local services, including healthcare facilities; developing this site would be a logical extension of the existing estate to the north and would provide a link between the existing community and the employment uses to the south. In close proximity to local facilities, including the secondary school; development will result in loss of a greenfield site; the nearest public foul sewers are some distance to the south of this site and connection to them may prove difficult. The nearest watercourse is also some distance to the south east and again connection may prove difficult; lies within 400m of nearest bus stop; residential development may reduce opportunities for employment expansion in the longer-term
233	+	+	+	+	+	?	?	0	-	?	+	0	0	0	The garden land site will make a positive contribution towards the delivery of the housing required in Tuxford; the site lies just outside the walking distance radius of the local GP surgery, although is in a location that facilitates ease of access to PROW on the edge of the settlement; site lies within 800m of the primary school and local shops; potential loss of hedgerow habitat; site lies adjacent to the CA requiring consideration of impact of layout and design; development will result in loss of a greenfield site; within walking distance of local bus stops
490	++	+	+	+	++	0	0	--	-	?	++	0	0	0	The site is of sufficient capacity to deliver a wide range of types and tenure of property; of sufficient size to ensure development must open space provision on-site; the site is within walking distance radius to local services, including healthcare facilities; developing this site would be a logical extension of the existing estate to the north and would provide a link between the existing community and the employment uses to the south. In close proximity to local facilities, including the secondary school; development will result in loss of grade 2 agricultural land; the nearest sewers are to the west of the site and connection may prove difficult. It may be necessary to pump the flows and it is likely that the existing sewer network would have to be reinforced to provide adequate capacity. It would be necessary to demonstrate how it would drain before allocating; lies within 400m of nearest bus stop; initial proposals indicate links will be provided to the existing neighbouring estate and in to the proposed housing site adjacent (to the west)
518	+	0	+	+	+	0	?	0	-	?	+	0	0	0	The garden land site will make a positive contribution towards the delivery of the

[illegible]

General Assumptions

- **SAO4: Community Safety** – in accordance with Core Strategy Policy DM4, all developments will contribute positively (+) to providing a safe and secure built environment
- **SAO9: Waste** – all residential development will increase the amount of household waste generated therefore, unless specific reduction measures are stated in development proposals, will have a negative (-) impact on this objective
- **SAO10: Energy Efficiency and Renewable Energy** – while tightening Building Regulations will increasingly require new developments to increase efficiency and incorporate measures that reduce CO2 emissions (e.g. renewable energy sources), methods for achieving these savings are not prescribed in policy. As such, unless developers state an intention to pursue specific measures in their schemes, it remains unclear (?) as to the effect of proposals on this objective

APPENDIX 1: Site Appraisals

Settlement	Site ref.	Sustainability Appraisal Objective														Comments
		SAO1	SAO2	SAO3	SAO4	SAO5	SAO6	SAO7	SAO8	SAO9	SAO10	SAO11	SAO12	SAO13	SAO14	
RURAL SERVICE CENTRES																
Beckingham	107	+	+	+	+	++	0	0	0	-	?	?	0	0	0	The location of the site in proximity to the existing recreation ground would facilitate opportunity to engage in recreational activities; Location of the site near to the existing village hall may give rise to opportunity for engagement in community-based activity; being located within 800m of key services in the village will help reduce car dependency for local journeys
	203	+	0	+	+	+	0	?	-	-	?	?	0	0	-	Site is within the historic core of the village therefore a well-designed scheme may enhance the overall character; located within 800m of key services in the village; public surface water sewer in Low Street fronting the site, with no spare capacity. Further investigation would be required into how the existing site is drained and what natural land drainage is available in order to establish if re-development would pose an increased flood risk. There is a history of flooding on Low Street; development will result in loss of modern agricultural buildings which are currently in use
	451 A	+	0	+	+	0	0	0	-	-	?	?	0	0	0	The site is located at the opposite end of the village to existing recreational facilities; site lies just outside of the 800m accessibility radius of the village Primary School; loss of a greenfield site
	451 B	+	0	+	+	0	0	0	-	-	?	?	0	0	0	The site is located at the opposite end of the village to existing recreational facilities; site is located outside of the key service accessibility radii; loss of a greenfield site
Blyth	178	+	+	+	+	+	0	?	?	-	?	?	0	0	0	Residential development in Blyth will ensure ease of access to the village GP surgery; proximity to community services may facilitate access/engagement; currently garden land, adjacent to the village CA – sensitive design may enhance its setting; lies adjacent to FZ, requiring ground level raising; being located within 800m of key services in the village
	214	+	++	+	+	+	?	0	-	-	?	?	0	0	0	Residential development in Blyth will ensure ease of access to the village GP surgery; located close to village recreation ground with potential to enhance/extend; proximity to community services may facilitate access/engagement; potential loss of mature hedgerow

																habitat; loss of a greenfield site; being located within 800m of key services in the village
	369	+	+	+	+	+	0	0	?	-	?	?	0	0	0	Residential development in Blyth will ensure ease of access to the village GP surgery; lies adjacent to FZ, requiring ground level raising; being located within 800m of key services in the village
Cuckney	398	+	+	+	+	+	0	-	-	-	?	?	0	0	0	The site location enables ease of access to PROW around the edge of the village; within the village CA, a sensitive landscape and in the setting of heritage assets; loss of a greenfield site; site is located within the 800m radius for access to the school
	399	+	+	+	+	0	0	0	--	-	?	?	0	0	0	The site location enables ease of access to PROW around the edge of the village; adjacent to the village CA, on the edge of the existing built-up area in sensitive landscape area; loss of a greenfield site – grade 2 agricultural land; site is located just outside the 800m radius for access to the school
East Markham	108	+	0	+	+	+	?	0	0	-	?	?	0	0	0	Although not formally designated or protected, the site contains numerous mature trees and hedgerow habitat would be lost if developed; loss of a greenfield site within the village; located within 800m radius for access to the school
	110	+	0	+	+	0	0	0	0	-	?	?	0	0	-	Located on the edge of the 800m radius for access to the school; loss of an operational farm yard.
	141	+	+	+	+	0	0	?	0	-	?	?	0	0	0	The site location enables ease of access to PROW around the edge of the village; opening the site up may provide alternative access to the recreation ground to the east; the full extent of the site straddles the CA boundary, therefore reduced in size in order to provide access to the rear. The area within the CA is one of East Markham's few remaining traditional orchards, while there is a grade II listed dovecote as part of existing buildings on site, requiring careful consideration of design; loss of redundant agricultural field – now overgrown; greenfield site; located outside of the 800m radius for access to the school;
	145	+	0	+	++	+	0	?	+	-	?	?	0	0	-	Redevelopment of a brownfield site with wasteland to the rear will discourage anti-social behaviour; being located on the edge of the village and adjacent to the factory site there is potential for green infrastructure enhancement; site straddles the CA boundary, therefore requiring careful consideration of design; located within 800m radius for access to the school; loss of an existing employment site. NOW HAS PLANNING PERMISSION
	146	+	0	+	+	+	0	0	0	-	?	?	0	0	0	Redevelopment of garden land – lonely can accommodate a limited amount of development, avoids loss of a greenfield site; located within 800m radius for access to the school

