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Sustainability Appraisal Report for the Bassetlaw Local Plan

Draft Bassetlaw Local Plan (January 2020)

Prepared by LUC
January 2020

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Appendices are presented in a separate volume

1 Introduction

- 1.1 This Sustainability Appraisal Report has been prepared by LUC on behalf of Bassetlaw District Council as part of the integrated Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) of the Bassetlaw Local Plan.
- 1.2 This report relates to the Draft Bassetlaw Local Plan (January 2020) and it should be read in conjunction with that document.

Context for the Bassetlaw Local Plan

- 1.3 Bassetlaw District is located within the north of Nottinghamshire covering approximately 63,000ha with a population of approximately 116,800¹. To the north, the District is bordered by Doncaster and North Lincolnshire; to the west, Rotherham and Bolsover bound the District; to the east, West Lindsey forms most of the District's boundary; and to the south, Mansfield, Newark and Sherwood border Bassetlaw.
- 1.4 The District is mostly rural, with Worksop to the south west and Retford towards the central part of the District acting as important service centres. The District has close links to the surrounding local authority areas as well as being an important gateway between the major cities of Sheffield and Nottingham. Reflecting its more rural undeveloped character, approximately 17,000 people commute out of Bassetlaw on a daily basis². Worksop has strong links with South Yorkshire in particular and provides access to strategic transport infrastructure in the form of the A57, A1 and east-west rail links allowing access to Lincoln, Cleethorpes and Sheffield. An emerging context for the new Local Plan in particular is Bassetlaw's future role within the wider Sheffield City Region, with the Council currently being a 'non-constituent' member of the Sheffield City Region Combined Authority.
- 1.5 Bassetlaw contains a wealth of locally and nationally designated biodiversity sites with over 300 Local Wildlife Sites within its boundary. Furthermore, the northern part of Sherwood Forest extends into Bassetlaw and a total of over 10,000ha of woodland (600ha of which is ancient woodland) is present in the District which is almost double the average woodland cover for England at local authority level³.

The new Local Plan

- 1.6 Bassetlaw District Council began work on its new Local Plan in 2015. The new Local Plan will provide the long term approach to development in the District up to the year 2037 and, once adopted, will replace the Core Strategy and Development Management Policies Development Plan Document (DPD) which was adopted in December 2011.
- 1.7 The Initial Draft Bassetlaw Plan was published for consultation in October 2016 and set out a Vision and 11 Strategic Objectives for the Local Plan as well as six Strategic Proposals which detailed the spatial hierarchy for the District and a proposed planning approach and development principles for each tier of the hierarchy. The Initial Draft Bassetlaw Plan also set out proposed thematic policy approaches relating to housing growth; economic development; town and service centres; the historic environment; the natural environment; design; affordable and specialist

¹ Nomis (2018) Labour Market Profile – Bassetlaw. Available at: <https://www.nomisweb.co.uk/reports/lmp/la/1946157163/report.aspx?town=bassetlaw>.

² Nomis (2018) Location of usual residence and place of work by method of travel to work. Available at: <https://www.nomisweb.co.uk/census/2011/WU03UK/chart/1132462277>.

³ Bassetlaw District Council (January 2019) Draft Bassetlaw Plan - Part 1: Strategic Plan. Available at: <https://www.bassetlaw.gov.uk/planning-and-building/the-draft-bassetlaw-local-plan/draft-bassetlaw-local-plan>.

housing; rural buildings and residential development in wider rural Bassetlaw; responding to a changing climate; infrastructure delivery and planning obligations; and Gypsies, Travellers and Travelling Showpeople. These proposed policy approaches were high level indications of the likely direction of the Local Plan policy and did not comprise detailed draft policy wording.

- 1.8 Bassetlaw District Council then prepared Part 1 of the Draft Bassetlaw Local Plan for consultation in January 2019. This document focused on the strategic elements of the Local Plan, including how much development is proposed and broadly how it will be distributed. This document included strategic policies (including a policy to allocate new garden villages) and thematic policies, which were focused on various topics for development management purposes. These policies set out the requirements that development within the District should meet.
- 1.9 The Draft Bassetlaw Local Plan (January 2020) brings together the strategic elements included in the Part 1 consultation with more detailed policies and site allocations. Some elements that were consulted on during the Part 1 consultation have now been updated in response to comments received through the consultation process.

Sustainability Appraisal and Strategic Environmental Assessment

- 1.10 Sustainability Appraisal is a statutory requirement of the Planning and Compulsory Purchase Act 2004. It is designed to ensure that the plan preparation process maximises the contribution that a plan makes to sustainable development and minimises any potential adverse impacts. The SA process involves appraising the likely social, environmental and economic effects of the policies and proposals within a plan from the outset of its development.
- 1.11 Strategic Environmental Assessment (SEA) is also a statutory assessment process, required under the SEA Directive⁴, transposed in the UK by the SEA Regulations (Statutory Instrument 2004, No 1633). The SEA Regulations require the formal assessment of plans and programmes which are likely to have significant effects on the environment and which set the framework for future consent of projects requiring Environmental Impact Assessment (EIA)⁵. The purpose of SEA, as defined in Article 1 of the SEA Directive is '*to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans....with a view to promoting sustainable development*'.
- 1.12 SEA and SA are separate processes but have similar aims and objectives. Simply put, SEA focuses on the likely environmental effects of a plan whilst SA includes a wider range of considerations, extending to social and economic impacts. National Planning Practice Guidance⁶ shows how it is possible to satisfy both requirements by undertaking a joint SA/SEA process, and to present an SA report that incorporates the requirements of the SEA Regulations. The SA/SEA of the Bassetlaw Local Plan is being undertaken using this integrated approach and throughout this report the abbreviation 'SA' should therefore be taken to refer to 'SA incorporating the requirements of SEA'.

Habitats Regulations Assessment

- 1.13 The requirement to undertake Habitats Regulations Assessment (HRA) of development plans was confirmed by the amendments to the Habitats Regulations published for England and Wales in July 2007 and updated in 2010 and again in 2012 and 2017. The Regulations translate Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (Habitats Directive) and 79/409/EEC (Birds Directive) into UK law. The purpose of HRA is to assess the impacts of a land-use plan against the conservation objectives of a European Site and to ascertain whether it would adversely affect the integrity of that site.

⁴ SEA Directive 2001/42/EC

⁵ Under EU Directives 85/337/EEC and 97/11/EC concerning EIA.

⁶ <http://planningguidance.planningportal.gov.uk/>

- 1.14 The HRA is being undertaken separately but the findings will be taken into account in the SA where relevant (for example to inform judgements about the likely effects of potential development on biodiversity).

Structure of this report

- 1.15 This report is the SA report for the Draft Bassetlaw Local Plan. **Table 1.1** below signposts how the requirements of the SEA Regulations have been met within this report.

Table 1.1 Requirements of the SEA Regulations and where these have been addressed in this SA Report

SEA Regulations Requirements	Where covered in this SA report
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated (Reg. 12). The information to be given is (Schedule 2):	
a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes	Chapter 3 and Appendix 2.
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	Chapter 3 and Appendix 3.
c) The environmental characteristics of areas likely to be significantly affected	Chapter 3 and Appendix 3.
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 Directives 79/409/EEC and 92/43/EEC.	Chapter 3 and Appendix 3.
e) The environmental protection, objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation	Chapter 3 and Appendix 2.
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. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects)	Chapters 4, 5, 6 and 7 and Appendix 4, Appendix 6 and Appendix 7.
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;	Chapters 5, 6.
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	Chapter 2 and Appendix 8, Appendix 9 and Appendix 10.
i) a description of measures envisaged concerning monitoring in accordance with Reg. 17;	Chapter 8.

SEA Regulations Requirements	Where covered in this SA report
j) a non-technical summary of the information provided under the above headings	A separate non-technical summary document will be prepared to accompany the SA report for the Publication version of the Local Plan.
The report shall include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Reg. 12(3))	Addressed throughout this SA report.
Consultation: <ul style="list-style-type: none"> authorities with environmental responsibility, when deciding on the scope and level of detail of the information which must be included in the environmental report (Reg. 12(5)) 	Consultation on the SA Scoping Report was undertaken between March and April 2016. A further consultation on the proposed methodology for the remaining stages of the SA was undertaken between July and August 2018.
<ul style="list-style-type: none"> authorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Reg. 13) 	Consultation is being undertaken in relation to the Draft Bassetlaw Local Plan from January 2020. The consultation document is accompanied by this SA report. Consultation was previously undertaken between January and March 2019 on the Draft Bassetlaw Plan (Part 1).
<ul style="list-style-type: none"> other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Reg. 14). 	N/A
Taking the environmental report and the results of the consultations into account in decision-making (Reg. 16)	
Provision of information on the decision: When the plan or programme is adopted, the public and any countries consulted under Reg. 14 must be informed and the following made available to those so informed: <ul style="list-style-type: none"> the plan or programme as adopted a statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report, the opinions expressed, and the results of consultations entered into have been taken into account, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and the measures decided concerning monitoring 	To be addressed after the Local Plan is adopted. However, Appendices 8, 9 and 10 form the basis of the requirement to summarise the 'reasons for choosing the plan...in the light of the other reasonable alternatives dealt with', and will be updated at each stage in the Plan preparation.
Monitoring of the significant environmental effects of the plan's or programme's implementation (Reg. 17)	To be addressed after the Local Plan is adopted.

SEA Regulations Requirements	Where covered in this SA report
Quality assurance: environmental reports should be of a sufficient standard to meet the requirements of the SEA Directive.	This report has been produced in line with current guidance and good practice for SEA/SA and this table demonstrates where the requirements of the SEA Directive have been met.

1.16 This section has introduced the SA process for the Bassetlaw Local Plan. The remainder of the report is structured into the following sections:

- **Chapter 2: Methodology** describes the approach that is being taken to the SA of the Bassetlaw Local Plan.
- **Chapter 3: Sustainability Context for Development in Bassetlaw** describes the relationship between the Bassetlaw Local Plan and other relevant plans, policies and programmes; summarises the social, economic and environmental characteristics of the District and identifies the key sustainability issues.
- **Chapter 4: Sustainability Appraisal Findings for the Policy Options** summarises the SA findings for the reasonable alternative strategic and other policy options that were considered for the Local Plan at earlier stages of plan making. This is the same chapter that was presented in the SA of the Part 1 Draft Bassetlaw Plan (January 2019).
- **Chapter 5: Sustainability Appraisal Findings for the Site Options** summarises the SA findings for the reasonable alternative site options that have been considered for the Local Plan to date.
- **Chapter 6 Sustainability Appraisal findings for the Draft Local Plan** summarises the SA findings for the draft Local Plan vision, objectives and policies (including site allocation policies) that are set out in the current consultation document.
- **Chapter 7: Cumulative Effects of the Draft Local Plan** summarises the expected cumulative effects of the current consultation document.
- **Chapter 8: Monitoring and Recommendations** describes the approach that should be taken to monitoring the likely significant effects of the Local Plan and proposes monitoring indicators.
- **Chapter 9: Conclusions** summarises the key findings from the SA of the Draft Bassetlaw Local Plan and describes the next steps to be undertaken.

1.17 The main body of the report is supported by a number of appendices as follows:

- **Appendix 1** presents the consultation comments received in relation to the SA Scoping Report, the Interim SA Report, the SA Methodology Consultation and the SA for Part 1 of the Draft Bassetlaw Local Plan and explains how they have been addressed.
- **Appendix 2** presents the updated review of relevant plans, policies and programmes.
- **Appendix 3** presents the updated baseline information for Bassetlaw District.
- **Appendix 4** presents SA matrices for the policy options considered for the Local Plan at earlier stages of plan making. This is the same appendix as was presented in the SA of the Part 1 Draft Bassetlaw Plan (January 2019).
- **Appendix 5** presents the site appraisal criteria that have been applied during the SA.
- **Appendix 6** presents SA matrices for the site options considered at this stage of the SA.
- **Appendix 7** presents SA matrices for the strategic site options considered in the SA of the Part 1 Draft Bassetlaw Plan (January 2019).
- **Appendix 8** gives an overview of the reasons for selecting the sites that are proposed to be allocated and why the reasonable alternatives are not proposed to be taken forward.

- **Appendix 9** sets out how the garden village options assessed in the SA of the Part 1 Bassetlaw Plan (January 2019) were identified and why the proposed approach was selected.
- **Appendix 10** sets out the reasonable alternative policy options considered by the Council and outlines why the proposed approach was taken forward and why alternatives were not selected.

2 Methodology

- 2.1 In addition to complying with legal requirements, the approach being taken to the SA of the Bassetlaw Local Plan is based on current best practice and the guidance on SA/SEA set out in the National Planning Practice Guidance, which involves carrying out SA as an integral part of the plan-making process. **Table 2.1** below sets out the main stages of the plan-making process and shows how these correspond to the SA process.

Table 2.1 Corresponding stages in plan making and SA

Local Plan Step 1: Evidence Gathering and engagement
SA stages and tasks
Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope
<ul style="list-style-type: none"> • 1: Identifying other relevant policies, plans and programmes, and sustainability objectives • 2: Collecting baseline information • 3: Identifying sustainability issues and problems • 4: Developing the SA framework • 5: Consulting on the scope of the SA
Local Plan Step 2: Production
SA stages and tasks
Stage B: Developing and refining options and assessing effects
<ul style="list-style-type: none"> • 1: Testing the Local Plan objectives against the SA framework • 2: Developing the Local Plan options • 3: Evaluating the effects of the Local Plan • 4: Considering ways of mitigating adverse effects and maximising beneficial effects • 5: Proposing measures to monitor the significant effects of implementing the Local Plan
Stage C: Preparing the Sustainability Appraisal Report
<ul style="list-style-type: none"> • 1: Preparing the SA Report
Stage D: Seek representations on the Local Plan and the Sustainability Appraisal Report
<ul style="list-style-type: none"> • 1: Public participation on Local Plan and the SA Report • 2(i): Appraising significant changes
Local Plan Step 3: Examination
SA stages and tasks
<ul style="list-style-type: none"> • 2(ii): Appraising significant changes resulting from representations
Local Plan Step 4 & 5: Adoption and Monitoring
SA stages and tasks
<ul style="list-style-type: none"> • 3: Making decisions and providing information
Stage E: Monitoring the significant effects of implementing the Local Plan
<ul style="list-style-type: none"> • 1: Finalising aims and methods for monitoring • 2: Responding to adverse effects

- 2.2 The sections below describe the approach that has been taken to the SA of the Bassetlaw Local Plan to date and provide information on the subsequent stages of the process.