Elkesley	244	+	+	+	+	+	0	0	-	-	?	?	0	0	0	The site location enables ease of access to PROW around the edge of the village; the site lies within walking distance of local services; development would result in loss of a greenfield site; Elkesley's position, just off the A1, means that despite the bus service in the village, it is heavily car-dependent. NOW HAS PLANNING PERMISSION
	247	+	0	+	++	++	0	0	-	-	?	?	0	0	0	The site currently has no formal use – developing it will reduce areas of vulnerability to antisocial behaviour and contribute to a safer built environment; developing the site will enhance community cohesion by filling in a gap between the eastern and western sides of the village, while being located within 800m of key services in the village; development will, however, result in the loss of a greenfield site; Elkesley's position, just off the A1, means that despite the bus service in the village, it is heavily car-dependent
	248A	+	0	+	+	+	?	0	-	-	?	?	0	0	0	the site lies within walking distance of local services; possible loss of hedgerow habitat along the roadside; development would result in loss of a greenfield site; Elkesley's position, just off the A1, means that despite the bus service in the village, it is heavily car-dependent
	248B	+	0	+	?	+	?	0	-	-	?	?	0	0	0	This northern part of the site may mean it is adversely affected by the proposed improvements to the A1; possible loss of hedgerow habitat along the roadside; the site lies within walking distance of local services; development would result in loss of a greenfield site; Elkesley's position, just off the A1, means that despite the bus service in the village, it is heavily car-dependent
Everton	296	+	+	+	+	+	0	?	-	-	?	?	0	0	0	The site location enables ease of access to PROW around the edge of the village; located within 800m radius for access to the school; the site lies within the village CA, requiring careful consideration of design to ensure the special character of the area is not undermined; development would entail loss of a greenfield site
	345	+	+	+	+	+	0	0	--	-	?	?	0	0	0	The site location enables ease of access to PROW around the edge of the village; development would result in loss of a greenfield site; located within 800m radius for access to the school, although Gainsborough Road forms something of a constraint to service access; with no obvious outfall for surface water run-off any discharge to the land drainage network to the east would increase the flood risk to properties downstream on Gainsborough Road, while the land is also a former landfill site
	408	+	+	+	+	+	0	0	-	-	?	?	0	0	0	The site is located on the eastern edge of the village and enables

																	ease of access to footpaths extending out in to the surrounding countryside; development would result in loss of a greenfield site, although the site relates well to the existing modern estate to the west
	477	+	+	+	+	+	0	+	0	-	?	?	0	0	-		The site location enables ease of access to PROW around the edge of the village; located within 800m radius for access to the school; the site lies adjacent to the village CA, requiring careful consideration of design, although replacement of existing modern agricultural buildings may enhance the character of the area; loss of a farm yard (local employment site), but not actually greenfield land;
Mattersey	295	+	0	+	+	+	?	0	-	-	?	?	0	0	0		Possible loss of hedgerow habitat along the roadside; development will result in the loss of a greenfield site; located within 800m of key services in the village;
	423	+	0	+	+	+	?	0	-	-	?	?	0	0	0		Possible loss of hedgerow habitat along the roadside; development will result in the loss of a greenfield site; located within 800m of key services in the village;
	428	+	0	+	+	+	0	0	-	-	?	?	0	0	0		Possible loss of hedgerow habitat along the roadside; development will result in the loss of a greenfield site; located within 800m of key services in the village;
	588	+	0	+	+	+	0	?	0	-	?	?	0	0	0		Possible loss of hedgerow habitat along the roadside; site lies within the village CA, requiring careful consideration of the impacts of design, if allocated; located within 800m of key services in the village;
Misson	480	+	+	+	+	++	?	?	0	-	?	+	+	0	++		The site location enables ease of access to PROW around the edge of the village; developing the site will enhance community cohesion through redeveloping an existing employment area on the edge of the residential area, providing new employment opportunities elsewhere on site; the size of the site has potential to impact either positively or negatively upon the wider landscape character and setting of the existing settlement; while the proposal involves redevelopment of existing brownfield land there will also be some greenfield land lost in expanding the site to the south and west, also requiring mitigation of flood risk; located within 800m of key services in the village; local employment provision will encourage alternative means of transport; mixed use development will provide some employment opportunities and provide a range of new buildings for business development
Nether Langwith	251	+	+	++	++	+	-	0	-	-	?	?	0	-	0		Site is located immediately adjacent to the local recreation ground giving ease of access and opportunity for enhancement;

																	development overlooking the recreation ground can help reduce anti-social behaviour on the site; within walking distance of local shops, although these are located across the County boundary in Bolsover District; development would result in loss of a community garden/farm currently in use on the site, providing employment and training opportunities, impacting upon biodiversity; loss of a greenfield site;
	256	+	+	+	+	++	0	0	-	-	?	?	0	0	0		The site location enables ease of access to PROW around the edge of the village; development of the site will unify Nether Langwith with neighbouring Whalley Thorns, with the site currently forming a break between the two areas; loss of a greenfield site; within walking distance of local services, although these are located across the County boundary in Bolsover District;
	540	+	0	0	+	+	0	0	0	-	?	?	0	0	0		Garden land site; -not considered large enough to deliver on site open space; within walking distance of local services, although these are located across the County boundary in Bolsover District;
North Leverton	165	+	++	+	+	+	?	0	--	-	?	?	0	0	0		Residential development in North Leverton will ensure ease of access to the village GP surgery, while the site location enables ease of access to PROW around the edge of the village; potential loss of hedgerow habitat; development will result in loss of a greenfield site; no existing surface water drainage outfalls readily available; lies within 800m of key services in the village
	200	+	++	+	+	++	0	?	0	-	?	?	-	0	0		Residential development in North Leverton will ensure ease of access to the village GP surgery, while the site location enables ease of access to PROW around the edge of the village; development of the site will mean loss of the petrol station/garage, which currently provide a community service, however, focusing development in a more central area will have a unifying effect and enhance accessibility of other services; sensitively designed redevelopment of the site may enhance the appearance of the historic core of the village – around the crossroads; the central location within the village facilitates ease of access to all nearby services; the only outfall for surface water is the public surface water sewer in Main Street, with no spare capacity; loss of the garage will result in loss of an existing employment site and reduce the number of jobs within the village
North & South Wheatley	236	+	0	+	+	+	?	0	--	-	?	?	0	0	0		Development will result in loss of a greenfield site in the edge of the village; within 800m of key services in the village; potential loss of hedgerow habitat; there are currently no surface water sewers available to serve this site

APPENDIX 1: Site Appraisals

	237	+	0	+	+	+	?	0	--	-	?	?	0	0	0	Development will result in loss of a greenfield site in the edge of the village; within 800m of key services in the village; potential loss of hedgerow habitat; there are currently no surface water sewers available to serve this site
Rampton	228	+	0	+	+	+	?	0	-	-	?	?	0	0	0	Development will result in loss of a greenfield site and potential loss of hedgerow habitat; the village school is located between Rampton and Woodbeck, meaning non-car based travel is less feasible than in other villages. However, the local shop is within 800m;
	483	+	+	+	+	+	0	?	-	-	?	?	0	0	0	The site location enables ease of access to PROW around the edge of the village; existing buildings on site are non-designated heritage assets (traditional barns), requiring sensitive design if redeveloped, new build on the site may be inappropriate; the site lies within FZ2; the village school is located between Rampton and Woodbeck, meaning non-car based travel is less feasible than in other villages. However, the local shop is within 800m;
Sturton-le-Steeple	454A	+	0	+	+	+	?	0	-	-	?	?	0	0	0	Development would result in loss of a greenfield site; site lies within 800m of the village Post Office, although lies outside this radius for the primary school; development may result in loss of hedgerow habitat;
	454B	+	0	+	+	+	?	0	-	-	?	?	0	0	0	Development would result in loss of a greenfield site; site lies within 800m of the village Post Office, although lies outside this radius for the primary school; development may result in loss of hedgerow habitat;
	454C	+	0	+	+	+	?	0	-	-	?	?	0	0	0	Development would result in loss of a greenfield site; site lies within 800m of the village Post Office, although lies outside this radius for the primary school; development may result in loss of hedgerow habitat;
	456	+	+	+	+	+	?	?	-	-	?	?	0	0	0	The site location enables ease of access to PROW around the edge of the village; development of this site would join up the currently separate northern and southern parts of the village; conversely, this may adversely affect the historic townscape of the village; would result in loss of a greenfield site and hedgerow habitat; within 800m of key services in the village; there are public foul and surface water sewers in Cross Street fronting this land, while the immediate area around the junction with North Street and to the rear of the old chapel has been subject to flooding in the past from the local watercourse
	457	+	+	+	+	+	0	0	-	-	?	?	0	0	0	The site location enables ease of access to PROW around the edge of the village; development would result in loss of a greenfield site;