SA Stage A: Scoping

- 2.3 The SA process began in March 2016 with the production of a Scoping Report for the Bassetlaw Local Plan⁷. The SA Scoping Report was prepared by Amec Foster Wheeler on behalf of Bassetlaw District Council.
- 2.4 The Scoping stage of the SA involves understanding the social, economic and environmental baseline for the plan area as well as the sustainability policy context and key sustainability issues. The Scoping Report presented the outputs of the following tasks:
- Policies, plans and programmes of relevance to the Local Plan were identified and the relationships between them and the Local Plan and the SA were considered, enabling any potential synergies to be exploited and any potential inconsistencies and incompatibilities to be identified and addressed.
 - Baseline information was collected on environmental, social and economic issues in Bassetlaw District. This baseline information provides the basis for predicting and monitoring the likely effects of options for policies and site allocations and helps to identify alternative ways of dealing with any adverse effects identified.
 - Key sustainability issues for Bassetlaw District were identified.
 - A Sustainability Appraisal framework was presented, setting out the SA objectives against which options and subsequently policies would be appraised. The SA framework provides a way in which the sustainability impacts of implementing a plan can be described, analysed and compared. It comprises a series of sustainability objectives and associated sub-questions that can be used to 'interrogate' options and draft policies during the plan-making process. These SA objectives define the long-term aspirations of the District with regard to social, economic and environmental considerations. During the SA, the performances of the plan options (and later, policies) are assessed against these SA objectives and sub-questions.
- 2.5 The SA Scoping Report also set out information about the methodology that was intended to be followed for the later stages of the SA, including proposed criteria for the appraisal of site options and definitions of significance which would inform the appraisal of policy options.
- 2.6 Public and stakeholder participation is an important part of the SA and wider plan-making processes. It helps to ensure that the SA report is robust and has due regard for all appropriate information that will support the plan in making a contribution to sustainable development. The SA Scoping Report was published between March and April 2016 for a five week consultation period with the three statutory consultees (Natural England, the Environment Agency and Historic England). The consultation responses received were later listed and addressed in Appendix B of the Interim SA Report (October 2016).
- 2.7 Once LUC was commissioned in 2018 to undertake the remaining stages of the SA process for the Local Plan, the original proposed methodology as set out in the Scoping Report was reviewed and a number of changes were proposed. These changes were described in an SA Methodology Note (July 2018) which was sent to the three statutory consultees (Natural England, Historic England and Environment Agency) for comment.
- 2.8 **Appendix 1** lists the comments that were received during the original Scoping consultation and describes how each one was addressed during the preparation of the 2016 Interim SA Report⁸ (this table was originally presented in Appendix B of the Interim SA Report). In light of the comments received, a number of amendments were made to the scoping work during the preparation of the Interim SA Report, including some minor amendments to the SA framework. These changes have been carried forward in this SA report. **Appendix 1** also lists the comments received from the statutory consultees during the consultation on the revised methodology in July 2018 – as noted in the table, no changes needed to be made to the proposed revisions as a result of the comments received.

⁷ Amec Foster Wheeler (March 2016) The Bassetlaw Plan Sustainability Appraisal: Scoping Report

⁸ The Initial Draft Bassetlaw Plan - Interim SA Report, Amec Foster Wheeler, October 2016.

- 2.9 As well as changes that have been made to address consultation comments, some parts of the Scoping Report (namely the review of plans, policies and programmes and the baseline information) have been subject to a general update as part of the preparation of this SA Report in order to ensure that they reflected the current situation in Bassetlaw District. Updated versions of the review of plans, policies and programmes and the baseline information are presented in **Appendix 2** and **Appendix 3** respectively of this report and are summarised in **Chapter 3**.
- 2.10 **Table 2.2** presents the SA framework for the Bassetlaw Local Plan which includes 14 headline SA objectives along with their associated sub-questions. The table also shows how all of the 'SEA topics' (as listed in Schedule 2 of the SEA Regulations) have been covered by the SA objectives, reflecting the fact that an integrated approach is being taken to the SA and SEA of the Local Plan. The methodology revisions described above did not affect the SA framework and no changes have been made to the SA objectives since they were presented in the Interim SA Report (October 2016). However, an additional sub-question has been added to SA objective 14: landscape and townscape, with regards to tranquillity. This has been added in response to a comment from Natural England, received in response to the Interim SA Report. Natural England highlighted that tranquillity can be an important landscape attribute and that the Campaign to Protect Rural England (CPRE) has mapped areas of tranquillity which could inform the SA. The maps produced by CPRE are too coarse to inform the assessment of individual site options but have been used to inform the assessment of the cumulative effects of the growth proposed by the Local Plan over the plan period.
- 2.11 In order to ensure consistency in the appraisal of options and policies considered for the Bassetlaw Local Plan, a set of significance criteria was developed and set out in the Scoping Report. These criteria set out parameters within which different levels of effect would be given against each SA objective. As part of the methodology revisions described above, a number of changes were made to the significance criteria and the updated set is presented in **Appendix 5**. In addition, the Scoping Report set out a series of proposed site appraisal criteria, or 'assumptions'. These criteria were revised by LUC to take account of available datasets, best practice and minimise the subjectivity of the criteria. These changes were consulted on as part of the LUC Consultation on Proposed Revisions to Methodology. Minor changes were made to these criteria during this current round of SA, in order to clarify which criteria apply to residential sites and which to employment sites, and to address gaps identified as site options were being assessed. The updated assumptions that were applied during the SA of site options are presented in **Appendix 5**.

Table 2.2 Framework for the Bassetlaw Local Plan

SA objectives	Sub-questions	Relevant topic(s) as set out in the SEA Regulations
1. Biodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the District's green infrastructure network.	<ul style="list-style-type: none"> • Will it conserve and enhance international designated nature conservation sites (Special Areas of Conservation, Special Protection Areas and Ramsar Sites)? • Will it conserve and enhance nationally designated nature conservation sites such as Sites of Special Scientific Interest? • Will it conserve and enhance Local Nature Reserves and Local Wildlife Sites? • Will it conserve and enhance species diversity, and in particular avoid harm to indigenous species of principal importance, or priority species and habitats? • Will it provide opportunities for new habitat creation or restoration and link existing habitats as part of the development process? • Will it enhance ecological connectivity and maintain and improve the green infrastructure network, addressing deficiencies and providing green spaces that are well connected and biodiversity rich? • Will it maintain and enhance woodland cover and management? • Will it avoid damage to, and protect, Regionally Important Geological Sites? • Will it provide opportunities for people to access the natural environment including green and blue infrastructure? • Will it enhance the resilience of the natural environment to the impacts of climate change? 	<ul style="list-style-type: none"> • Biodiversity • Fauna and Flora • Human Health
2. Housing: To ensure that the District's housing needs are met.	<ul style="list-style-type: none"> • Will it meet the District's objectively assessed housing need, providing a range of housing types to meet current and emerging need for market and affordable housing? • Will it reduce homelessness? • Will it reduce the number of unfit homes? • Will it make best use of the District's existing housing stock? • Will it help to ensure the provision of good quality, well designed homes? • Will it deliver pitches required for Gypsies and Travellers and Showpeople? 	<ul style="list-style-type: none"> • Population
3. Economy and Skills: To promote a strong economy which offers high quality local employment opportunities.	<ul style="list-style-type: none"> • Will it provide a supply of flexible, good quality employment land to meet the needs of the District's existing businesses and attract inward investment? • Will it help to diversify the local economy and support the delivery of the District's Regeneration and Growth Strategy, Nottinghamshire Growth Plan, Sheffield City Region and the D2N2 Local Enterprise Partnership Strategic Economic Plan? • Will it provide good quality, well paid employment opportunities that meet the needs of local people? • Will it increase average income levels? • Will it improve the physical accessibility of jobs? • Will it support rural diversification? • Will it promote a low carbon economy? 	<ul style="list-style-type: none"> • Population

SA objectives	Sub-questions	Relevant topic(s) as set out in the SEA Regulations
	<ul style="list-style-type: none"> Will it improve access to training to raise employment potential? Will it increase levels of qualification? Will it create jobs in high knowledge sectors? Will it promote investment in educational establishments? 	
4. Regeneration and Social Inclusion: To promote regeneration, tackle deprivation and ensure accessibility for all.	<ul style="list-style-type: none"> Will it maintain and enhance community facilities and services? Will it enhance accessibility to key community facilities and services including schools and public transport? Will it protect and enhance the vitality and viability of the District's towns and villages? Will it tackle deprivation in the District's most deprived areas and reduce inequalities? Will it contribute to regeneration initiatives? Will it encourage engagement in community activities? Will it promote participation in cultural activities? Will it enhance the public realm? Will it align investment in services, facilities and infrastructure with growth? 	<ul style="list-style-type: none"> Population Human health
5. Health and Wellbeing: To improve health and reduce health inequalities.	<ul style="list-style-type: none"> Will it avoid locating development in locations that could adversely affect people's health? Will it maintain and improve access to green infrastructure, open space, leisure and recreational facilities? Will it increase the opportunities for physical activity and accessibility of recreational services and facilities? Will it improve access to healthcare facilities and services? Will it reduce health inequalities? Will it meet the needs of the District's ageing population? Will it support those with disabilities? Will it promote community safety? Will it reduce actual levels of crime and anti-social behaviour? Will it reduce the fear of crime? Will it promote design that discourages crime? Will it align healthcare facilities and services with growth? 	<ul style="list-style-type: none"> Population Human health
6. Transport: To reduce the need to travel, promote sustainable modes of transport and align investment in infrastructure with growth	<ul style="list-style-type: none"> Will it reduce travel demand and the distance people travel for jobs, employment, leisure and services and facilities? Will it encourage a shift to more sustainable modes of transport? Will it encourage walking, cycling and the use of public transport? Will it help to address highways capacity issues and reduce traffic congestion? Will it deliver investment in the District's transportation infrastructure and support proposals identified in the Local Transport Plan? Will it capitalise on the District's good transport accessibility, links to Robin Hood Airport and the new Worksop Bus Station? 	<ul style="list-style-type: none"> Population Human health Air

SA objectives	Sub-questions	Relevant topic(s) as set out in the SEA Regulations
	<ul style="list-style-type: none"> Will it help to develop a transport network that minimises the impact on the environment and public health? Will it reduce the level of freight movement by road? Will it help to enhance the connectivity of more remote, rural settlements? 	
7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.	<ul style="list-style-type: none"> Will it promote the use of previously developed (brownfield) land and minimise the loss of greenfield land? Will it avoid the loss of agricultural land including best and most versatile land? Will it make best use of and reduce the amount of derelict, degraded and underused land in the District? Will it encourage the reuse of existing buildings and infrastructure? Will it prevent land contamination and facilitate remediation of contaminated sites? Will it maintain and enhance soil quality? 	<ul style="list-style-type: none"> Soil Material assets
8. Water: To conserve and enhance water quality and resources	<ul style="list-style-type: none"> Will it result in a reduction of run-off of pollutants to nearby water courses that lead to a deterioration in existing status and/or failure to achieve the objective of good status under the Water Framework Directive? Will it improve ground and surface water quality? Will it reduce water consumption and encourage water efficiency? Will it ensure that new water/wastewater management infrastructure is delivered in a timely manner to support new development? 	<ul style="list-style-type: none"> Water
9. Flood Risk: To minimise flood risk and reduce the impact of flooding to people and property in the District, taking into account the effects of climate change.	<ul style="list-style-type: none"> Will it help to minimise the risk of flooding to existing and new developments/infrastructure? Will it ensure that new development does not give rise to flood risk elsewhere? Will it manage effectively, and reduce the likelihood of, flash flooding, taking into account the capacity of sewerage systems? Will it discourage inappropriate development in areas at risk from flooding? Will it deliver sustainable urban drainage systems (SUDs) and promote investment in flood defences that reduce vulnerability to flooding? 	<ul style="list-style-type: none"> Climatic factors Water
10. Air Quality: To improve air quality	<ul style="list-style-type: none"> Will it maintain and improve air quality? Will it avoid locating development in areas of existing poor air quality/odour? Will it minimise emissions to air including odour from new development? 	<ul style="list-style-type: none"> Air Human health
11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.	<ul style="list-style-type: none"> Will it minimise energy use and reduce or mitigate greenhouse gas emissions? Will it plan or implement adaptation measures for the likely effects of climate change? Will it support the delivery of renewable and low carbon energy in the District and reduce dependency on non-renewable sources? Will it promote sustainable design and layout that is energy efficient, minimises greenhouse emissions and is adaptable to the effects of climate change? 	<ul style="list-style-type: none"> Climatic factors

SA objectives	Sub-questions	Relevant topic(s) as set out in the SEA Regulations
12. Resource Use and Waste: To encourage sustainable resource use and promote the waste hierarchy (reduce, reuse, recycle, recover).	<ul style="list-style-type: none"> • Will it minimise the demand for raw materials and assist in maximising the use of recycled and secondary materials (including aggregates)? • Will it promote the use of local resources? • Will it reduce minerals extracted and imported? • Will it increase efficiency in the use of raw materials and promote recycling? • Will it avoid sterilisation of mineral reserves? • Will it support the objectives and proposals of the Nottinghamshire Minerals Local Plan? • Will it assist or facilitate compliance with the waste hierarchy (i.e. reduce first, then re-use, recover, recycle, landfill)? • Will it compromise the ongoing operation of existing waste management facilities? • Will it support investment in waste management facilities to meet local needs? • Will it support the objectives and proposals of the Nottinghamshire and Nottingham Waste Core Strategy? 	<ul style="list-style-type: none"> • Material Assets
13. Cultural Heritage: To conserve and enhance the District's historic environment, cultural heritage, character and setting.	<ul style="list-style-type: none"> • Will it help to conserve and enhance existing features of the historic built environment and their settings, including archaeological assets? • Will it reduce the instances and circumstances where heritage assets are identified as being 'at risk'? • Will it promote sustainable repair and reuse of heritage assets? • Will it protect or enhance the significance of designated heritage assets and their settings? • Will it protect or enhance the significance of non-designated heritage assets and their settings? • Will it promote local cultural distinctiveness? • Will it improve the quality of the built environment, and maintain local distinctiveness and historic townscape character in the District's towns and villages? • Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and re-use? • Will it provide opportunities for people to value and enjoy Bassetlaw's cultural heritage? • Will it improve and promote access to buildings and landscapes of historic/cultural value? 	<ul style="list-style-type: none"> • Cultural heritage
14. Landscape and Townscape: To conserve and enhance the District's landscape character and townscapes.	<ul style="list-style-type: none"> • Will it conserve and enhance the District's landscape character and townscapes? • Will it conserve and reinforce special landscape features? • Will it promote high quality design in context with its urban and rural landscape? • Will it protect and enhance visual amenity? • Will it maintain tranquillity in the most tranquil areas of the District? 	<ul style="list-style-type: none"> • Landscape

SA Stage B: Developing and refining options and assessing effects

- 2.12 Developing options for a plan is an iterative process, usually involving a number of consultations with the public and stakeholders. Consultation responses and the SA can help to identify where there may be other 'reasonable alternatives' to the options being considered for a plan.
- 2.13 Regulation 12 (2) of the SEA Regulations requires that:
- "The (environmental or SA) report must identify, describe and evaluate the likely significant effects on the environment of—*
- (a) implementing the plan or programme; and*
- (b) reasonable alternatives, taking into account the objectives and the geographical scope of the plan or programme."*
- 2.14 Any alternatives considered for the plan need to be 'reasonable'. This implies that alternatives that are not reasonable do not need to be subject to appraisal. Examples of unreasonable alternatives could include policy options that do not meet the objectives of the plan or national policy (e.g. the National Planning Policy Framework) or site options that are unavailable or undeliverable.
- 2.15 The SA findings are not the only factors taken into account when determining a preferred option to take forward in a plan. Indeed, there will often be an equal number of positive or negative effects identified for each option, such that it is not possible to 'rank' them based on sustainability performance in order to select a preferred option. Factors such as public opinion, deliverability and conformity with national policy will also be taken into account by plan-makers when selecting preferred options for their plan.
- 2.16 This section describes how the appraisal of options has fed into the development of the current consultation document, the Draft Bassetlaw Local Plan (January 2020). Some options appraisal work was undertaken and presented in the Interim SA Report (October 2016) and the SA of the Part 1 Draft Bassetlaw Plan (January 2019), and this has been brought forward and amended/supplemented as needed during the preparation of this current SA report as described below. The Council's reasons for taking some options forward and discounting the other options considered are provided in **Appendices 8, 9 and 10**.

Housing and Employment Quantum and Spatial Distribution Options

- 2.17 The Interim SA Report (October 2016) included an appraisal of the Vision and Strategic Objectives for the Local Plan as well as an appraisal of:
- five alternative options for the level of housing growth (housing target options);
 - three alternative options for the level of employment growth (employment target options); and
 - six alternative spatial options for distributing the growth within the District.
- 2.18 The background paper 'How Much Housing Does Bassetlaw Need?' set out how the initial housing targets were identified. This was published by the Council as part of the 2016 Initial Draft Local Plan consultation. After the Interim SA Report was prepared, the sets of reasonable alternative options for the levels of housing changed, as a result of updated evidence being prepared - in particular, the publication of a Strategic Housing Needs Assessment (SHMA)⁹, a draft Economic Development Needs Assessment (EDNA)¹⁰, the standard methodology for calculating Objectively Assessed Need (OAN)¹¹ and the updated household projections by the Office for National Statistics. The revised set of options was appraised in the SA of the Part 1 Draft Bassetlaw Plan (January 2019) and the findings have been reproduced in **Chapter 4** and **Appendix 4** of this SA

⁹ GL Hearn (2017) North Derbyshire and Bassetlaw SHMA – OAN Update

¹⁰ The EDNA is being undertaken by GL Hearn and was still in progress at the time of writing. The Council shared draft outputs with regards to implications for housing with LUC in December 2018.

¹¹ <https://www.gov.uk/government/consultations/planning-for-the-right-homes-in-the-right-places-consultation-proposals>

report. In appraising the revised options, regard was had to the updated significance criteria described in the previous section.

- 2.19 The Planning for Employment background paper¹², available alongside the Initial Draft Bassetlaw Plan, set out how the employment targets were identified. The employment targets were appraised in the SA of the Initial Draft Bassetlaw Plan and have been reproduced in **Chapter 4** and **Appendix 4** of this SA report. No substantial changes have been made to the set of options for employment targets, although, as set out in **Chapter 4**, assessments were updated to reflect an update to Option 2 and to take account of methodology updates described above.
- 2.20 The spatial options appraised in the Interim SA Report were identified through consideration of a number of evidence studies. This included work on the relative sustainability of different villages in Bassetlaw, market trends and known strategic opportunities.
- 2.21 In addition, two further reasonable alternative spatial options were identified by the Council and these were appraised in the SA of the Part 1 Draft Bassetlaw Plan. The original Option 6 and new Option 8 assessed in the Part 1 Draft Bassetlaw Plan were 'hybrid' options, which considered different ways of combining the other spatial options. The SA work undertaken previously in relation to the original six spatial options was also revised in the SA of the Part 1 Draft Bassetlaw Plan to take into account the updated significance criteria. This work is reproduced in **Chapter 4** and **Appendix 4** of this SA report.
- 2.22 In preparing the Part 1 Draft Bassetlaw Plan, the Council also considered approaches to distributing the identified housing target within different areas of the District. The appraisal of these alternatives was presented in the SA of the Part 1 Draft Bassetlaw Plan and is reproduced in **Chapter 4**.

Site Options

- 2.23 The SA of the Part 1 Draft Bassetlaw Plan assessed six strategic site options. These options were identified through the Bassetlaw New Settlement Study¹³, which set out the methodology in full. The New Settlement Study explained that the Bassetlaw Rural Settlement Survey (2016) Technical Statement & Evidence was used to identify the location of all the rural parishes within the District, as the study was looking for a new settlement to deliver benefits to existing rural communities and improve sustainability within rural settlements. The study then identified those parishes with at least one primary service (convenience retail, GP Surgery, primary school or Post Office facility) for further consideration. Using these parishes as a starting point, the study undertook a desktop review of land capable of accommodating a sufficient scale of growth for a new settlement, while avoiding coalescence of settlements. For each parish area, environmental and landscape designations and constraints, and the level of existing service provision was analysed, from which six reasonable alternative sites with potential for accommodating a new garden village were identified. Two of these options were selected to be taken forward in the Part 1 Draft Bassetlaw Plan. As the Council prepared the Draft Bassetlaw Local Plan (January 2020), officers identified a small number of additional potential strategic site options (new settlement options). These have been subject to SA as part of this current stage and the results are presented in **Chapter 5** and **Appendix 6**.
- 2.24 The Council has also identified a number of smaller site options in the Draft Bassetlaw Local Plan (January 2020) for potential housing, employment and mixed-use allocations. These site options were identified through a call for sites, and the SHLAA process then determined which of these were reasonable alternatives for allocation in the Local Plan. The reasonable alternatives were subject to SA as part of this current stage, the results of which are presented in **Chapter 5** and **Appendix 6**.

Policy Options

- 2.25 The Council considered various approaches to thematic policies, based on responses to early consultation and engagement, achieving the vision and compliance with the NPPF. These were presented in the Initial Draft Bassetlaw Plan (October 2016). These were not subject to SA at the

¹² Bassetlaw District Council (2016) Planning for Employment, exploring delivery options for Bassetlaw

¹³ ADAS (2018) Bassetlaw New Settlement Study

time but were appraised in the SA of the Part 1 Draft Bassetlaw Plan and are reproduced in **Chapter 4**, along with reasonable alternative policy approaches.

- 2.26 The SA of the Part 1 Draft Bassetlaw Local Plan also assessed a number of strategic policies, including:
- Spatial Strategy.
 - Growth Targets.
 - Strategic Spatial Policies.
 - Thematic Policies.
- 2.27 In preparing the Draft Bassetlaw Local Plan (January 2020) the Council has since updated these policies and prepared a number of additional, detailed policies, drawing on key issues identified, consultation comments and the SA. These have been subject to SA as part of this current stage, with the findings reported in **Chapter 6**.
- 2.28 There are a few presentational differences between this SA Report and previous versions of the SA. For example, assessment matrices no longer list likely significant effects, mitigation, assumptions and uncertainties. This information is still included in the SA but is presented in a more streamlined format to make the assessments easier to understand. The main assessment text and assessment matrices in **Chapter 6** and **Appendix 6** set out the likely significant effects identified, followed by recommendations for mitigation and/or enhancement of the policy. Uncertainties are made clear within the appraisal text itself and further information on uncertainties and assumptions are set out in the 'Uncertainties and Assumptions' section below. The site appraisal criteria are also a set of assumptions that guided the SA assessments.

SA Stage C: Preparing the Sustainability Appraisal report

- 2.29 This SA Report describes the process that has been undertaken to date in carrying out the SA of the Draft Bassetlaw Local Plan (January 2020). It sets out the findings of the appraisal of options considered to date, draft policies, strategic sites and site allocations, highlighting any likely significant effects (both positive and negative, and taking into account the likely secondary, cumulative, synergistic, short, medium and long-term and permanent and temporary effects). It also describes the reasons for selecting or rejecting certain options during the preparation of the Local Plan to date.

SA Stage D: Consultation on the Bassetlaw Local Plan and this SA Report

- 2.30 Bassetlaw District Council is inviting comments on the Draft Bassetlaw Local Plan and this SA Report. Both documents are being published on the Council's website for consultation from January 2020.
- 2.31 **Appendix 1** presents the consultation comments that were received in relation to the SA Scoping Report, the Interim SA Report, the SA Methodology Consultation and the SA Report for the Draft Bassetlaw Plan (Part 1) and explains how each one has been addressed in the SA work undertaken since then.

SA Stage E: Monitoring implementation of the Local Plan

- 2.32 Recommendations for monitoring the likely significant social, environmental and economic effects of implementing the Bassetlaw Local Plan are presented in **Chapter 8** and will be updated at later stages of the Local Plan preparation to reflect the final effects identified.

Appraisal methodology

- 2.33 Reasonable alternative policy and spatial options for the Local Plan have been appraised against the SA objectives in the SA framework (see **Table 2.2** earlier in this section), with score symbols being attributed to each option or policy to indicate its likely effects on each SA objective as follows:

Figure 2.1: Key to symbols and colour coding used in the SA of the Bassetlaw Local Plan

++	The option or policy is likely to have a significant positive effect on the SA objective(s).
++/-	The option or policy is likely to have a mixture of significant positive and minor negative effects on the SA objective(s).
+	The option or policy is likely to have a minor positive effect on the SA objective(s).
0	The option or policy is likely to have a negligible or no effect ¹⁴ on the SA objective(s).
-	The option or policy is likely to have a minor negative effect on the SA objective(s).
+/-	The option or policy is likely to have a mixture of minor positive and significant negative effects on the SA objective(s).
--	The option or policy is likely to have a significant negative effect on the SA objective(s).
?	It is uncertain what effect the option or policy will have on the SA objective(s).
+/- or ++/--	The option or policy is likely to have a mixture of positive and negative effects on the SA objective(s).

- 2.34 Where a potential positive or negative effect is uncertain, a question mark was added to the relevant score (e.g. +? or -?) and the score has been colour coded as per the potential positive, negligible or negative effect (e.g. green, yellow, orange, etc.).
- 2.35 The likely effects of options and policies need to be determined and their significance assessed, which inevitably requires a series of judgments to be made. The appraisal has attempted to differentiate between the most significant effects and other more minor effects through the use of the symbols shown above. The dividing line in making a decision about the significance of an effect is often quite small. Where either (++) or (--) has been used to distinguish significant effects from more minor effects (+ or -) this is because the effect of an option or policy on the SA objective in question is considered to be of such magnitude that it will have a noticeable and measurable effect taking into account other factors that may influence the achievement of that objective. However, effects are relative to the scale of proposals under consideration. The significance definitions for policies and sites are set out in **Appendix 5** and have been used to achieve consistency in making judgements.

Assumptions and uncertainty

Assumptions to be applied during the SA

- 2.36 SA inevitably relies on an element of subjective judgement. However, at this stage of the SA, when a large number of site options are being appraised, it is necessary to ensure consistency in the appraisal of those options. Therefore, a detailed set of assumptions for site appraisals, referred to as 'site assessment criteria', has been developed and is presented in **Appendix 5**. These assumptions set out clear parameters within which different levels of SA effect will be given, based on factors such as the distance of site options from features such as biodiversity designations, public transport links and areas of high landscape sensitivity.

¹⁴ These terms are used interchangeably throughout this SA.

- 2.37 The site assessment criteria presented in **Appendix 5** have been applied through the use of Geographical Information Systems (GIS) data where appropriate. The assumptions were originally set out in the SA Scoping Report and a number of changes have been made as part of the consultation on the revised SA methodology (July 2018). Further changes have been made at this stage to add clarity and address some gaps that did not come to light until we started appraising more detailed options. These changes are reflected in **Appendix 5**.
- 2.38 New settlements will be expected to be relatively self-contained communities. As such, they will provide more than just housing. In order to acknowledge this in the SA, LUC has agreed a number of assumptions with the Council, which have been applied to the assessment of all new settlement sites on a consistent basis. Any new settlement would be expected to provide:
- > 1,000 homes.
 - Low and medium density development.
 - Primary school.
 - Local centre.
 - Small-scale employment/job provision (<5 ha for the purposes of applying the site assessment assumptions presented in **Appendix 5**).
 - High level of open space / greenspace.
 - Bus stops / cycle routes.
 - GP surgery.

Uncertainties

- 2.39 Various factors have led to uncertainty in many of the assessments. These uncertainties are discussed within the assessment justification text within the findings chapters and appendices.
- 2.40 Many of the effects identified in the assessments depend on the exact location of development, which, aside from the strategic spatial options, is yet to be decided. This has led to uncertainty in many of the assessments.
- 2.41 An uncertainty throughout both the SA and the HRA processes relates to the Sherwood Forest potential proposed Special Protection Area (ppSPA). Whilst this area is not currently designated as a European site, Natural England has indicated that it will be considered for future designation. The SA and HRA have taken a precautionary approach and treated the site as though it were designated. Regardless of its designation as an SPA, the site is still partly an Important Bird Area and has areas that have been identified as core breeding areas for nightjar and woodlark, therefore it should still be considered an important area in terms of biodiversity.
- 2.42 There could be undiscovered archaeological features at any location within the District. For the purposes of this SA, we have focused on assessing the likely effects of development on known archaeological sites, but further archaeological work may be necessary prior to any development in order to avoid loss of archaeological resources.
- 2.43 The rate at which emissions from private vehicles will change over the course of the plan period as a result of technological improvements cannot be predicted or realistically factored in to judgements about air quality.
- 2.44 The assumptions presented in **Appendix 5** include a number of distance thresholds used to estimate likely effects of site options. It cannot be known which route people will take to work, school or leisure destinations and this is likely to vary depending on the starting point of each individual's journey. Therefore, for consistency, these thresholds will use straight line measurements from the boundary of a site.