																within 800m of key services in the village
	458	+	+	+	+	+	0	0	-	-	?	?	0	0	0	The site location enables ease of access to PROW around the edge of the village; development would result in loss of a greenfield site and potential loss of hedgerow habitat; within 800m of key services in the village
	459	+	+	+	+	+	?	0	-	-	?	?	0	0	0	The site location enables ease of access to PROW around the edge of the village; development would result in loss of a greenfield site and potential loss of hedgerow habitat; within 800m of key services in the village
	460 & 461	+	0	+	+	+	?	0	--	-	?	?	0	0	0	Developing these two sites together would unify the southern end of the village; potential landscape character impact of extending the linear form of the village to the south; in loss of a greenfield site and potential loss of hedgerow habitat; within 800m of key services in the village; there is no surface water outfall readily available for development of these two pieces of land
	462	+	+	+	+	+	?	?	-	-	?	?	0	0	0	The site location enables ease of access to PROW around the edge of the village; development of this site would join up the currently separate northern and southern parts of the village; conversely, this may adversely affect the historic townscape of the village; would result in loss of a greenfield site and hedgerow habitat; within 800m of key services in the village
Walkeringham	280	+	0	+	+	+	?	0	-	-	?	?	0	0	0	Development would result in loss of a greenfield site; within 800m of key services in the village; potential loss of mature trees on site
	294	+	0	+	+	++	0	0	--	-	?	?	0	0	0	Development of this site would consolidate the built form in this central part of the village and ensure ease of access to local services; development would result in loss of a greenfield site; located in very close proximity to services in the village; this area has previously flooded and development would put new properties at risk and increase the flood risk for the wider area
	349	+	0	+	+	+	?	0	?	-	?	?	0	0	0	As an overgrown, undeveloped site, new development may result in loss of habitat; within 800m of key services in the village; there is a surface water drain fronting this site which may have capacity for limited discharge of surface water subject to further investigation
	437	+	+	+	+	+	?	0	--	-	?	?	0	0	0	The site location enables ease of access to PROW around the edge of the village; development would result in loss of a greenfield site; located in very close proximity to services in the village; new development may result in loss of habitat; this area has previously flooded and development would put new properties at risk and increase the flood risk for the wider area

438	+	+	+	+	++	0	0	--	-	?	?	0	0	0	The site location enables ease of access to PROW around the edge of the village; development here would ensure ease of access to local services; loss of a greenfield site; this area has previously flooded and development would put new properties at risk and increase the flood risk for the wider area
468	+	0	+	+	+	0	0	--	-	?	?	0	0	0	Development would result in loss of a greenfield site; within 800m of key services in the village; this area has previously flooded and development would put new properties at risk and increase the flood risk for the wider area
547	+	0	+	+	+	0	?	0	-	?	?	0	0	0	Currently garden land – development would result in loss of a traditional orchard; located within 800m of key services in the village

General Assumptions

- **SAO1: Housing** – unless otherwise stated, allocations for residential development will make a positive (+) contributions to this objective
- **SAO3: Recreation** – in smaller villages the on-site open space provision, required under Core Strategy Policy DM9, may not necessarily increase formal recreational opportunities. However, most residential development sites within a village can be regarded as being within sufficiently close proximity to the local recreation ground/park, therefore have potential to make a positive (+) contribution towards enhancement of existing facilities
- **SAO4: Community Safety** – in accordance with Core Strategy Policy DM4, all developments will contribute positively (+) to providing a safe and secure built environment
- **SAO9: Waste** – all residential development will increase the amount of household waste generated therefore, unless specific reduction measures are stated in development proposals, will have a negative (-) impact on this objective
- **SAO10: Energy Efficiency and Renewable Energy** – while tightening Building Regulations will increasingly require new developments to increase efficiency and incorporate measures that reduce CO2 emissions (e.g. renewable energy sources), methods for achieving these savings are not prescribed in policy. As such, unless developers state an intention to pursue specific measures in their schemes, it remains unclear (?) as to the effect of proposals on this objective

- **SAO11: Transport and Accessibility** – in all of the Rural Service Centre villages while there are some existing community services and at least a limited bus service, the rural nature of these villages means that car dependency is likely to remain high, unless there are employment opportunities in close proximity. In most cases, site development impact on this objective will be uncertain (?)

KEY

Symbol	Explanation
++	Likely strong positive effect
+	Likely positive effect
0	No effect/neutral effect
?	Uncertain effect
-	Likely negative effect
--	Likely strong negative effect

Workshop Scenarios (Summary)	Sustainability Appraisal Objective	Score	Comments
WRK1 (Scenario 2: All favourable sites from screening – 2431 dwellings)	SAO1	+	Development under this scenario would provide significantly more homes than are required for Workshop in the Core Strategy, utilising sites that are not entirely favourable in sustainability terms. While an over-supply is likely to provide a wider range of housing types and tenures, giving greater choice in the local housing market, there is also increased likelihood of low take-up leading to an increase in the number of empty homes
	SAO2	++	A wide spread of development across Workshop supports a reduction in health inequalities by ensuring future residents benefit from relative ease of access to Bassetlaw Hospital and existing GP surgeries, while focusing development on the western edge of the town means future residents/employees will benefit from recreational access to the existing PROW network
	SAO3	+	In line with the Core Strategy, all developments must make contributions to provision of open space. Higher levels of growth under this scenario will deliver an overall increase in the amount of new open space and potentially facilitate enhancement of existing sites. However, smaller development sites included in the scenario may make financial contributions and qualitative enhancements, rather than a quantitative on-site provision
	SAO4	++	In line with policy, all new developments will contribute to creating a safe and secure built environment. Some sites included in this development scenario currently suffer from high levels of antisocial behaviour, particularly where there is no formal use for the site. As such, redevelopment of these sites will reduce opportunities for antisocial behaviour and have a positive secondary impact on the surrounding area.
	SAO5	+	This scenario will locate high levels of new development close to existing neighbourhoods and ensure future residents' ease of access to existing services around the town, while supporting development of new services in the longer-term. Redevelopment of brownfield sites will potentially increase social cohesion. However, this scenario may also detract from social cohesion if Workshop joins to the currently separate and distinct communities of Shireoaks and Rhodesia
	SAO6	?	A high level of development spread across Workshop may help facilitate more widespread green infrastructure development and enhancement, with specific green infrastructure opportunities associated with some of the sites. In line with Core Strategy policies, development on the urban fringe must seek to minimise impacts on landscape character. However, while development in this scenario avoids direct impacts on identified features of biodiversity interest, development resulting in significant loss of greenfield sites may still result in the loss of unidentified species and habitats, neutralising other gains elsewhere and resulting in uncertain effects on this objective
	SAO7	-	While a number of the sites affect the setting of heritage assets and sensitive historic landscapes, appropriate design and landscaping can avoid harmful impacts (in accordance with Core Strategy Policy DM8). However, higher levels of growth proposed in this scenario will require higher density development and loss of green wedges that currently provide distinction between Workshop and Shireoaks/Rhodesia – adversely affecting the character of these villages
	SAO8	--	While all development sites are located so as to reduce adverse effects on groundwater and avoid creating new or exacerbating existing flood risk to properties, given the lack of available brownfield land in the town most of the proposed development will result in significant widespread loss of greenfield sites. Development will also result in loss of some Grade 2 agricultural land. Such a high volume of development will significantly affect levels of traffic in the town which will have adverse impacts on air quality, particularly in the town centre.

	SAO9	-	Increasing development will inevitably lead to increased levels of household waste. While a number of the sites are located to the west of the town, in reasonable proximity to the existing household waste recycling centre, levels of recycling are dependent on the attitudes of individuals, not on development proposals. Given that commercial waste is dealt with through private contractors, there may be scope for more sustainable waste management procedures. These matters are, however, fraught with uncertainties that cannot be quantified.
	SAO10	?	While tightening Building Regulations will increasingly require new developments to increase efficiency and incorporate measures that reduce CO2 emissions (e.g. renewable energy sources), methods for achieving these savings are not prescribed in policy. As such, unless developers state an intention to pursue specific measures in their schemes, it remains unclear as to the effect of proposals on this objective.
	SAO11	++	Both residential and employment developments under this scenario are located around the existing major roads in Worksop, while development around Shireoaks facilitates ease of access to the station in the village. The proposed development sites are also generally located on existing public transport routes, meaning growth in this scenario could increase the level of developer contributions that could be accrued to contribute towards enhancement of a more sustainable transport network.
	SAO12	++	The proposed mixed use sites are well positioned to help improve the diversity of jobs currently available on existing employment sites around the town and offering opportunity for job creation. The proposal consolidates existing employment areas to the west of the town, focused along the A57 corridor.
	SAO13	?	Given the current lack of capacity in existing secondary schools in Worksop, new development must contribute towards increasing capacity. Whilst the indirect effect of increasing capacity and quality of educational facilities in the town may contribute towards increasing levels of qualification, there is no clear correlation between this and higher levels of qualification. While availability of land for employment uses has a generally positive effect, at this stage there is no indication of the type of businesses that may locate here (i.e. high knowledge sector or otherwise).
	SAO14	++	Delivery of new mixed use and employment sites across the town, along the A57 corridor and as an extension to existing businesses, will support the needs of modern business and industry, extending the existing employment areas on the edge of the town and helping diversify the range of employment opportunities currently available.
WRK2 (Scenario 3b: Employment target led, Option A – 1740 dwellings)	SAO1	++	Development under this scenario would provide more homes than the Core Strategy requires for Worksop. However, a marginal oversupply is likely to provide a wider range of housing types and tenures, giving greater choice in the local housing market, yet not going so far beyond previous build rates/population projections so as to increase the likelihood of new homes standing empty.
	SAO2	++	A wide spread of development across Worksop supports a reduction in health inequalities by ensuring future residents benefit from relative ease of access to Bassetlaw Hospital and existing GP surgeries, while focusing development on the western and northern edges of the town means future residents/employees will benefit from recreational access to the existing PROW network.
	SAO3	++	In line with the Core Strategy, all developments must make contributions to provision of open space. All sites included within this scenario are large enough to ensure some on-site provision, resulting in an overall increase in the amount of open space.
	SAO4	++	In line with policy, all new developments will contribute to creating a safe and secure built environment. Some sites included in this development scenario currently suffer from high levels of antisocial behaviour, particularly where there is no formal use for the site. As such, redevelopment will reduce vulnerability to antisocial behaviour and have a positive secondary impact on the surrounding area.
	SAO5	++	Development across a broad spread of locations in the town facilitates future residents' access to existing services while also contributing to the delivery of new community facilities and consolidating communities to the north of Worksop. In addition, the brief for one of the proposed development sites specifically incorporates provision of new community facilities.
	SAO6	+	A spread of development across Worksop will help facilitate more widespread green infrastructure development and enhancement, with specific green infrastructure opportunities associated with some of the sites. Development in this scenario avoids direct impacts on identified features of biodiversity interest and while development occurring on greenfield sites may still result in the loss of unidentified species and habitats, in line with Core Strategy policies, such proposals must minimise these impacts and effects on landscape character on.

			the urban fringe
	SAO7	0	While a number of the sites affect the setting of heritage assets and sensitive historic landscapes, appropriate design and landscaping can avoid harmful impacts (in accordance with Core Strategy Policy DM8)
	SAO8	?	While all development sites are located so as to reduce adverse effects on groundwater and avoid creating or exacerbating existing flood risk to properties, given the lack of available brownfield land in the town most of the proposed development will result in loss of greenfield sites. Development will also result in loss of some Grade 2 agricultural land.
	SAO9	-	Increasing development will inevitably lead to increased levels of household waste. Levels of recycling are dependent on the attitudes of individuals, not on development proposals. Given that commercial waste is dealt with through private contractors, there may be scope for more sustainable waste management procedures. These matters are, however, fraught with uncertainties that cannot be quantified.
	SAO10	?	While tightening Building Regulations will increasingly require new developments to increase efficiency and incorporate measures that reduce CO2 emissions (e.g. renewable energy sources), methods for achieving these savings are not prescribed in policy. As such, unless developers state an intention to pursue specific measures in their schemes, it remains unclear as to the effect of proposals on this objective
	SAO11	++	Under this scenario both residential and employment developments benefit from access to the existing major roads through Worksop, while development around Shireoaks and Gateford Common facilitates ease of access to the station in the village. The proposed development sites are also generally located on existing public transport routes. Certain sites included within the scenario may give rise to road and public transport enhancement/improvement opportunities
	SAO12	++	The proposed mixed use sites are well positioned to help improve the diversity of jobs currently available on existing employment sites around the town and offering opportunity for job creation. The proposal consolidates existing employment areas to the northwest and southeast of the town, focused along the A57 corridor
	SAO13	?	Given the current lack of capacity in existing secondary schools in Worksop, new development must contribute towards increasing capacity. Whilst the indirect effect of increasing capacity and quality of educational facilities in the town may contribute towards increasing levels of qualification, there is no clear correlation between this and higher levels of qualification. While availability of land for employment uses has a generally positive effect, at this stage there is no indication of the type of businesses that may locate here (i.e. high knowledge sector or otherwise)
	SAO14	++	Delivery of new mixed use and employment sites along the A57 corridor will support the needs of modern business and industry, extending the existing employment areas on the edge of the town and helping diversify the range of employment opportunities currently available
WRK3 (Scenario 3c: Employment target led, Option B – 1629 dwellings)	SAO1	++	Development under this scenario would provide more homes than the Core Strategy requires for Worksop. However, a marginal over-supply is likely to provide a wider range of housing types and tenures, giving greater choice in the local housing market, yet not going so far beyond previous build rates/population projections so as to increase the likelihood of new homes standing empty homes
	SAO2	++	A wide spread of development across Worksop supports a reduction in health inequalities by ensuring future residents benefit from relative ease of access to Bassetlaw Hospital and existing GP surgeries, while focusing development on the western and northern edges of the town means future residents/employees will benefit from recreational access to the existing PROW network
	SAO3	++	In line with the Core Strategy, all developments must make contributions to provision of open space. All sites included within this scenario are large enough to ensure some on-site provision, resulting in an overall increase in the amount of open space
	SAO4	++	In line with policy, all new developments will contribute to creating a safe and secure built environment. Some sites included in this development scenario currently suffer from high levels of antisocial behaviour, particularly where there is no formal use for the site. As such, redevelopment will reduce vulnerability to antisocial behaviour and have a positive secondary impact on the surrounding area.
	SAO5	++	Development across a broad spread of locations in the town facilitates future residents' access to existing services while also contributing to the delivery of new community facilities and consolidating communities to the north of Worksop. In addition, the brief for one of the proposed development sites specifically incorporates provision of new community facilities.