Difficulties Encountered

- 2.45 It is a requirement of the SEA Regulations that consideration is given to any data limitations or other difficulties that are encountered during the SA process. During the appraisal of the policy

options in the SA of the Part 1 Draft Bassetlaw Plan, the fact that options had not yet been worked up in detail (comprising only suggested policy approaches) meant that at times it was difficult to assess in detail the likely effects of the options on each SA objective. Now the draft policies are worked up in more detail it is possible to draw more certain conclusions about their likely effects.

- 2.46 The strategic site options assessed in the SA of the Part 1 Draft Bassetlaw Plan were sent by BDC to LUC as an image in PDF format, therefore LUC had to digitise site boundaries in its GIS software. As such, the boundaries used for the assessment of site options were approximate. Given the strategic scale of these sites and the strategic nature of the SA process, this is considered sufficient for the purposes of the SA.
- 2.47 The options for different housing and employment quantum targets assessed in the SA of the Part 1 Draft Bassetlaw Plan were not associated with any particular spatial pattern or location of development. It was difficult to assess these housing and employment figures against the baseline, as spatial implications of each were unknown. As such, whilst the SA generally assesses each option individually against the baseline, the assessments of these options were necessarily comparative to an extent.
- 2.48 In the SA of the Part 1 Bassetlaw Plan (January 2019), some of the spatial assessments made reference to 'accessible countryside' in relation to SA objective 5: health and wellbeing. This refers to a GIS layer LUC received from BDC in 2018 and was considered in the SA as a type of open space. However, it has since come to light that this layer does not reflect land that is accessible to the public and is simply a buffer around existing urban areas. As such, it does not reflect an open space typology and has not been considered in the assessments presented in this SA Report. The assessments for Strategic Site Options, as presented in the SA of the Part 1 Bassetlaw Plan, have been revised to take account of this. Updated assessments are presented in **Appendix 7**.
- 2.49 It was identified during the assessment of a residential site option on the Manton Primary School Site that the closed school on this site was still included within the school GIS data layer provided by the Council. The school dataset was used by LUC for the appraisal of sites with regards to SA4: regeneration and social inclusion. This was raised with the Council who confirmed that the school has been demolished and the site is vacant. Therefore, the Manton Primary School was manually removed from the school dataset layer and has not been considered in the appraisal of sites with regards to SA4: regeneration and social inclusion.

3 Sustainability Context for Development in Bassetlaw

Introduction

- 3.1 One of the first steps in undertaking SA is to identify and review other relevant plans and programmes that could influence the Local Plan. The requirement to undertake a plan and programme review and identify the environmental and wider sustainability objectives relevant to the plan being assessed is set out in the SEA Regulations. An 'Environmental Report' required under the SEA Regulations should include:
- "An outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes" to determine "the environmental protection objectives, established at international (European) community or national level, which are relevant to the plan or programme...and the way those objectives and any environmental considerations have been taken into account during its preparation" (Schedule 2 (a), (e)).*
- 3.2 Plans and programmes relevant to the Bassetlaw Local Plan may be those at an international/European, UK, national, regional, sub-regional or local level, as relevant to the scope of the document. The review of relevant plans and programmes aims to identify the relationships between the Local Plan and these other documents i.e. how the Local Plan could be affected by the other plans' and programmes' aims, objectives and/or targets, or how it could contribute to the achievement of their sustainability objectives. The review also ensures that the relevant environmental protection and sustainability objectives are integrated into the SA. Additionally, reviewing plans and programmes can provide appropriate information on the baseline for the plan area and help identify the key sustainability issues.
- 3.3 The SA Scoping Report included a review of plans and programmes, consistent with the requirements of the SEA Directive, and which informed the development of the SA Framework. This review has been updated as part of the preparation of this SA Report to take into account consultation responses to the Scoping Report.

Review of Plans and Programmes

- 3.4 Over 100 international/European, national, regional/sub-regional and local level plans and programmes have been reviewed in preparing this SA Report. These are listed in **Table 3.1**. At the time of writing, the situation regarding the UK's withdrawal from the European Union remains uncertain. Until such time that the UK leaves the EU, the European-level legislation summarised in this section remains applicable to the UK. In any case, even following the UK's exit from the EU, UK legislation that transposes EU Regulations and Directives will continue to apply.

Table 3.1 Plans and Programmes Reviewed for the SA of the Local Plan

Geographic scale	Plan/Programme
International /European	<ul style="list-style-type: none"> • The Cancun Agreement- UNFCCC (2011) • The Convention for the Protection of the Architectural Heritage of Europe (Granada Convention 1985) • The European Convention on the Protection of Archaeological Heritage (Valetta Convention 1992) • Council Directive 91/271/EEC for Urban Waste-Water Treatment • European Commission (EC) (2011) A Resource- Efficient Europe- Flagship Initiative Under the Europe 2020 Strategy, Communication from the Commission to the European Parliament, the Council, the European Economic and Social Committee and the Committee of the Regions (COM 2011/21) • European Landscape Convention 2000 (became binding March 2007) • European Union (EU) Nitrates Directive (91/676/EEC) • EU Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (92/43/EEC) & Subsequent Amendments • EU Packaging and Packaging Waste Directive (94/62/EC) • EU Drinking Water Directive (98/83/EC) • EU Directive on the Landfill of Waste (99/31/EC) • EU Water Framework Directive (2000/60/EC) • EU on the Assessment of the Effects of Certain Plans and Programmes on the Environment (SEA Directive)(2001/42/EC) • EU Directive 2010/31/EU (2010) on the Energy Performance of Buildings • EU Environmental Noise Directive (Directive 2002/49/EC) • EU Bathing Waters Directive 2006/7/EC • EU (2006) European Employment Strategy • EU (2009) Renewed EU Sustainable Development Strategy • EU Floods Directive 2007/60/EC • EU Air Quality Directive (2008/50/EC) and previous directives (96/62/EC; 99/30/EC; 2000/69/EC & 2002/3/EC) • EU Directive on Waste (Directive 75/442/EEC, 2006/12/EC 2008/98/EC as amended) • EU Directive on the Conservation of Wild Birds (09/147/EC) (codified version of Council Directive 79/409/EEC as amended) • EU Renewable Energy Directive (2009/28/EC) • EU (2011) EU Biodiversity Strategy to 2020 – towards implementation • United Nations (2015) United Nations Climate Change Conference (COP 21) Paris Agreement • UNESCO World Heritage Convention (1972) • UNFCCC (1997) The Kyoto Protocol to the UNFCCC

Geographic scale	Plan/Programme
	<ul style="list-style-type: none"> World Commission on Environment and Development (1987) Our Common Future (The Brundtland Report) The World Summit on Sustainable Development (WSSD), Johannesburg, September 2002
National	<ul style="list-style-type: none"> Department for Culture, Media and Sport (DCMS) (2001) The Historic Environment: A Force for our Future DCMS (2008) Heritage Protection for the 21st Century - White Paper DCMS (2008) Play Strategy for England Department for Communities and Local Government (DCLG) (2011) Planning for Schools Development MHCLG (2019) National Planning Policy Framework MHCLG (2019) Planning Practice Guidance DCLG (2014) National Planning Policy for Waste DCLG (2014) House of Commons: Written Statement on Sustainable Drainage Systems DCLG (2015) Planning Policy for Traveller Sites Department for Education (2014) Home to School Travel and Transport Guidance Department of Energy and Climate Change (DECC) (2009) The UK Low Carbon Transition Plan: National Strategy for Climate and Energy Defra (2018) A Green Future: Our 25 Year Plan to Improve the Environment Defra(2007) The Air Quality Strategy for England, Scotland, Wales and Northern Ireland Defra (2007) Strategy for England's Trees, Woods and Forests Defra (2009) Safeguarding Our Soils: A Strategy for England Defra (2011) Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services Defra (2011) Natural Environment White Paper: The Natural Choice: Securing the Value of Nature Defra (2012) UK post 2010 Biodiversity Framework Defra (2018) The National Adaptation Programme and the Third Strategy for Climate Adaptation Reporting – Making the Country Resilient to a Changing Climate Defra (2013) Waste Management Plan for England Environment Agency (2016) Managing Water Abstraction Environment Agency (2013) Water Stress Areas – Final Classifications Forestry Commission (2005) Trees and Woodlands Nature's Health Service Historic England (2015) Historic Environment Good Practice Advice in Planning Note 1 HM Government (1979) Ancient Monuments and Archaeological Areas Act The Wildlife and Countryside Act 1981

Geographic scale	Plan/Programme
	<ul style="list-style-type: none"> • HM Government (1990) Planning (Listed Building and Conservation Areas) Act 1990 (as amended) • HM Government (2000) Countryside and Rights of Way Act 2000 • HM Government (2005) Securing the future - delivering UK sustainable development strategy • HM Government (2006) The Natural Environment and Rural Communities (NERC) Act 2006 (as amended) • HM Government (2008) The Climate Change Act 2008 (as amended) • HM Government (2009) The UK Renewable Energy Strategy • HM Government (2010) The Conservation of Habitats and Species Regulations 2010 • HM Government (2010) Flood and Water Management Act 2010 (as amended) • HM Government (2011) Carbon Plan: Delivering our Low Carbon Future • HM Government (2011) UK Marine Policy Statement • HM Government (2011) Water for Life, White Paper • HM Government (2013) The Community Infrastructure Levy (Amendment) Regulations 2013 • NHS England (2014) Five Year Forward View
Regional	<ul style="list-style-type: none"> • Anglian Water (2015) Water Resources Management Plan • Defra and the Environment Agency (2015) Water for Life and Livelihoods: Humber District River Basin Management Plan • East Midlands Airport (2015) Sustainable Development Plan • Environment Agency (2016) Humber River Basin District Flood Risk Management Plan 2015 - 2021 • Natural England (2009) East Midlands Landscape Character Assessment • Network Rail (2010) East Midlands Route Utilisation Strategy • Severn Trent Water (2019) Water Resources Management Plan
Sub-Regional	<ul style="list-style-type: none"> • D2N2 Local Economic Partnership (2013) Strategy for Growth 2013-2023 • Environment Agency (2010) River Trent Catchment Flood Management Plan • Environment Agency (2011) Isle of Axholme Flood Risk Management Strategy • Environment Agency (2013) Lower Trent and Erewash Abstraction Licensing Strategy • Environment Agency (2013) The Idle and Torne Abstraction Licensing Strategy • Nottinghamshire Biodiversity Action Group (1998) Nottinghamshire Local Biodiversity Action Plan • Nottinghamshire County Council (2005) Minerals Local Plan Adopted December 2005

Geographic scale	Plan/Programme
	<ul style="list-style-type: none"> • Nottinghamshire County Council (2007) Rights of Way Improvement Plan 2007 – 2012 • Nottinghamshire County Council (2010) Sustainable Community Strategy 2010 – 2020 • Nottinghamshire County Council (2011) A Cultural Strategy for Nottinghamshire County Council 2011 – 2021 • Nottinghamshire County Council (2011) Local Transport Plan 2011-2026 • Nottinghamshire County Council (2011) Mobility Strategy for Nottinghamshire (as amended) • Nottinghamshire County Council (2013) Economic Development Strategy 2014 – 2018 • Nottinghamshire County Council (2013) Green Estate Development Strategy and Plan 2013-2023 • Nottinghamshire County Council and Nottingham City Council (2013) Nottinghamshire and Nottingham Replacement Waste Local Plan – Part 1: Waste Core Strategy • Nottinghamshire County Council (2018) Joint Health and Wellbeing Strategy 2018 – 2022 • Nottinghamshire County Council and Nottinghamshire Health and Wellbeing Board (2018) Strategic Plan 2018-2022 • Nottinghamshire County Council (2015) Integrated Passenger Transport Strategy • Nottinghamshire County Council (2018) Minerals Local Plan (Draft Plan consultation) River Idle Catchment Partnership (undated) • Sheffield City Region Local Enterprise Partnership (2014) Strategic Economic Plan • Sheffield City Region (2017) Sheffield City Region Transport Strategy 2018 – 2040
Local	<ul style="list-style-type: none"> • Bassetlaw District Council (2008) Langold Country Park Management Plan for Local Nature Reserve • Bassetlaw District Council (2008) Retford Cemetery Management Plan • Bassetlaw District Council (2008) Woodsetts Pond Management Plan • Bassetlaw District Council (2009) Landscape Character Assessment • Bassetlaw District Council (2010) Sustainable Community Strategy 2010 – 2020 • Bassetlaw District Council (2011) Core Strategy and Development Management Policies Development Plan Document • Bassetlaw District Council (2012) Contaminated Land Inspection Strategy • Bassetlaw District Council (2017) Homelessness Prevention Strategy 2017-2022 • Bassetlaw District Council (2012) Residential Parking Standards Supplementary Planning Document • Bassetlaw District Council (2012) Sports Development Strategy

Geographic scale	Plan/Programme
	<ul style="list-style-type: none"> • Bassetlaw District Council (2016) The Canch Management Plan 2016 - 2019 • Bassetlaw District Council (2013) Climate Change Strategy 2013 • Bassetlaw District Council (2016) Kings Park Management Plan 2016 – 2019 • Bassetlaw District Council (2013) Successful Places Supplementary Planning Document • Bassetlaw District Council (2013) Sustainability Strategy • Bassetlaw District Council (2014) Affordable Housing Supplementary Planning Document. • Bassetlaw District Council, Council Plan 2017-2020 • Bassetlaw District Council (2014) A Guide to Good Shopfronts and Signage Supplementary Planning Document • Bassetlaw District Council (2014) Night Time Economy Strategy • Bassetlaw District Council (2014) Regeneration and Growth Strategy 2014 - 2028 • Bassetlaw District Council (2017) Housing Strategy 2017 – 2020 • Blyth Neighbourhood Plan (Submitted August 2019) • Bolsover District Council Local Plan 2018 • Carlton-in-Lindrick Neighbourhood Plan (Publication) (2018) • Central Lincolnshire Joint Strategic Planning Committee (Adopted) Central Lincolnshire Local Plan (2017) • Chesterfield Local Plan; Core Strategy (Adopted 2013) and emerging New Local Plan (Draft) • Clarborough & Welham Neighbourhood Plan (Made 2017) • Cuckney, Norton, Holbeck & Welbeck Neighbourhood Plan (Made 2017) • Doncaster Metropolitan Borough Council (2012) Core Strategy Development Plan Document • Doncaster Metropolitan Borough Council (emerging) Local Plan • East Markham Neighbourhood Plan (Made 2018) • Elkesley Neighbourhood Development Plan 2015-2028 (Made 2015) • Everton Parish Neighbourhood Development Plan 2019-2034 • Harworth & Bircotes Neighbourhood Development Plan 2015-2028 (Made 2015) • Headon, Upton, Grove and Stokeham (HUGS) Neighbourhood Plan 2018-2035 (Made 2018) • Hodsock and Langold Draft Neighbourhood Plan (July 2019) • Mansfield District Council (emerging) Local Plan (2013-2033) • Mattersey Parish Neighbourhood Plan 2018-2033 (Submission) • Misson Neighbourhood Plan 2016-2031 (Made 2017) • Misterton Neighbourhood Plan 2018-2034 (Draft) • Newark and Sherwood District Council (2011) Core Strategy