	SAO6	+	A spread of development across Worksop will help facilitate more widespread green infrastructure development and enhancement, with specific green infrastructure opportunities associated with some of the sites. Development in this scenario avoids direct impacts on identified features of biodiversity interest and while development occurring on greenfield sites may still result in the loss of unidentified species and habitats, in line with Core Strategy policies, such proposals must minimise these impacts and effects on landscape character on the urban fringe
	SAO7	0	While a number of the sites affect the setting of heritage assets and sensitive historic landscapes, appropriate design and landscaping can avoid harmful impacts (in accordance with Core Strategy Policy DM8)
	SAO8	?	While all development sites are located so as to reduce adverse effects on groundwater and avoid creating or exacerbating existing flood risk to properties, given the lack of available brownfield land in the town most of the proposed development will result in loss of greenfield sites. Development will also result in loss of some Grade 2 agricultural land.
	SAO9	-	Increasing development will inevitably lead to increased levels of household waste. While a number of the sites are located to the west of the town, in reasonable proximity to the existing household waste recycling centre, levels are recycling are dependent on the attitudes of individuals, not on development proposals. Given that commercial waste is dealt with in through private contractors, there may be scope for more sustainable waste management procedures. These matters are, however, fraught with uncertainties that cannot be quantified.
	SAO10	?	While tightening Building Regulations will increasingly require new developments to increase efficiency and incorporate measures that reduce CO2 emissions (e.g. renewable energy sources), methods for achieving these savings are not prescribed in policy. As such, unless developers state an intention to pursue specific measures in their schemes, it remains unclear as to the effect of proposals on this objective
	SAO11	+	Under this scenario residential and employment developments are spread more widely across Worksop. While this spreads out the potential impacts the site to the northeast is less accessible given its distance from the A57 town bypass benefit from access to the existing major roads through Worksop, while development around Shireoaks facilitates ease of access to the station in the village. The proposed development sites are also generally located on existing public transport routes. Certain sites included within the scenario may give rise to road and public transport enhancement/improvement opportunities
	SAO12	+	The proposed mixed use sites are well positioned to help improve the diversity of jobs currently available on existing employment sites around the town and offering opportunity for job creation
	SAO13	?	Given the current lack of capacity in existing secondary schools in Worksop, new development must contribute towards increasing capacity. Whilst the indirect effect of increasing capacity and quality of educational facilities in the town may contribute towards increasing levels of qualification, there is no clear correlation between this and higher levels of qualification. While availability of land for employment uses has a generally positive effect, at this stage there is no indication of the type of businesses that may locate here (i.e. high knowledge sector or otherwise)
	SAO14	++	Delivery of new mixed use and employment sites spread across the town will support the needs of modern business and industry, extending the existing employment areas on the edge of the town and helping diversify the range of employment opportunities currently available
WRK4 (Scenario 4: Preferred Scenario – 1600 dwellings)	SAO1	++	Development under this scenario would provide the number of new homes required for Worksop under the Core Strategy. In line with previous build rates/population projections this option will provide a wider range of housing types and tenures, giving a good range of choice in the local housing market
	SAO2	++	A wide spread of development across Worksop supports a reduction in health inequalities by ensuring future residents benefit from relative ease of access to Bassetlaw Hospital and existing GP surgeries, while focusing development on the western and northern edges of the town means future residents/employees will benefit from recreational access to the existing PROW network
	SAO3	++	In line with the Core Strategy, all developments must make contributions to provision of open space. All sites included within this scenario are large enough to ensure some on-site provision, resulting in an overall increase in the amount of open space
	SAO4	++	In line with policy, all new developments will contribute to creating a safe and secure built environment. Some sites included in this

			development scenario currently suffer from high levels of antisocial behaviour, particularly where there is no formal use for the site. As such, redevelopment will reduce vulnerability to antisocial behaviour and have a positive secondary impact on the surrounding area.
	SAO5	++	Development across a broad spread of locations in the town facilitates future residents' access to existing services while also contributing to the delivery of new community facilities and consolidating communities to the north of Worksop. In addition, the brief for one of the proposed development sites specifically incorporates provision of new community facilities.
	SAO6	+	A spread of development across Worksop will help facilitate more widespread green infrastructure development and enhancement, with specific green infrastructure opportunities associated with some of the sites. Development in this scenario avoids direct impacts on identified features of biodiversity interest and while development occurring on greenfield sites may still result in the loss of unidentified species and habitats, in line with Core Strategy policies, such proposals must minimise these impacts and effects on landscape character on the urban fringe
	SAO7	0	While a number of the sites affect the setting of heritage assets and sensitive historic landscapes, appropriate design and landscaping can avoid harmful impacts (in accordance with Core Strategy Policy DM8)
	SAO8	?	While all development sites are located so as to reduce adverse effects on groundwater and avoid creating or exacerbating existing flood risk to properties, given the lack of available brownfield land in the town most of the proposed development will result in loss of greenfield sites. Development will also result in loss of some Grade 2 agricultural land.
	SAO9	-	Increasing development will inevitably lead to increased levels of household waste. While a number of the sites are located to the west of the town, in reasonable proximity to the existing household waste recycling centre, levels are recycling are dependent on the attitudes of individuals, not on development proposals. Given that commercial waste is dealt with in through private contractors, there may be scope for more sustainable waste management procedures. These matters are, however, fraught with uncertainties that cannot be quantified.
	SAO10	?	While tightening Building Regulations will increasingly require new developments to increase efficiency and incorporate measures that reduce CO2 emissions (e.g. renewable energy sources), methods for achieving these savings are not prescribed in policy. As such, unless developers state an intention to pursue specific measures in their schemes, it remains unclear as to the effect of proposals on this objective
	SAO11	++	Under this scenario both residential and employment developments benefit from access to the existing major roads through Worksop, while development around Shireoaks and Gateford Common facilitates ease of access to the station in the village. The proposed development sites are also generally located on existing public transport routes. Certain sites included within the scenario may give rise to road and public transport enhancement/improvement opportunities
	SAO12	++	The proposed mixed use sites are well positioned to help improve the diversity of jobs currently available on existing employment sites around the town and offering opportunity for job creation. The proposal consolidates existing employment areas to the west of the town, focused along the A57 corridor
	SAO13	?	Given the current lack of capacity in existing secondary schools in Worksop, new development must contribute towards increasing capacity. Whilst the indirect effect of increasing capacity and quality of educational facilities in the town may contribute towards increasing levels of qualification, there is no clear correlation between this and higher levels of qualification. While availability of land for employment uses has a generally positive effect, at this stage there is no indication of the type of businesses that may locate here (i.e. high knowledge sector or otherwise)
	SAO14	++	Delivery of new mixed use and employment sites along the A57 corridor will support the needs of modern business and industry, extending the existing employment areas on the edge of the town and helping diversify the range of employment opportunities currently available

Retford Scenarios (Summary)	Sustainability Appraisal Objective	Score	Comments
RTF1 (Scenario 3: All favourable and neutral sites from screening – 2457 dwellings)	SAO1	+	Development under this scenario would provide significantly more homes than are required for Retford in the Core Strategy. While an over-supply is likely to provide a wider range of housing types and tenures, giving greater choice in the local housing market, there is also increased likelihood of development beyond previous build rates/population projections resulting in low take-up and increases in the number of empty homes. Significant and unwarranted oversupply could prove unsustainable in the long term.
	SAO2	++	A relatively wide spread of development across Retford supports a reduction in health inequalities by ensuring future residents benefit from relative ease of access to the Retford Hospital and the Primary Care Centre. Given the relocation of previous GP surgeries to the Primary Care Centre (in a more central location) this scenario maintains current levels of accessibility to healthcare services. Sites located on the fringes of the town also benefit from future residents and employees having access to PROW, encouraging walking for recreation
	SAO3	++	In line with the Core Strategy, all developments must make contributions to provision of open space. Higher levels of growth under this scenario will deliver an overall increase in the amount of new open space and potentially facilitate enhancement of existing sites. However, smaller development sites included in the scenario may make financial contributions and qualitative enhancements, rather than a quantitative on-site provision
	SAO4	+	In line with policy, all new developments will contribute to creating a safe and secure built environment
	SAO5	++	This scenario will locate new development close to existing neighbourhoods and ensuring future residents' ease of access to existing services around the town. Redevelopment of brownfield sites will potentially increase social cohesion
	SAO6	-	A high level of development spread across Retford may deliver wider-spread green infrastructure enhancements, with specific green infrastructure opportunities associated with some of the sites – particularly in relation to the Idle Valley Project. In line with Core Strategy policies, while development on the urban fringe must seek to minimise impacts on landscape character. However, while development in this scenario avoids direct impacts on identified features of biodiversity interest, it is felt that the more significant level of greenfield sites lost may still result in the loss of unidentified species and habitats which would neutralise other gains made elsewhere
	SAO7	?	Some of the sites affect the setting of the town CA and historic landscapes on the edge of Retford, although appropriate design and landscaping will largely harmful impacts (in accordance with Core Strategy Policy DM8). However, higher levels of growth in this scenario may require higher density development, making this harder to achieve
	SAO8	--	While all development sites are located so as to reduce adverse effects on groundwater and avoid creating new or exacerbating existing flood risk to properties, the limited amount of brownfield land in the town means that a large proportion of the development proposed in this scenario will result in loss of greenfield sites and require the full extent of some sites to be developed, including those where there are known surface water drainage problems – increasing flood risk to new properties. Such a high volume of development will significantly affect levels of traffic in the town which will have adverse impacts on air quality, particularly in the town centre.
	SAO9	-	Increasing development will inevitably lead to increased levels of household waste. Levels of recycling are dependent on the attitudes of individuals, not on development proposals. Given that commercial waste is dealt with in through private contractors, there may be scope for more sustainable waste management procedures. These matters are, however, fraught with uncertainties that cannot be quantified
	SAO10	-	While tightening Building Regulations will increasingly require new developments to increase efficiency and incorporate measures that reduce CO2 emissions (e.g. renewable energy sources), methods for achieving these savings are not prescribed in policy. Unless developers

			state an intention to pursue specific measures in their schemes, it is unclear as to the effect of proposals on this objective. However, this scenario will result in loss of a significant area of the district's biomass resource with some land currently used for short rotation willow coppicing.
	SAO11	+	Under this scenario developments benefit from access to the existing major roads through Retford and to the A1, while giving relative ease of access to Retford station. The proposed development sites are also generally located on existing public transport routes. While certain sites included within the scenario may give rise to road and public transport enhancement/improvement opportunities, such a level of over-provision may exacerbate existing road congestion problems through over-intensification of development, irrespective of upgrades or mitigation measures
	SAO12	0	New employment developments will make a strong positive contribution to this objective, bring much needed jobs to the town whilst also resulting in loss of some existing employment sites
	SAO13	?	The effects of development on this objective are uncertain. Retford has recently had a number of new schools built, most of which have capacity to accommodate additional students generated through future housing growth. Furthermore, the availability of land for employment uses gives no indication of the type of businesses that may locate here.
	SAO14	+	The availability of new employment land in Retford is specifically intended to provide for the needs of new businesses, providing the type of land in locations that offer an alternative to previous allocations that have not been taken up. However, the extent of employment land provision is not as extensive as in other parts of the District
RTF2 (Scenario 4b: Growth focused in the north east – 882 dwellings)	SAO1	+	Development under this scenario would provide more homes than are required for Retford in the Core Strategy. While an over-supply is likely to provide a wider range of housing types and tenures, giving greater choice in the local housing market, there is also increased likelihood of development beyond previous build rates/population projections resulting in low take-up and increases in the number of empty homes
	SAO2	++	A relatively wide spread of development across Retford supports a reduction in health inequalities by ensuring future residents benefit from relative ease of access to the Retford Hospital and the Primary Care Centre. Given the relocation of previous GP surgeries to the Primary Care Centre (in a more central location) this scenario maintains current levels of accessibility to healthcare services. Sites located on the fringes of the town also benefit from future residents and employees having access to PROW, encouraging walking for recreation
	SAO3	++	In line with the Core Strategy, all developments must make open space provision. Higher levels of growth under this scenario will deliver an overall increase in the amount of new open space and potentially facilitate enhancement of existing sites and cultural heritage assets that are integral to Retford as a historic market town
	SAO4	+	In line with policy, all new developments will contribute to creating a safe and secure built environment
	SAO5	++	This scenario will locate new development close to existing neighbourhoods and ensuring future residents' ease of access to existing services around the town. Redevelopment of brownfield sites will potentially increase social cohesion
	SAO6	?	A spread of development across Retford will help facilitate more widespread green infrastructure development and enhancement, with specific green infrastructure opportunities associated with some of the sites – particularly the Idle Valley Project. In line with Core Strategy policies, while development on the urban fringe must seek to minimise impacts on landscape character. While development in this scenario avoids direct impacts on identified features of biodiversity interest, development occurring on greenfield sites may still result in the loss of unidentified species and habitats, neutralising potential benefits gained elsewhere with an overall uncertain effect
	SAO7	0	The potential sites put forward in this scenario have no direct impact on the setting of heritage assets, although the extent of development on some sites may still impact upon the historic landscape setting of the town. Reduced capacities on some site means removes the need for such high density development, enabling good design and landscaping measures to avoid significant harmful impacts on historic landscapes on the edge of Retford (in accordance with Core Strategy Policy DM8)

	SAO8	-	While all development sites are located so as to reduce adverse effects on groundwater and avoid creating or exacerbating existing flood risk to properties, given the lack of available brownfield land in the town most of the proposed development will result in loss of greenfield sites. Development will also result in loss of a large area of best and most versatile agricultural land.
	SAO9	-	Increasing development will inevitably lead to increased levels of household waste. Levels of recycling are dependent on the attitudes of individuals, not on development proposals. Given that commercial waste is dealt with in through private contractors, there may be scope for more sustainable waste management procedures. These matters are, however, fraught with uncertainties that cannot be quantified.
	SAO10	?	While tightening Building Regulations will increasingly require new developments to increase efficiency and incorporate measures that reduce CO2 emissions (e.g. renewable energy sources), methods for achieving these savings are not prescribed in policy. As such, unless developers state an intention to pursue specific measures in their schemes, it remains unclear as to the effect of proposals on this objective
	SAO11	+	Under this scenario developments benefit from access to the existing major roads through Retford. Although delivery of sites may give rise to road and public transport enhancement/improvement opportunities, this area is already subject to substantial congestion and does not benefit from the same ease of access to the A1 that sites to the northwest and southwest already have. Sites in this scenario benefit from relative ease of access to public transport routes around the town.
	SAO12	++	New employment developments will make a strong positive contribution to this objective, bring much needed jobs to the town
	SAO13	?	The effects of development on this objective are uncertain. Retford has recently had a number of new schools built, most of which have capacity to accommodate additional students generated through future housing growth. Furthermore, the availability of land for employment uses gives no indication of the type of businesses that may locate here.
	SAO14	+	The availability of new employment land in Retford is specifically intended to provide for the needs of new businesses, providing the type of land in locations that offer an alternative to previous allocations that have not been taken up. However, the extent of employment land provision is not as extensive as in other parts of the District
RTF3 (Scenario 4c: Growth focused to the southwest – 554 dwellings)	SAO1	++	Development under this scenario would provide more homes than the Core Strategy requires for Retford. However, with only a marginal over-supply, in line with previous build rates/population projections, this option is likely to provide a wider range of housing types and tenures, giving a good range of choice in the local housing market
	SAO2	++	A relatively wide spread of development across Retford supports a reduction in health inequalities by ensuring future residents benefit from relative ease of access to the Retford Hospital and the Primary Care Centre. Given the relocation of previous GP surgeries to the Primary Care Centre (in a more central location) this scenario maintains current levels of accessibility to healthcare services. Sites located on the fringes of the town also benefit from future residents and employees having access to PROW
	SAO3	++	In line with the Core Strategy, all developments must make contributions to provision of open space. Higher levels of growth under this scenario are generally on larger individual sites and will be likely to deliver an overall increase in the amount of new on-site open space. Potential for development to also facilitate enhancement of existing sites and cultural heritage assets that are integral to Retford as a historic market town
	SAO4	+	In line with policy, all new developments will contribute to creating a safe and secure built environment
	SAO5	++	Development under this scenario will provide development across a broad spread of locations in the town, facilitating future residents' access to existing services while also contributing to the delivery of new community facilities and consolidating communities to the north of Worksop. In addition, the brief for one of the proposed development sites specifically incorporates provision of new community facilities.
	SAO6	+	Development in this scenario avoids direct impacts on features of biodiversity interest, although potential impacts on non-designated sites remain unclear. There are clear green infrastructure opportunities associated with some of the sites and targeted enhancement/creation opportunities will be sought, in line with Core Strategy policies, while development on the urban fringe must seek to minimise impacts on landscape character