Geographic scale	Plan/Programme
	<ul style="list-style-type: none"> Newark and Sherwood District Council (2013) Allocations and Development Management Development Plan Document Newark and Sherwood District Council (2019) Plan Review, Amended Core Strategy North East Derbyshire Local Plan 2014-2034 (Submission) North Lincolnshire Council Core Strategy (2011) Rampton and Woodbeck Neighbourhood Plan (Submission Version, January 2020) Rotherham Metropolitan Borough Council (2014) Local Plan Core Strategy 2013-2028 Shireoaks Neighbourhood Development Plan 2016-2028 (Made 2016) Sturton Ward Neighbourhood Plan 2016-2031 (Made 2016) Sutton-cum-Lound Neighbourhood Plan (Made 2018) Treswell and Cottam Neighbourhood Plan (Submission) (2018) Tuxford Neighbourhood Plan (Made 2016) Village Design Statements (Lound, East Markham, South Leverton and North and South Wheatley Village) Walkeringham Neighbourhood Plan (Submission Draft, November 2019) Woodland Trust Hannah Park Woodland Management Plan 2017 – 2022

Key Objectives and Policy Issues

3.5 The review of plans and programmes presented in **Appendix 2** has identified a number of objectives and policy issues relevant to the Local Plan and the scope of the SA across the following topic areas:

- Biodiversity, Green and Blue Infrastructure.
- Population and Community.
- Health and Wellbeing.
- Transport and Accessibility.
- Land Use, Geology and Soil.
- Water.
- Air Quality.
- Climate Change.
- Material Assets.
- Cultural Heritage.
- Landscape.

3.6 These objectives and policy issues are summarised in **Table 3.2** together with the key sources and implications for the SA Framework. Only the key sources are identified; however it is acknowledged that many other plans and programmes could also be included.

Table 3.2 Key Objectives and Policy Issues Arising from the Review of Plans and Programmes

Key Objectives and Policy Issues	Key Source(s)	Implications for the SA Framework
<p>Biodiversity, Green and Blue Infrastructure</p> <ul style="list-style-type: none"> Protect and enhance biodiversity, including designated sites, priority species, habitats and ecological networks. Identify opportunities for green infrastructure provision. 	<p>25 Year Environment Plan; Natural Environment White Paper: The Natural Choice: Securing the Value of Nature; Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services; UK post 2010 Biodiversity Framework; NPPF; Bassetlaw District Council Core Strategy and Development Management Policies DPD; Nottinghamshire Local Biodiversity Action Plan.</p>	<p>The SA Framework should include a specific objective relating to the protection and enhancement of biodiversity including green infrastructure provision. <i>This has been addressed by SA objective 1: Biodiversity and Geodiversity (see Table 2.2).</i></p>
<p>Population and Community</p> <ul style="list-style-type: none"> Address deprivation and reduce inequality through regeneration. Ensure social equality and prosperity for all. Provide high quality services, community facilities and social infrastructure that are accessible to all. Enable housing growth and deliver a mix of high quality housing to meet local needs. Make appropriate provision for Gypsies, Travellers and Travelling Showpeople. Ensure that there is an adequate supply of employment land to meet local needs and to attract inward investment. 	<p>NPPF; Planning Policy for Traveller Sites; D2N2 Local Enterprise Partnership strategy for Growth; Sheffield City Region Local Enterprise Partnership (2014) Strategic Economic Plan; Bassetlaw District Council Sustainable Community Strategy 2010 - 2020; Bassetlaw District Council Housing Strategy 2017 - 2020; Bassetlaw District Council Core Strategy and Development Management Policies DPD; Bassetlaw District Council Plan 2017 - 2020; Bassetlaw District Council Regeneration and Growth Strategy 2014 - 2028.</p>	<p>The SA Framework should include objectives and/or guide questions relating to:</p> <ul style="list-style-type: none"> addressing deprivation and promoting equality and inclusion; the provision of high quality community facilities and services; the provision of housing to meet local needs; the enhancement of education and skills; delivery of employment land that supports economic diversification and the creation of high quality, local jobs; support for rural diversification; and enhancing town centres and villages. <p><i>This has been addressed by SA objectives 2: Housing, 3: Economy and skills and 4: Regeneration and social inclusion (see Table 2.2).</i></p>

Key Objectives and Policy Issues	Key Source(s)	Implications for the SA Framework
<ul style="list-style-type: none"> • Encourage economic diversification including growth in high value, high growth, and high knowledge economic sectors. • Encourage rural diversification and support rural economic growth. • Create local employment opportunities. • Enhance skills in the workforce to reduce unemployment and deprivation. • Improve educational attainment and ensure the appropriate supply of high quality educational facilities. • Promote the vitality of town centres and villages and support retail and leisure sectors. 		
<p>Health and Wellbeing</p> <ul style="list-style-type: none"> • Promote improvements to health and wellbeing. • Promote healthier lifestyles. • Minimise noise pollution. • Reduce crime including the fear of crime. • Reduce anti-social behaviour. • Ensure that there are appropriate facilities for the disabled and elderly. • Deliver safe and secure networks of green infrastructure and open space. 	<p>NPPF; Nottinghamshire Green Estate Development Strategy and Plan 2013-2023; Nottinghamshire's Sustainable Community Strategy 2010 – 2020; Nottinghamshire Joint Health and Wellbeing Strategy 2018 – 2022; Bassetlaw District Council Council Plan 2017 - 2020; Bassetlaw District Council Sustainable Community Strategy 2010-2020; Bassetlaw District Council Regeneration and Growth Strategy 2014 – 2028.</p>	<p>The SA Framework should include a specific objective and/or guide questions relating to:</p> <ul style="list-style-type: none"> • the promotion of health and wellbeing; • the delivery of health facilities and services; • the provision of open space and recreational facilities; and • reducing crime, the fear of crime and anti-social behaviour. <p><i>This has been addressed by SA objective 5: Health and wellbeing (see Table 2.2).</i></p>

Key Objectives and Policy Issues	Key Source(s)	Implications for the SA Framework
<p>Transport and Accessibility</p> <ul style="list-style-type: none"> • Encourage sustainable transport and reduce the need to travel. • Reduce traffic and congestion. • Improve public transport provision. • Encourage walking and cycling. • Enhance accessibility to key community facilities, services and jobs for all. • Ensure timely investment in transportation infrastructure to accommodate new development. • Reduce road freight movements. 	<p>NPPF; Nottinghamshire Local Transport Plan 2011-2026; Sheffield City Region Transport Strategy 2018 – 2040; Nottinghamshire’s Sustainable Community Strategy 2010 – 2020; Bassetlaw District Council Core Strategy and Development Management Policies DPD; Bassetlaw District Council Sustainable Community Strategy 2010 – 2020.</p>	<p>The SA Framework should include objectives and/or guide questions relating to:</p> <ul style="list-style-type: none"> • reducing the need to travel, particularly by car; • the promotion of sustainable forms of transport; • encouraging walking and cycling; • maintaining and enhancing accessibility to key facilities, services and jobs; • investment in transportation infrastructure to meet future needs. <p><i>This has been addressed by SA objective 6: Transport (see Table 2.2).</i></p>
<p>Land Use, Geology and Soil</p> <ul style="list-style-type: none"> • Encourage the use of previously developed (brownfield) land. • Promote the re-use of derelict land and buildings. • Reduce land contamination. • Protect soil quality and minimise the loss of Best and Most Versatile agricultural land. • Promote high quality design. • Avoid damage to, and protect, geologically important sites. • Encourage mixed use development. 	<p>Safeguarding Our Soils: A Strategy for England; NPPF; Bassetlaw District Council Successful Places Supplementary Planning Document; Bassetlaw District Council Core Strategy and Development Management Policies DPD.</p>	<p>The SA Framework should include objectives and/or guide questions relating to:</p> <ul style="list-style-type: none"> • encouraging the use of previously developed land and buildings; • reducing land contamination; • avoiding the loss of Best and Most Versatile agricultural land; • promoting high quality design including mixed use development; • protecting and avoiding damage to geologically important sites. <p><i>This has been addressed by SA objective 7: Land use and soils (see Table 2.2).</i></p>

Key Objectives and Policy Issues	Key Source(s)	Implications for the SA Framework
Water <ul style="list-style-type: none"> Protect and enhance surface and groundwater quality. Improve water efficiency. Avoid development in areas of flood risk. Reduce the risk of flooding arising from new development. Ensure timely investment in water management infrastructure to accommodate new development. Promote the use of Sustainable Urban Drainage Systems. 	Water Framework Directive; Drinking Water Directive; Floods Directive; Flood and Water Management Act 2010; Water for Life, White Paper; NPPF; Humber District River Basin Management Plan; Anglian Water Resources Management Plan; Severn Trent Water Resources Management Plan 2014.	<p>The SA Framework should include specific objectives relating to the protection and enhancement of water quality and quantity, avoidance of flood risk and minimising surface water run-off.</p> <p><i>This has been addressed by SA objective 8: Water (see Table 2.2).</i></p>
Air Quality <ul style="list-style-type: none"> Ensure that air quality is maintained or enhanced and that emissions of air pollutants are kept to a minimum. 	Air Quality Directive; Air Quality Strategy for England, Scotland, Wales and Northern Ireland; NPPF.	<p>The SA Framework should include a specific objective and/or guide question relating to air quality.</p> <p><i>This has been addressed by SA objective 10: Air quality (see Table 2.2).</i></p>
Climate Change <ul style="list-style-type: none"> Minimise the effects of climate change. Reduce emissions of greenhouse gases that may cause climate change. Encourage the provision of renewable energy. Move towards a low carbon economy. Promote adaptation to the effects of climate change. 	Climate Change Act 2008; Carbon Plan: Delivering our Low Carbon Future; UK Renewable Energy Strategy; NPPF; Bassetlaw District Council Climate Change Strategy 2013.	<p>The SA Framework should include a specific objective relating to climate change mitigation and adaptation.</p> <p><i>This has been addressed by SA objective 11: Climate change (see Table 2.2).</i></p>

Key Objectives and Policy Issues	Key Source(s)	Implications for the SA Framework
<p>Material Assets</p> <ul style="list-style-type: none"> Promote the waste hierarchy (reduce, reuse, recycle, recover). Ensure the adequate provision of local waste management facilities. Promote the efficient and sustainable use of mineral resources. Promote the use of local resources. Avoid the sterilisation of mineral reserves. Promote the use of substitute or secondary and recycled materials and minerals waste. Ensure the timely provision of infrastructure to support new development. Support the delivery of high quality communications infrastructure. 	<p>Waste Framework Directive; Landfill Directive; Waste Management Plan for England; NPPF; National Planning Policy for Waste; Minerals Local Plan; Waste Local Plan.</p>	<p>The SA Framework should include objectives and/or guide questions relating to:</p> <ul style="list-style-type: none"> promotion of the waste hierarchy; the sustainable use of minerals; investment in infrastructure to meet future needs. <p><i>This has been addressed by SA objective 12: Resource use and waste (see Table 2.2).</i></p>
<p>Cultural Heritage</p> <ul style="list-style-type: none"> Conserve and enhance cultural heritage assets and their settings. Maintain and enhance access to cultural heritage assets. Respect, maintain and strengthen local character and distinctiveness. Improve the quality of the built environment. 	<p>NPPF; Bassetlaw District Council Core Strategy and Development Management Policies DPD; A Cultural Strategy for Nottinghamshire County Council 2011 – 2021; Conservation Area Appraisals; Heritage at Risk Programme; Bassetlaw District Council Successful Places Supplementary Planning Document.</p>	<p>The SA Framework should include a specific objective relating to the conservation and enhancement of the District’s cultural heritage.</p> <p><i>This has been addressed by SA objective 13: Cultural heritage (see Table 2.2).</i></p>
<p>Landscape</p>	<p>NPPF; East Midlands Landscape Character Assessment; Bassetlaw District Council Core Strategy and</p>	<p>The SA Framework should include a specific objective relating to the protection and enhancement of landscape and townscapes.</p>

Key Objectives and Policy Issues	Key Source(s)	Implications for the SA Framework
<ul style="list-style-type: none"> • Protect and enhance the quality and distinctiveness of natural landscapes and townscapes. • Promote access to the countryside. • Promote high quality design that respects and enhances local character. 	Development Management Policies DPD; Bassetlaw District Council Successful Places Supplementary Planning Document; Bassetlaw District Council Landscape Character Assessment.	<i>This has been addressed by SA objective 14: landscape and townscape (see Table 2.2).</i>

Baseline Information

- 3.1 Baseline information provides the context for assessing the sustainability of proposals in the Bassetlaw Local Plan and it provides the basis for identifying trends, predicting the likely effects of the plan and monitoring its outcomes. Baseline data must be relevant to environmental, social and economic issues, be sensitive to change and should ideally relate to records that are sufficient to identify trends.
- 3.2 Schedule 2 of the SEA Regulations requires data to be gathered on biodiversity, population, human health, flora, fauna, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the inter-relationship between the above factors. As an integrated SA and SEA is being carried out, baseline information relating to other sustainability topics has also been included; for example information about housing, education, transport, energy, waste and economic growth. This information was originally presented in the Scoping Report (March 2016), was updated in the Interim SA Report (October 2016) in order to reflect consultation responses received on the Scoping Report, where relevant, and was updated again in the SA of the Part 1 Draft Bassetlaw Plan (2019). The full baseline analysis is presented in **Appendix 3**, which includes further updates at this stage of the SA to take account of the most up to date information available. The SEA Regulations also require the SA report to describe the likely evolution of the baseline situation without implementation of the plan being assessed. This is also presented in **Appendix 3**.