	SAO7	+	The potential sites put forward in this scenario have no direct impact on the setting of heritage assets. Appropriate design and landscaping measures will avoid harmful impacts on historic landscapes on the edge of Retford (in accordance with Core Strategy Policy DM8)
	SAO8	-	While all development sites are located so as to reduce adverse effects on groundwater and avoid creating or exacerbating existing flood risk to properties, given the lack of available brownfield land in the town most of the proposed development will result in loss of greenfield sites. Development will also result in wider loss of some best and most versatile agricultural land.
	SAO9	-	Increasing development will inevitably lead to increased levels of household waste. While a number of the sites are located to the west of the town, in reasonable proximity to the existing household waste recycling centre, levels of recycling are dependent on the attitudes of individuals, not on development proposals. Given that commercial waste is dealt with in through private contractors, there may be scope for more sustainable waste management procedures. These matters are, however, fraught with uncertainties that cannot be quantified.
	SAO10	?	While tightening Building Regulations will increasingly require new developments to increase efficiency and incorporate measures that reduce CO2 emissions (e.g. renewable energy sources), methods for achieving these savings are not prescribed in policy. As such, unless developers state an intention to pursue specific measures in their schemes, it remains unclear as to the effect of proposals on this objective
	SAO11	++	Under this scenario developments benefit from access to the existing major roads through Retford, while giving relative ease of access to Retford station. The proposed development sites are also generally located on existing public transport routes. Certain sites included within the scenario may give rise to road and public transport enhancement/improvement opportunities
	SAO12	++	New employment developments will make a strong positive contribution to this objective, bring much needed jobs to the town
	SAO13	?	The effects of development on this objective are uncertain. Retford has recently had a number of new schools built, most of which have capacity to accommodate additional students generated through future housing growth. Furthermore, the availability of land for employment uses gives no indication of the type of businesses that may locate here.
	SAO14	+	The availability of new employment land in Retford is specifically intended to provide for the needs of new businesses, providing the type of land in locations that offer an alternative to previous allocations that have not been taken up. However, the extent of employment land provision is not as extensive as in other parts of the District
RTF4 (Scenario 5: Preferred Scenario – 359 dwellings)	SAO1	++	Under this scenario site capacities have been amended to ensure that the levels of housing growth meet the required levels for Retford, as set out in the Core Strategy. The size and the range of sites selected will ensure delivery of a wide variety of house types and tenures to meet the varied needs of existing and future residents of the town.
	SAO2	++	Development across this range of sites in Retford will give future residents relative ease of access to Retford Hospital and the Primary Care Centre, while focusing development on the western edge of the town will facilitate recreational access to the existing PROW network. Furthermore, one of the sites included within the scenario makes provision for a new GP surgery on site
	SAO3	++	Development sites included in this scenario will deliver a wide range of new open spaces and subsequent recreation opportunities
	SAO4	+	In line with policy, all new developments will contribute to creating a safe and secure built environment
	SAO5	++	Development under this scenario will provide development across a broad spread of locations in the town, facilitating future residents' access to existing services while also contributing to the delivery of new community facilities and consolidating communities to the north of Worksop. In addition, the brief for one of the proposed development sites specifically incorporates provision of new community facilities.
	SAO6	+	Development in this scenario avoids direct impacts on features of biodiversity interest, although potential impacts on non-designated sites remain unclear. There are clear green infrastructure opportunities associated with some of the sites and targeted enhancement/creation opportunities will be sought, in line with Core Strategy policies, while development on the urban fringe must seek to minimise impacts on landscape character
	SAO7	+	The potential sites put forward in this scenario have no direct impact on the setting of heritage assets. Appropriate design and landscaping measures will avoid harmful impacts on historic landscapes on the edge of Retford (in accordance with Core Strategy Policy DM8)

	SAO8	?	While all development sites are located so as to reduce adverse effects on groundwater and avoid creating or exacerbating existing flood risk to properties, given the lack of available brownfield land in the town most of the proposed development will result in loss of greenfield sites. Development will also result in loss of some best and most versatile agricultural land.
	SAO9	-	Increasing development will inevitably lead to increased levels of household waste. While a number of the sites are located to the west of the town, in reasonable proximity to the existing household waste recycling centre, levels of recycling are dependent on the attitudes of individuals, not on development proposals. Given that commercial waste is dealt with in through private contractors, there may be scope for more sustainable waste management procedures. These matters are, however, fraught with uncertainties that cannot be quantified.
	SAO10	?	While tightening Building Regulations will increasingly require new developments to increase efficiency and incorporate measures that reduce CO2 emissions (e.g. renewable energy sources), methods for achieving these savings are not prescribed in policy. As such, unless developers state an intention to pursue specific measures in their schemes, it remains unclear as to the effect of proposals on this objective
	SAO11	++	Under this scenario developments benefit from access to the existing major roads through Retford, while giving relative ease of access to Retford station. The proposed development sites are also generally located on existing public transport routes. Certain sites included within the scenario may give rise to road and public transport enhancement/improvement opportunities
	SAO12	++	New employment developments will make a strong positive contribution to this objective, bring much needed jobs to the town
	SAO13	?	The effects of development on this objective are uncertain. Retford has recently had a number of new schools built, most of which have capacity to accommodate additional students generated through future housing growth. Furthermore, the availability of land for employment uses gives no indication of the type of businesses that may locate here.
	SAO14	+	The availability of new employment land in Retford is specifically intended to provide for the needs of new businesses, providing the type of land in locations that offer an alternative to previous allocations that have not been taken up. However, the extent of employment land provision is not as extensive as in other parts of the District

Harworth Bircotes Scenarios (Summary)	Sustainability Appraisal Objective	Score	Comments
HB1 (All sites – 2546 dwellings)	SAO1	?	While allocating land to provide the number of homes set out in this scenario will undoubtedly help facilitate the envisioned 'step-change' for the area and improve the range of houses available, it significantly exceeds the sizeable housing target set for the town in the Core Strategy. Such a degree of over-supply may not necessarily be sustainable, particularly in relation to the existing size of the town. Going beyond previous build rates/population projections may result in potential for large numbers of empty homes. While large amounts of employment land are planned, the effects of large-scale housing provision remain unclear until there is obvious demand
	SAO2	++	While the current range of healthcare facilities in the town are not as extensive as in the larger urban areas, these are all centrally located and are located on public transport routes. Most of the sites included in this scenario located on the edges of the existing built-up area have relative ease of access to existing PROW and recreational facilities, thereby supporting overall well-being of residents
	SAO3	++	In line with the Core Strategy, all developments must make open space provision. Higher levels of growth under this scenario will deliver an overall increase in the amount of new open space and potentially facilitate enhancement of existing sites
	SAO4	++	Whilst all sites will contribute to provision of a safe and secure built environment, this scenario will include redevelopment of sites with no formal use, thereby reducing the number of sites that are potentially vulnerable to antisocial behaviour
	SAO5	++	Development on this scale, close to existing neighbourhoods will both support development of new services and facilities and ensure future residents' ease of access to existing services around the town. Redevelopment of brownfield sites will potentially increase social cohesion
	SAO6	0	Harworth and Bircotes has little in the way of strategic green infrastructure, therefore such a high level of development spread across may, in line with Core Strategy policies, help deliver widespread green infrastructure enhancements. However, development in this scenario will result in loss of a LWS and extensive loss of greenfield sites may still result in the loss of unidentified species and habitats, potentially neutralising other gains made elsewhere
	SAO7	+	There are only a limited number of heritage assets currently in the town, while the local landscape has is largely characterised by the effects of coalmining. As such, there are few features regarded as sensitive and new development is likely to contribute to enhancement of the townscape and overall landscape setting
	SAO8	-	While all development sites are located so as to reduce adverse effects on groundwater and avoid creating new or exacerbating existing flood risk to properties, the permission granted for redevelopment of the colliery means there is limited brownfield land in the town. As such, a large proportion of the development proposed in this scenario will result in loss of greenfield sites
	SAO9	-	Increasing development will inevitably lead to increased levels of household waste. Levels of recycling are dependent on the attitudes of individuals, not on development proposals. Given that commercial waste is dealt with in through private contractors, there may be scope for more sustainable waste management procedures. These matters are, however, fraught with uncertainties that cannot be quantified
	SAO10	?	While tightening Building Regulations will increasingly require new developments to increase efficiency and incorporate measures that reduce CO2 emissions (e.g. renewable energy sources), methods for achieving these savings are not prescribed in policy. As such, unless developers state an intention to pursue specific measures in their schemes, it remains unclear as to the effect of proposals on this objective
	SAO11	++	Harworth is well located to make effective use of the existing transport infrastructure, with ease of access to the A1(M), M18 and Robin Hood Airport. The majority of sites included within the development scenario are also within walking distance of existing bus stops, thus supporting use of public transport

	SAO12	++	The extensive amounts of employment growth proposed for Harworth will bring a greater range of jobs to the local employment market which previously has been dominated the colliery. In light of the current 'mothballing' of operations here, new development will introduce greater diversity of jobs and increase employment opportunities
	SAO13	+	New development in the town will create a need for further capacity in the existing secondary school, requiring developer contributions. Improving the quality of educational facilities in the town may contribute towards greater learning opportunities in the area. However, while availability of land for employment uses has a generally positive effect, at this stage there is no indication of the type of businesses that may locate here (i.e. high knowledge sector or otherwise)
	SAO14	++	Delivery of new employment sites to south of the town will support the needs of modern business and industry, extending the existing employment areas on the edge of the town and helping diversify the range of employment opportunities currently available
HB2 (Scenario 2: All favourable sites from screening – 1019 dwellings)	SAO1	++	Allocating land to provide the number of homes set out in this scenario will help ensure the housing targets set out in the Core Strategy are met, thereby providing a wider range of housing types and tenures, giving greater choice in the local housing market and facilitating the envisioned 'step-change' for the area
	SAO2	++	While the current range of healthcare facilities in the town are not as extensive as in the larger urban areas, these are all centrally located and are located on public transport routes. Most of the sites included in this scenario located on the edges of the existing built-up area have relative ease of access to existing PROW and recreational facilities, thereby supporting overall well-being of residents
	SAO3	++	In line with the Core Strategy, all developments must make open space provision. Levels of growth under this scenario will deliver an overall increase in the amount of new open space and potentially facilitate enhancement of existing sites
	SAO4	++	Development of all sites will help contribute to provision of a safe and secure built environment and will include redevelopment of sites with no formal use, thereby reducing the number of sites that are potentially vulnerable to antisocial behaviour
	SAO5	++	This scenario will continue to locate new development close to existing and newly established neighbourhoods and connect to them, ensuring future residents' ease of access to existing services around the town potentially increasing social cohesion
	SAO6	0	Harworth and Bircotes has little in the way of strategic green infrastructure, therefore such a high level of development spread across may, in line with Core Strategy policies, help deliver widespread green infrastructure enhancements. However, development in this scenario will result in loss of a LWS and extensive loss of greenfield sites may still result in the loss of unidentified species and habitats, potentially neutralising other gains made elsewhere
	SAO7	+	There are only a limited number of heritage assets currently in the town, while the local landscape has is largely characterised by the effects of coalmining. As such, there are few features regarded as sensitive and new development is likely to contribute to enhancement of the townscape and overall landscape setting
	SAO8	0	While all development sites are located so as to reduce adverse effects on groundwater and avoid creating or exacerbating existing flood risk to properties, given the lack of available brownfield land in the town most of the proposed development will result in some loss of greenfield sites. This particular scenario, however, ensures redevelopment of another former part of the colliery which, although naturally regenerated, is effectively a former spoil heap
	SAO9	-	Increasing development will inevitably lead to increased levels of household waste. Levels of recycling are dependent on the attitudes of individuals, not on development proposals. Given that commercial waste is dealt with in through private contractors, there may be scope for more sustainable waste management procedures. These matters are, however, fraught with uncertainties that cannot be quantified
	SAO10	?	While tightening Building Regulations will increasingly require new developments to increase efficiency and incorporate measures that reduce CO2 emissions (e.g. renewable energy sources), methods for achieving these savings are not prescribed in policy. As such, unless developers state an intention to pursue specific measures in their schemes, it remains unclear as to the effect of proposals on this objective
	SAO11	++	Harworth is well located to make effective use of the existing transport infrastructure, with ease of access to the A1(M), M18 and Robin Hood Airport. The majority of sites included within the development scenario are also within walking distance of existing bus stops, thus

			supporting use of public transport
	SAO12	++	The extensive amounts of employment growth proposed for Harworth will bring a greater range of jobs to the local employment market which previously has been dominated the colliery. In light of the current ‘mothballing’ of operations here, new development will introduce greater diversity of jobs and increase employment opportunities
	SAO13	+	New development in the town will create a need for further capacity in the existing secondary school, requiring developer contributions. Improving the quality of educational facilities in the town may contribute towards greater learning opportunities in the area. However, while availability of land for employment uses has a generally positive effect, at this stage there is no indication of the type of businesses that may locate here (i.e. high knowledge sector or otherwise)
	SAO14	++	Delivery of new employment sites to south of the town will support the needs of modern business and industry, extending the existing employment areas on the edge of the town and helping diversify the range of employment opportunities currently available
HB3 (Scenario 4: Preferred Scenario based on trajectory considerations – 1294 dwellings)	SAO1	++	Allocating land to provide the number of homes set out in this scenario will help ensure the housing targets set out in the Core Strategy are met, thereby providing a wider range of housing types and tenures, giving greater choice in the local housing market and facilitating the envisioned ‘step-change’ for the area
	SAO2	++	The additional effect of developing this site will ensure residents have access to nearby recreational facilities, thereby enhancing residents’ wellbeing, although cumulatively will further contribute to the wider context of facilitating access to healthcare facilities
	SAO3	+	Additional development here will deliver an overall increase in the amount of new open space or facilitate enhancement of existing sites
	SAO4	+	Development of all sites will help contribute to provision of a safe and secure built environment
	SAO5	++	This scenario will continue to locate new development close to existing and newly established neighbourhoods and connect to them, ensuring future residents’ ease of access to existing services around the town potentially increasing social cohesion
	SAO6	0	Harworth and Bircotes has little in the way of strategic green infrastructure, therefore such a high level of development spread across may, in line with Core Strategy policies, help deliver widespread green infrastructure enhancements. However, development in this scenario will result in loss of a LWS and extensive loss of greenfield sites may still result in the loss of unidentified species and habitats, potentially neutralising other gains made elsewhere
	SAO7	0	No direct impact on any heritage assets
	SAO8	?	While all development sites are located so as to reduce adverse effects on groundwater and avoid creating or exacerbating existing flood risk to properties, lack of available brownfield land results in loss of greenfield sites
	SAO9	-	Increasing development will inevitably lead to increased levels of household waste. Levels of recycling are dependent on the attitudes of individuals, not on development proposals. Given that commercial waste is dealt with in through private contractors, there may be scope for more sustainable waste management procedures. These matters are, however, fraught with uncertainties that cannot be quantified
	SAO10	?	While tightening Building Regulations will increasingly require new developments to increase efficiency and incorporate measures that reduce CO2 emissions (e.g. renewable energy sources), methods for achieving these savings are not prescribed in policy. As such, unless developers state an intention to pursue specific measures in their schemes, it remains unclear as to the effect of proposals on this objective
	SAO11	++	Harworth is well located to make effective use of the existing transport infrastructure, with ease of access to the A1(M), M18 and Robin Hood Airport. This site is within walking distance of existing bus stops, thus supporting use of public transport
	SAO12	0	No impact on employment
	SAO13	+	New development in the town will create a need for further capacity in the existing secondary school, requiring developer contributions. Improving the quality of educational facilities in the town may contribute towards greater learning opportunities in the area. However, while availability of land for employment uses has a generally positive effect, at this stage there is no indication of the type of businesses that may locate here (i.e. high knowledge sector or otherwise)

	SAO14	0	No impact on employment
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DRAFT

KEY

Symbol	Explanation
++	Likely strong positive effect
+	Likely positive effect
0	No effect/neutral effect
?	Uncertain effect
-	Likely negative effect
--	Likely strong negative effect