Key Sustainability Issues

- 3.3 From the analysis of the baseline presented in **Appendix 3**, a number of key sustainability issues affecting the District have been identified. These issues are summarised in **Table 3.3**.

Table 3.3 Key Sustainability Issues

Topic	Key Sustainability Issues
Biodiversity, Green and Blue Infrastructure	<ul style="list-style-type: none"> • The need to conserve and enhance biodiversity including sites designated for their nature conservation value. • The need to maintain, restore, protect and expand the District's priority habitats. • The need to protect and increase populations of protected and priority species. • The need to prevent the spread of invasive species. • The need to adapt ecological communities to climate change. • The need to safeguard and enhance existing green and blue infrastructure assets/networks. • The need to enhance the green infrastructure network, addressing identified gaps, improving accessibility and encouraging multiple uses where appropriate. • The need to improve the connectivity of green space. • The need to prevent harm to geological conservation interests.
Population and Community	<ul style="list-style-type: none"> • The need to meet the District's objectively assessed housing need including for affordable housing.

Topic	Key Sustainability Issues
	<ul style="list-style-type: none"> • The need to provide an adequate supply of land for housing. • The need to make best use of, and improve, the quality of the existing housing stock. • The need to diversify the local economy and support the delivery of the District's Regeneration and Growth Strategy, Nottinghamshire Growth Plan and Sheffield City Region and the D2N2 Local Enterprise Partnership Strategic Economic Plans. • The need to provide a range of quality sites, infrastructure and wider environment for business development. • The need to support the development of innovative and knowledge-based businesses. • The need to support the growth and development of existing businesses. • The need to increase local employment opportunities. • The need to provide job opportunities in sustainable locations. • The need to tackle deprivation, particularly in those areas of the District that are most deprived and deliver regeneration. • The need to raise educational attainment and skills in the local labour force. • The need to maintain and enhance the vitality and viability of the District's town centres and larger villages. • The need to safeguard existing community facilities and services (social capital) and ensure the timely delivery of new facilities to meet needs arising from new development.
Health and Wellbeing	<ul style="list-style-type: none"> • The need to protect the health and wellbeing of the District's population. • The need to promote healthy lifestyles. • The need to tackle inequalities in health. • The need to protect and enhance open space provision across the District. • The need to improve access to green space. • The need to support high quality design. • The need to reduce crime levels, minimise risk and increase community safety. • The need to safeguard existing health care facilities and services and ensure the timely delivery of new facilities and services to meet needs arising from new development. • The need to plan for an ageing population.

Topic	Key Sustainability Issues
	<ul style="list-style-type: none"> • The need to address health inequalities.
Transport and Accessibility	<ul style="list-style-type: none"> • The need to ensure timely investment in transport infrastructure and services. • The need to support proposals contained in the Local Transport Plan and address highways capacity issues in the District. • The need to capitalise on the District's good transport accessibility, links to Robin Hood Airport and the new Worksop Bus Station. • The need to encourage alternative modes of transport to the private car. • The need to ensure that new development is accessible to community facilities and services and jobs so as to reduce the need to travel. • The need to enhance the connectivity of more remote, rural settlements. • The need to encourage walking and cycling. • The need to protect and enhance the Public Rights of Way network.
Land Use, Geology and Soil	<ul style="list-style-type: none"> • The need to encourage development on previously developed (brownfield) land. • The need to make best use of existing buildings and infrastructure. • The need to protect the best and most versatile agricultural land. • The need to protect and enhance sites designated for their geological interest.
Water	<ul style="list-style-type: none"> • The need to protect and enhance the quality of the District's water sources. • The need to promote the efficient use of water resources. • The need to ensure the timely provision of new water services infrastructure to meet demand arising from new development. • The need to locate new development away from areas of flood risk, taking into account the effects of climate change. • The need to ensure the timely provision of flood defence/management infrastructure. • The need to encourage the use of Sustainable Drainage Systems. • The need to manage surface water to greenfield run off rates.
Air Quality	<ul style="list-style-type: none"> • The need to minimise the emission of pollutants to air.

Topic	Key Sustainability Issues
Climate Change	<ul style="list-style-type: none"> • The need to ensure that new development is adaptable to the effects of climate change. • The need to mitigate climate change including through increased renewable energy provision and encouraging more sustainable modes of transport.
Material Assets	<ul style="list-style-type: none"> • The need to minimise waste arisings and encourage reuse and recycling. • The need to promote the efficient use of mineral resources. • The need to ensure the protection of the District's mineral resources from inappropriate development, in accordance with the emerging Minerals Local Plan. • The need to promote resource efficiency through sustainable design and construction techniques to minimise resource depletion and waste creation.
Cultural Heritage	<ul style="list-style-type: none"> • The need to protect and enhance the District's cultural heritage assets and their settings. • The need to avoid harm to designated heritage assets and their settings. • The need to recognise the value of non-designated heritage assets and protect these where possible, taking into account the requirements of the NPPF. • The need to tackle heritage at risk. • The need to recognise the contribution made by the historic environment to the character of landscapes and townscapes.
Landscape	<ul style="list-style-type: none"> • The need to conserve and enhance the District's landscape character. • The need to protect the character of rural areas. • The need to promote high quality design that respects local character. • The need to maximise opportunities associated with new development to enhance townscape character and the quality of urban environments.

4 Sustainability Appraisal Findings for the Policy Options considered in the 2019 Part 1 Draft Bassetlaw Plan

The SEA Regulations require the Environmental Report (i.e. this SA Report) to describe the likely significant effects of implementing the plan and reasonable alternatives. **Therefore, this chapter presents almost an exact copy of the policy options chapter presented in the January 2019 Sustainability Appraisal Report** for Part 1 of the Draft Bassetlaw Plan. This includes an assessment of the options that were included within the Part 1 Draft Plan at the time and fed into the Council's decision-making at that time. As such, where this chapter references other parts of the report, this reference relates to the SA of the Part 1 Draft Bassetlaw Plan (with the exception of table references, which relate to this chapter). Introductory paragraphs for each sub-section of this chapter have been updated to make it clear the findings relate to the previous stage in the Plan preparation.

Note that this chapter also makes reference to 'accessible countryside'. As explained in **paragraph 2.48** it came to light that this dataset did not accurately reflect accessible countryside and so has now been removed from the assessments, but this is not reflected in this chapter as it is a record of the assessments from a moment in time (i.e. at the Part 1 Draft Plan stage in January 2019). The green text boxes in this chapter highlight where key changes have occurred since this chapter was originally drafted and presented in the SA of the Part 1 Draft Bassetlaw Plan.

- 4.1 This chapter sets out the findings of the SA for the policy and strategic site options that were considered during development of Part 1 of the Draft Bassetlaw Plan (January 2019). Where detailed appraisal matrices were prepared, these are presented in **Appendix 4**. The chapter is divided into the different types of policy options that were considered:
- Spatial options.
 - Housing target options.
 - Employment target options.
 - Strategic site options.

Spatial Options

Spatial Strategy Options

- 4.2 The Interim SA Report (October 2016) included an appraisal of six reasonable alternative spatial options for the Local Plan:
- **Option 1:** Maintain the current strategy (Bassetlaw District Council's Core Strategy)
 - **Option 2:** A new hierarchy based on functional geography
 - **Option 3:** Focus new development along the A1 corridor
 - **Option 4:** New/expanded rural settlements
 - **Option 5:** Large scale urban extensions
 - **Option 6:** Hybrid option
- 4.3 The Initial Draft Bassetlaw Plan (October 2016) set out a proposed spatial strategy which took forward Option 6 i.e. a hybrid option. The hybrid option took elements from several of the other options. This included allocating urban extensions on the edge of the District's largest

settlements, supporting urban intensification, using functional geography to establish mutually supportive rural settlements allowing for organic growth and exploring the opportunity for a new or expanded rural settlement. This option also incorporated the potential for development of a new rural settlement and maximising employment growth opportunities along the A1 corridor

4.4 Bassetlaw District Council subsequently identified two additional reasonable alternative spatial options:

- **Option 7:** Equitable distribution of growth
- **Option 8:** Parallel strategies

4.5 Option 7 ranked each settlement in Bassetlaw by size, based on the number of existing dwellings and would allocate planned growth commensurate to settlement size. This would mean that all settlements could contribute to the District growth target up to a cap of 20%. As such, the larger settlements would still deliver the greatest number of new homes, but it would allow for a fairer spread of growth and thereby give potential for a degree of uplift for all settlements.

4.6 Option 8 moved away from viewing settlements within tiers of a development hierarchy. Instead, through this option, the spatial strategy would comprise a series of parallel strands. As far as is reasonable to do so, this approach acknowledged that all settlements can play a role in delivering sustainable development by supporting some measure of growth, commensurate to settlement size. This approach built on Option 7 and would apportion higher levels of focused growth to specific areas that play specific roles in the District. As such Option 8 would help to drive economic growth, regeneration and enhancement of services and facilities across the District with development delivered at levels which is considerate of Worksop's role as a sub-regional centre, Retford as a rural hub and Harworth & Bircotes continuing as Bassetlaw's Main Regeneration Settlement. This option also included an aspect of Option 6 insofar as supporting large scale development that follows the principles of Garden Villages.

4.7 The SA work undertaken previously in relation to the six original options was revised to take into account the minor changes made to the SA methodology (described in **Chapter 2**) and the two new options were appraised. This work is presented in detail in **Appendix 4**. The SA effects are summarised in **Table 4.1**, and the findings described below.

Table 4.1 SA effects for the spatial options considered in preparing the Part 1 Draft Bassetlaw Plan (Jan 2019)

Option	1: Maintain current strategy	2: New hierarchy based on functional geography	3: A1 corridor focus	4: New / expanded rural settlements	5: Large scale urban extensions	6: Hybrid option	7: Equitable distribution of growth	8: Parallel strategies
SA objective								
SA1: Biodiversity and Geodiversity	+/--	+/--	+/-	-?	++/--	++/--	+/--	+/-
SA2: Housing	+	++	+	+/-	+	++	++	++
SA3: Economy and skills	+	+/?	+/-	+/-	+	++?	++/-	++?
SA4: Regeneration and Social Inclusion	++/-	++	+/--	++/--	++/--	++	++/-	++
SA5: Health and Wellbeing	+/-	+/-	+/-	+/-?	++/-	++/-?	++/-?	++
SA6: Transport	+	++/-	--	-	+	++/-	+/-	++/-

SA7: Land Use and Soils	-	-	-	-?	-	-?	-	-
SA8: Water	-	-	-	-	-	-	-	-
SA9: Flood Risk	0?	0?	+	-?	-?	+/-?	+/-?	+/-?
SA10: Air Quality	-	-	--	+/-	+/-	+/-	+/-	+/-
SA11: Climate Change	?	+	?	?	+	+	+	+
SA12: Resource Use and Waste	0	0	0	0	0	0	0	0
SA13: Cultural Heritage	+/-?	+/-?	+/-?	+/-?	+/-?	+/-?	+/-?	+/-?
SA14: Landscape and Townscape	+/-?	+/-?	+/-?	+/-?	+/-?	+/-?	+/-?	+/-?

- 4.8 The high level of growth supported over the plan period has the potential to result in adverse impacts in relation to SA objective 1: **biodiversity and geodiversity**, in relation to each of the spatial options considered. The adverse effects of delivering high levels of development may include habitat loss, fragmentation and disturbance as well as recreational pressures associated with the delivery of new homes. The negative effect is expected to be significant where new development would be provided in close proximity to designated biodiversity and geodiversity sites. Of particular note is proximity to the Sherwood Forest potential proposed Special Protection Area (ppSPA), where parts of the forest area are being considered for future classification as SPA due to their importance for breeding bird (nightjar and woodlark) interest (see **Appendix 3** for more information). This area is located towards the south western part of the District. While those options which distribute development across a wider number of locations would result in higher levels of growth at rural locations, which has the potential to impact a higher number of locally designated sites, the broad range of potential development sites means there may be potential to avoid significant negative effects on sensitive areas and also to deliver habitat improvements. Improvements are likely to relate to the incorporation of green infrastructure at new developments. Significant negative effects are expected in relation to Option 1, Option 2, Option 5, Option 6 and Option 7. Considering the potential for the delivery of habitat improvements, a positive effect is expected in relation to this SA objective for each of these five options, as well as for Option 3 and Option 8. The positive effect for Option 5 and Option 6 is likely to be significant given that these options would be likely to include sites that are well related to existing green infrastructure provision in the District, thereby presenting opportunities for specific habitat creation to be integrated within the existing pattern of these features. No positive effect has been identified for Option 4 considering that providing new settlements or expansion at existing rural settlements would leave the remaining areas of the District relatively unaffected by development. This approach would thereby limit the potential for enhancements (for example through green infrastructure provision) to areas of importance for biodiversity throughout the rest of the District.
- 4.9 It is expected that all of the spatial options considered would support housing delivery, employment growth and encouraging development to the benefit of the wider regeneration of the District. The positive effect expected in relation to SA objective 2: **housing** is likely to be significant for Option 2, Option 6, Option 7 and Option 8. These options would increase the range of locations in which residential development would take place. This will help meet the requirements of the rural areas of the District. Furthermore, providing homes at a range of locations in the District is likely to help increase the range of affordable housing available. The significant positive effect is expected because these options would be likely to deliver a high level of growth at greenfield locations, thereby resulting in beneficial impacts in terms of scheme viability. Option 4 is the only option considered which is likely to have a minor negative effect combined with the minor positive effect in relation to SA objective 2. This option would provide

development at new or expanded rural settlements, thereby diverting large scale development away from the towns of Retford and Worksop, which could result in not meeting the identified requirement for these locations. Option 6, Option 7 and Option 8 are also expected to have a significant positive effect in relation to SA objective 3: **economy and skills**. These policies provide the most flexibility in relation to new economic development in the District, recognising the roles of Worksop and Retford as the main centres of employment and continuing support for the economic regeneration of Harworth and Bircotes. Option 6 and Option 8 would not support economic growth at the smallest rural settlements in the District; however they provide some scope for rural diversification. These options would furthermore result in the delivery of new settlements in Bassetlaw, which is likely to provide the critical mass of development and new infrastructure needed to attract additional economic investment to Bassetlaw. Of these options only Option 6 would support economic growth along the A1 corridor, which might support warehouse provision in the District. The significant positive effect expected for Option 7 is likely to be combined with a minor negative considering that some growth would be provided at the more rural and isolated villages of the District, where existing employment opportunities will be less accessible and more significant amounts of new infrastructure will be required to support this growth.

- 4.10 All of the options considered apart from Option 3, are expected to have significant positive effect (some as part of a mixed effect) in relation to SA objective 4: **regeneration and social inclusion**. This is reflective of the high level of growth and potential for improved access to services and facilities in many parts of the District, which would result as part of this growth. Option 3 would focus much of the new growth within the A1 corridor to the west. As development within the settlements to the east of the District would be limited, this approach is expected to have adverse effects on those settlements in the east, in terms of their long term vitality. Furthermore, this approach would not result in new development occurring in close proximity to the existing concentrations of services and facilities in Worksop and Retford. As such the minor positive effect expected in relation to this SA objective for Option 3 is likely to be combined with a significant negative effect. With consideration for the high level of new growth supported over the plan period, the significant positive effect expected for Option 4 and Option 5 is likely to be combined with a significant negative effect. Given that Option 4 would support the delivery of development at new and expanded settlements, it would not make best use of existing concentrations of services and facilities and furthermore would not address issues of deprivation at Retford and Worksop. Option 5 would not deliver new development at the villages throughout the District thereby potentially limiting regeneration opportunities and resulting in a lack of service provision at these locations. Both of these options would also not address the regeneration of Bassetlaw's former collieries and the surrounding communities, which other options may be more likely to achieve.
- 4.11 The provision of new development that would make use of the existing services and facilities, as described above, will have broadly similar positive effects in relation to public health in the District, as the services and facilities are likely to include healthcare facilities, such as GP surgeries and hospitals. Access to open space and areas of the countryside would also help to encourage high levels of physical activity among residents. Option 5, Option 6, Option 7 and Option 8 are expected to have a significant positive effect in relation to SA objective 5: **health and wellbeing**, because much of the new development is to be focussed at the urban edge or within the larger settlements of the District. However, there is potential for these options to limit provision of new services and facilities (including those relating to healthcare) at the smaller, more rural settlements. This is because, while these options distribute development across the District, much of this will still be at the larger settlements and therefore there may not be the critical mass of additional development at smaller settlements to stimulate provision of new services and facilities. Furthermore, while the provision of urban extensions may provide opportunities for the incorporation of green infrastructure, access to the surrounding countryside for the existing urban area may be limited or lost. As such, the significant positive effect expected for Option 5, Option 6 and Option 7 is likely to be combined with a minor negative effect. No overall negative effect is expected in relation to Option 8, given that this option would provide new settlements in line with Garden Village principles, which is likely to result in the incorporation of new services and facilities, including healthcare. Furthermore, this option would also allow for some scope to support the expansion of existing rural service offer given that the

levels of growth to be delivered at different settlements would be in line with the role of those settlements in Bassetlaw.

- 4.12 It is considered likely that all options would result in adverse effects in relation to the SA objectives which are associated most directly with the natural environment, given the high level of growth to be supported over the plan period. A minor negative effect has been identified in relation to SA objective 7: **land use and soils** for all options considering the high level of growth to be provided over the plan period, and therefore the need for development of greenfield land. Some options (most notably options other than Option 4, which would provide new/expanded rural settlements) would provide opportunities to re-use of brownfield land, particularly through development within or at the immediate edges of the larger settlements and regeneration centres of Bassetlaw, such as Worksop, Retford and Harworth and Bircotes. It is expected that each option would still require a large amount of greenfield land to deliver the level of growth and associated infrastructure required over the plan period. The development of large areas of greenfield land in the District is also likely to result in the development of sites that contain significant areas of Grade 3 or higher value agricultural land. There are areas of Grade 2 agricultural land to the south of the District, to the north and south of Retford and to the west of Worksop, with a limited amount of Grade 1 (highest value) agricultural located in the northernmost part of the District. The minor negative effect identified for Option 4 is uncertain. This option would not provide a high level of new development at urban locations (which might be achieved through Option 1, Option 6, Option 7 and Option 8) where there is potentially more brownfield land. However, the unknown siting of a new settlement has the potential to avoid areas of higher value agricultural land in the District. As Option 6 is a hybrid option which includes the potential to provide new settlements at unknown locations within Bassetlaw, the minor negative effect expected in relation to this SA objective is also uncertain.
- 4.13 Each of the options considered is also expected to have an uncertain mixed effect (minor positive/minor negative) in relation to SA objective 13: **cultural heritage** and SA objective 14: **landscape and townscape**. Allowing for a pattern of development which is not limited only to the larger settlements of the District and would include development at a range of rural locations (most notably through Option 2, Option 6, Option 7 and Option 8) is likely to help avoid the potential for the higher concentrations of heritage assets at the centre of the District's larger settlements to experience negative impacts in terms of their significance and settings. However, these options have the potential to adversely affect heritage assets across a wider area in Bassetlaw. New development through each option would present opportunities for the enhancement of heritage assets as well the established character of the District. Similarly the pattern of growth supported by each option has the potential to adversely affect areas of the District identified as having particular sensitivities in terms of landscape character. Those options (most notably Option 1 and Option 5) which support the concentration of most of the growth within or at the edges of the larger settlements and regeneration centres of the District are likely to help to limit the potential for erosion of rural character in Bassetlaw. Conversely, the wider distribution of development supported through the remaining options would allow for a smaller portion of growth to be distributed to many rural areas which will help to limit the significance of impacts on the existing landscape character. Most options include some development to be delivered as urban intensification and other elements of growth which would be more limited at the rural settlements of the District. As such it is less likely that adverse impacts on existing townscape would result and opportunities for the enhancement of the existing townscape may result.
- 4.14 A greater loss of greenfield land in the District has the potential to result in higher levels of run-off into waterbodies as the area of impermeable surfaces increases through new development. As such, all options considered are expected to have a minor negative effect in relation to SA objective 8: **water**. While increasing reliance on development which is to be delivered away from the larger settlements (through Option 2, Option 3 and Option 4) has the potential to result in increased land take at greenfield sites, focussing much of the development at or around the settlements of Worksop and Retford (through Option 1, Option 5, Option 6, Option 7 and Option 8) has the potential to increase run-off into the Rivers Ryton and Idle, and the Chesterfield Canal.
- 4.15 Development of greenfield land and increased surface run-off may also exacerbate flooding in the District, however the level of flood risk will also be influenced by the specific location of new growth in relation to existing areas of high flood risk. Development set out through each option

would be managed through the sequential approach to the allocation of sites. Option 3 would focus development at areas identified as being at low risk of fluvial flooding and therefore this is the only option for which a minor positive effect alone has been identified in relation to SA objective 9: **flood risk**. A minor negative effect has been identified for Option 4, Option 5, Option 6, Option 7 and Option 8 as these options are likely to include areas for development which are at high risk of flooding. These areas include land by Worksop and Retford town centres, south and east of Retford as well as at the service centres of Misterton, Walkeringham, Mattersey, Beckingham, North and South Wheatley, North Leverton, Sturton-le-Steeple, Rampton and Everton. As Option 6, Option 7 and Option 8 have the potential to distribute development across a wider range of settlements, many of which are less constrained by flood risk, the minor negative effect expected in relation to this SA objective is likely to be combined with a minor positive effect for these options.

- 4.16 Considering the high level of growth each option would support over the plan period, air quality in the District is likely to be most influenced by the level of trip generation that a given pattern of development would result in. Supporting the delivery of much of the new growth over the plan period within the more densely populated locations may help to encourage the use of sustainable modes of transport, which are more accessible in urban areas. However, Option 1 also has the potential to increase traffic emissions that would be concentrated on a single location, resulting in particularly adverse impacts in terms of air quality at such locations. These locations (particularly Worksop and Retford) are currently affected by issues of congestion. A minor negative effect has also been recorded in relation to SA objective 10: **air quality** for Option 2, considering that a dispersed pattern of rural development may increase reliance on private vehicles. The negative effect expected for Option 3 is likely to be significant as concentrating development along the A1 corridor may generate increased congestion at peak times. Furthermore, focusing employment growth on warehousing will potentially increase the number of HGV movements along this route. Option 4, Option 5, Option 6, Option 7 and Option 8 are expected to have a mixed effect (minor positive/minor negative) in relation to SA objective 10. Option 4 would provide new growth as new settlements or expansions to existing rural settlements and thereby help to minimise adverse impacts on existing traffic congestion and associated air quality issues, by supporting provision of more services and facilities at these locations. However, this approach is likely to result in high levels of road traffic occurring at new locations. By providing large scale development at the urban edges of Worksop and Retford, issues relating to congestion and cumulative air quality problems may emerge in these locations. Conversely through this approach, Option 5 may help to reduce the requirement to undertake long journeys in the District and may also support sustainable transport use. The wide range of potential site options included as part of Option 7 and Option 8 would include high levels of growth at the larger settlements as well as some limited growth at more rural settlements. As such some of this new development may exacerbate air quality issues at the more developed locations, while also providing opportunities for sustainable transport improvements.
- 4.17 The impact of new development in the plan area in terms of climate change will be more influenced by the scale of new growth to be delivered and associated emissions, rather than the spatial distribution of development. The level of greenhouse gas emissions will be influenced by sustainable transport provision and car use but will also be affected in part by on site practices as well as the incorporation of low carbon energy schemes within development. Providing residents with access to existing sustainable transport provision as well as supporting the potential for enhancing existing sustainable transport provisions in the District will be of benefit in terms of limiting greenhouse gas emissions. A minor positive effect is therefore expected for SA objective 11: **climate change** for Option 2, Option 5, Option 6, Option 7 and Option 8, as these options would provide much of the new growth at the larger settlements of the District, which could help to promote the viability of existing sustainable transport links in the District. Furthermore, these options provide opportunities for urban intensification or the delivery of a high level of growth as urban extensions, where the incorporation of energy efficiency and renewable energy measures may be more viable. It is recognised that Option 6, Option 7 and Option 8 would deliver some growth at the more rural locations of the District, however this would be a small proportion of the overall growth supported. As such, many new residents would still have access to the more extensive sustainable transport links in the urban areas and much of the new development may support the incorporation of energy saving measures.

Housing distribution options

- 4.18 Following on from the consideration of overall spatial options for the District, in preparing Part 1 of the Draft Bassetlaw Local Plan (January 2019), the Council considered further options for distributing future housing growth within the different areas of the District. These housing distribution options were:

1: Rural Bassetlaw

- a. 27% of overall growth
- b. Deliver fewer homes
- c. Deliver more homes
- d. No change to Core Strategy approach

2: Worksop

- a. 24% of overall growth
- b. Deliver fewer homes

3: Retford

- a. 13% of overall growth
- b. Deliver more homes

4: Harworth and Bircotes

- a. 21% of overall growth
- b. Deliver fewer homes
- c. Deliver more homes

5: Garden Villages

- a. 15% of overall growth (two new villages)
- b. Deliver no new villages
- c. Deliver one new village

- 4.19 A higher growth option was not considered reasonable for Worksop, due to lack of land availability and viability issues. A lower growth option was not considered reasonable for Retford, as this would not provide the critical mass necessary to support local services, infrastructure improvements or the local economy. **Appendix 9** sets out the reasonable alternatives considered and why the selected approach was taken forward in more detail.
- 4.20 The SA effects are summarised in **Table 4.2**, and the findings described below.
- 4.21 Whilst the assessments below consider each of these spatial strategy strands individually, in reality, multiple options will be taken forward by the Council. As such, where assessments identify, for example, that a lower level of growth would be beneficial in terms of environmental impact, due to less greenfield land take, this may be counteracted by greater greenfield land take elsewhere. The Council's current preferred option for housing distribution is assessed on a District-wide basis in **Chapter 6**.

Table 4.2 SA effects for the Housing Distribution Options considered in preparing the Part 1 Draft Bassetlaw Plan (Jan 2019)

Site	1: Rural Bassetlaw				2: Worksoy		3: Retford		4: Harworth & Bircotes			5: Garden Villages		
Alternative Options Considered	a) 27% of overall growth	b) Deliver fewer Homes	c) Deliver More Homes	d) No Change	a) 24% of overall growth	b) Deliver fewer Homes	a) 13% of Overall Growth	b) Deliver More Homes	a) 21% of overall growth	b) Deliver fewer homes	c) Deliver more homes	a) 15% of overall growth	b) Deliver no new villages	c) Deliver one new village
SA1: Biodiversity and Geodiversity	0	+	-	0	0	+	0	-	0	+	-	--	0	-
SA2: Housing	++	+	++	0	++	+	++	++	++	+	++	++	0	+
SA3: Economy and skills	++	-	+/-	0	++	-	++	+	++	-	+	++	0	+
SA4: Regeneration and Social Inclusion	++	-	+/-	0	++	-	++	+/-	++	-	+/-	++	0	+
SA5: Health and Wellbeing	+	-	+/-	0	0	0	0	0	+	-	+/-	++	0	+
SA6: Transport	-	+	-	0	+/-	+	+/-	-	+/-	+	-	+/-	0	+/-
SA7: Land Use and Soils	+	+	-	0	-	+	0	-	+/-	+	-	+/-	0	+/-
SA8: Water	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Site	1: Rural Bassetlaw				2: Worksop		3: Retford		4: Harworth & Bircotes			5: Garden Villages		
Alternative Options Considered	a) 27% of overall growth	b) Deliver fewer Homes	c) Deliver More Homes	d) No Change	a) 24% of overall growth	b) Deliver fewer Homes	a) 13% of Overall Growth	b) Deliver More Homes	a) 21% of overall growth	b) Deliver fewer homes	c) Deliver more homes	a) 15% of overall growth	b) Deliver no new villages	c) Deliver one new village
SA9: Flood Risk	0	+	0	0	0	+	-	-	0	+	-	0	0	0
SA10: Air Quality	-	+	-	0	+/	+	+/	-	+/	+	-	+/	0	+/
SA11: Climate Change	-	+	-	0	+/	+	+/	-	+/	+	-	+/	0	+/
SA12: Resource Use and Waste	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SA13: Cultural Heritage	0	+	-	0	-	+	0	-	0	+	-	--	0	-
SA14: Landscape and Townscape	+	+	-	0	?	0	?	-	+/	+	-	+/	0	+/

1: Rural Bassetlaw

a) 27% of overall growth

- 4.22 It is expected that this option will result in positive effects for SA objectives 2: **housing**, 3: **economy**, 4: **regeneration and social inclusion**, 5: **health and wellbeing**, 7: **land use and soils** and 14: **landscape and townscape**, as the provision of housing in a range of settlements will reduce the intensity of effects in any one location. The distribution of development will likely provide a positive effect in relation to cultural heritage, landscape and land use as development is likely to be fairly small-scale, thereby minimising the intensity of any effects on the landscape, and any cultural assets, as well as the amount of greenfield land which is to be developed in any one location. In addition, this option would reduce greenfield development around urban areas, which may help to retain the existing character of Bassetlaw's towns. This approach would also provide sufficient choice in sites so that the Council can direct housing to less sensitive areas. In addition, a positive effect is expected in relation to housing, as this growth option will provide 27% of the Council's housing target for the District and increased rural develop could likely help support rural services and facilities. As such, a positive effect has been identified for SA objectives 2, 4 and 5. However, a minor negative effect has been identified for SA objective 6: **transport**, SA objective 10: **air quality** and SA objective 11: **climate change**, as the increase in residential development in rural settlements will increase pressure on already limited rural transport services and could lead to increased traffic congestion and air pollution within rural communities. However, there is some uncertainty associated with this as an increase in residents in rural areas could support existing and improved public transport services.

b) Lower growth

- 4.23 It is expected that a lower growth option would not provide the support for or enhance existing rural services. As a result, this would threaten the long term sustainability of services and facilities in the villages, and this is likely to affect the health and wellbeing of residents living in rural areas, leading to minor negative effects for SA objectives 3: **economy and skills**, 4: **regeneration and social inclusion** and 5: **health and wellbeing**. However, it is predicted that a lower level growth would also have a minor positive effect on the environmental SA objectives 1: **biodiversity and geodiversity**, 6: **transport**, 7: **land use and soils**, 9: **flood risk**, 10: **air quality**, 11: **climate change**, 13: **cultural heritage** and 14: **landscape and townscape**, as a lower rate of development would keep transport-related issues, such as congestion and air pollution, to a minimum. Furthermore, a lower growth rate would also likely minimise the loss of greenfield land and negative effects on environmental features, such as biodiversity, landscape and cultural assets, due to the lower level of land take required. Similarly, a positive effect has been identified for 9: **flood risk**, as a lower rate of development will less likely contribute towards development on land in flood zones 2 or 3 and a reduced risk of surface run off and flooding. These minor positive effects are uncertain as they depend on the exact location and design of development.
- 4.24 Finally, a minor positive effect has been identified for SA objective 2: **housing**, as this growth option will still provide new housing, but this may not meet the full need arising within the rural area.

c) Higher growth

- 4.25 A higher growth option would lead to a number of potential negative effects identified. It is expected that a higher growth rate would fail to make effective use of brownfield land and the ease of access to services and employment in the larger settlements, yet a high residential growth rate could support rural services and encourage investment in the area, resulting in a mixed minor positive and negative effect for SA objectives 3: **economy and skills** and 4: **regeneration and social inclusion**. Similarly, whilst this option could encourage investment in rural services and facilities, including health services and recreation facilities, it could also result in greater pressure on existing services, resulting in mixed minor positive and minor negative effects on SA objective 5: **health and wellbeing**.
- 4.26 This growth option would result in a significant positive effect in relation to SA objective 2: **housing**, as it will provide more than enough to meet rural housing needs. However, higher

levels of growth could have potentially adverse impacts on the historic environment, landscape and the prevailing character of rural villages, due to greater urbanisation of these areas, resulting in a uncertain minor negative impact for SA objectives 13: **cultural heritage** and 14: **landscape and townscape**. Furthermore, a higher level of growth could contribute towards increased traffic congestion and construction traffic leading to a negative effect for SA objectives 6: **transport**, 10: **air quality** and 11: **climate change**. However, there is some uncertainty associated with this as an increase in residents in rural areas could support existing and improved public transport services.

- 4.27 There is a potential that higher growth could further lead to an increased use of greenfield land on the edge of settlements, resulting in a negative effect for SA objective 7: **land use and soil**.

d) No change

- 4.28 A 'no change' strategic growth option could result in a less sustainable pattern of growth that is not reflective of the dynamics that operate between rural settlements. This strategic growth option will likely result in a negligible effect for all SA objectives as it reflects the likely future baseline without the Local Plan.

2: Worksop

a) 24% of all growth

- 4.29 This level of growth is expected to result in significant positive effects in relations to a number of SA objectives. This proposal will deliver the highest level of housing development to one of the larger settlements in Bassetlaw and will help to support Worksop as the sub-regional centre. This high level of housing development will have directly significant positive impacts on SA objectives 2: **housing**, 3: **economy and skills**, and 4: **regeneration and social inclusion** as the additional housing will support the vitality of the town, the economy and community services. However, there is potential for the proposed level of housing to have mixed minor negative and minor positive effects on SA objectives 6: **transport**, 10: **air quality**, 11: **climate change**. This is expected as this high level of residential development will likely increase traffic in and around Worksop and as a result will have a negative impact on air quality and contribute to increased greenhouse gas emissions. However, development within the large towns will be within closer proximity to existing services such as healthcare, education and sustainable transport. In addition, it is possible that this greater level of development will have a minor negative impact on SA objective 13: **cultural heritage**, as cultural assets in the settlement could be impacted, either directly or through disturbance to setting. An uncertain negative effect has been identified for SA objective 7: **land use and soils** as new development at the edge of the settlement could lead to the loss of greenfield land, although this will depend on the specific location and design of development. Uncertain effects are expected for SA objective 14: **landscape and townscape**, as development in Worksop could improve the townscape through regeneration, although alternatively development with poor siting or design could degrade the townscape or the wider landscape.

b) Lower growth

- 4.30 An alternative considered by the Council is the delivery of fewer homes. It is expected that, as the largest town in the District with the most services and facilities, Worksop requires a level of growth which will sustain it as a sub-regional centre and less residential development will not support the town and its services. As such, a minor positive effect has been identified for SA objective 2: **housing**, as housing development will still be delivered, but this may not meet the full need arising within Worksop. This lower level of housing development will result in minor negative effects with uncertainty for SA objective 3: **economy and skills** and 4: **regeneration and social inclusion**, as the town's services are not likely to be well supported. However, the lower growth option could result in a number of uncertain positive effects, as less development in Worksop could be more beneficial to SA objectives 1: **biodiversity and geodiversity**, 6: **transport**, 7: **land use and soils**, 9: **flood risk**, 10: **air quality**, 11: **climate change** and 13: **cultural heritage**. These positive effects are expected as lower growth will likely result in a minimised traffic influence, reduced risk to historic and wildlife designations in and near Worksop

and a reduced use of greenfield or land at risk of flooding land on the edge of the settlement. These effects are uncertain as it depends on the location and design of development.

3: Retford

a) 13% of overall growth

- 4.31 This level of growth is expected to help support existing services and facilities, and deliver infrastructure improvements in Retford, including transport, education and health. This growth option will likely result in significant positive effects for a number of SA objectives such as 2: **housing**, 3: **economy and skills** and 4: **regeneration and social inclusion**). This is likely as this option will support existing services in Retford and contribute towards the local economy. It is expected that this option will result in mixed minor positive and minor negative effects in relation to SA objectives 6: **transport**, 10: **air quality** and 11: **climate change**, as development is expected to lead to increased construction traffic and emissions giving rise to minor negative effects. However, development in Retford is more likely to be within proximity to existing services and facilities and sustainable transport links, resulting in minor positive effects. In addition, an uncertain negative effect has been identified in relation to SA objectives 7: **land use and soils** and 9: **flood risk**, as there is potential that development could be located within flood zone 2 or 3 and/or lead to loss of greenfield land. However, this is uncertain as effects will depend on the location and design of new development. Uncertain effects are expected for SA objective 14: **landscape and townscape**, as development in Retford could improve the townscape through regeneration, although alternatively development with poor siting or design could degrade the townscape or the wider landscape.

b) Higher Growth

- 4.32 Higher levels of growth in Retford could result in more development occurring in areas at risk of fluvial flooding or exacerbating existing surface water flooding issues, resulting in an uncertain minor negative effect for SA objective 9: **flood risk**. In addition, higher levels of growth are likely to result in higher densities and could have adverse impacts on the historic environment and the prevailing character of the historic market town, resulting in a minor negative impact for SA objectives 13: **cultural heritage** and 14: **landscape and townscape**. A higher level of growth could also contribute towards increased traffic congestion and construction traffic leading to a minor negative effect for SA objectives 6: **transport** 10: **air quality** and 11: **climate change**. Furthermore, it is expected that increased development will potentially encourage the loss of greenfield land and impacts on wildlife designations, as such an uncertain minor negative effect has been identified for SA objectives 1: **biodiversity and geodiversity** and 7: **land use and soils**. This is uncertain as the effects will depend on the location, scale and design of new development. A significant positive effect has been identified for SA objective 2: **housing**, as this option will contribute towards meeting local needs for housing. A higher growth rate could put pressure on local services and facilities but could also support local services and encourage investment in the area, resulting in a minor positive effect for SA objective 3: **economy and skills** and mixed minor positive and negative effect for SA objective 4: **regeneration and social inclusion**.

4: Harworth and Bircotes

a) 21% of overall growth

- 4.33 This level of growth is expected to support the regeneration of Harworth and Bircotes and provide sufficient residential development to support existing services and facilities. As such a significant positive effect has been identified for SA objectives 2: **housing**, 3: **economy and skills** and 4: **regeneration and social inclusion**, and minor positive effects for SA objective 5: **health and wellbeing**, as this growth level will enhance the town's services and the economy. In addition, this level of growth is expected to provide supporting infrastructure such as transport infrastructure, roads, healthcare and education that will also likely enhance the town and access to services and facilities. However, as a result of this level of development there is potential that a number of mixed effects could occur. For example, despite the provision of improved transport infrastructure, including sustainable transport links, there could be an increase in traffic congestion in and around Harworth & Bircotes, resulting in a negative impact on air quality and

contributing to increased greenhouse gas emissions. As such, mixed minor positive and minor negative effects are identified with regards to SA objectives 6: **transport**, 10: **air quality** and 11: **climate change**. Mixed minor positive and minor negative uncertain effects have also been identified with regards SA objectives 7: **land use and soils** and 14: **landscape and townscape**, as development could lead to the potential loss of greenfield land on the edge of the settlement but could also regenerate large brownfield sites.

b) Lower growth

- 4.34 It is expected that a lower level of growth would hinder the ongoing regeneration of the Harworth & Bircotes area, as a lower development rate is unlikely to sustain and enhance the services and facilities within the town, resulting in a minor negative effect for SA objectives 3: **economy and skills**, 4: **regeneration and social inclusion** and 5: **health and wellbeing**. In addition, a minor positive effect has been identified for SA objective 2: **housing**, as despite the lower rate of development this option will still contribute some way to meeting the housing need in Howarth and Bircotes. An uncertain minor positive effect has been identified for a number of SA objectives – 1: **biodiversity and geodiversity** 6: **transport**, 7: **land use and soils**, 9: **flood risk**, 10: **air quality**, 11: **climate change** 13: **cultural heritage** and 14: **landscape and townscape**. These have been identified because the lower growth option will still deliver housing, yet it is likely that a lower growth rate will better support the protection of greenfield land, land at risk of flooding and biodiversity/geodiversity designations and will minimise increases in traffic and associated emissions of air pollutants and greenhouse gases. In addition, the lower level of growth could help minimise impacts on cultural assets and the landscape as the scale of development within the settlement will be minimised.

c) Higher growth

- 4.35 A higher level of growth within Harworth and Bircotes could put more pressure on existing infrastructure provision but could also support local services and encourage investment in the area. As such, a likely minor positive effect is identified for SA objective 3: **economy and skills** and a mixed minor positive and negative effect is identified for SA objectives 4: **regeneration and social inclusion** and 5: **health and wellbeing**. A higher level of growth could hinder aspirations to prioritise brownfield regeneration and result in an increased loss of greenfield and development of land at risk of flooding (primarily surface water flooding) and lead to adverse effects on wildlife designations. In addition, higher growth could increase traffic congestion and associated air pollution and carbon emissions. As such an uncertain minor negative effect has been identified for SA objectives; 1: **biodiversity and geodiversity**, 6: **transport**, 7: **land use and soils**, 9: **flood risk**, 10: **air quality** and 11: **climate change**. Furthermore, a higher level of residential growth could have more potential for adverse impacts on the landscape of the area and contribute towards the degradation of cultural heritage, therefore minor negative effects are expected with regards to SA objectives 13: **cultural heritage** and 14: **landscape and townscape**, although these are uncertain as the effects depend on the location and design of new development. Conversely, a significant positive effect has been identified for SA objective 2: **housing** because this growth option will still help to meet the housing need for Howarth and Bircotes.

5: Garden Villages

a) 15% of overall growth (two new villages)

- 4.36 This level of growth will be spread across two new villages (selected from the strategic site options considered earlier in this chapter) and is expected to result in significant positive effects for a number of SA objectives. This is the result of the new settlements and provision of necessary infrastructure, services and facilities including healthcare, education, employment and green space. As such a significant positive effect has been identified for SA objectives 2: **housing**, 3: **economy and skills**, 4: **regeneration and social inclusion** and 5: **health and wellbeing**. In addition, it is expected that this option will result in a number of mixed positive and negative effects. For example, the provision of improved transport infrastructure will encourage sustainable modes of transport, but it is also likely that increased residential development will increase travel by private car leading to increased air pollution and greenhouse gas emissions. It is likely that new garden communities will reflect sustainable design and

encourage heat and electricity from renewable resources and may also provide services for surrounding rural areas. As such, a mixed effect is identified for SA objectives 6: **transport**, 10: **air quality** and 11: **climate change**. Uncertain significant negative effects have been identified in relation to SA objectives 1: **biodiversity and geodiversity** and 13: **cultural heritage**, as there is potential for a large loss of land for the new settlements which could affect a number of wildlife designations and/or cultural assets. In addition, it is expected that this option will have an uncertain mixed minor positive and significant negative effect in relation to SA objective 14: **landscape and townscape**. This is the result of a new development leading to potential degradation and a negative visual impact on the landscape. However, there is potential for good design to reduce or mitigate these effects. A mixed minor positive and minor negative uncertain effect has been identified for SA objective 7: **land use and soils**, as this option could lead to the potential loss of large areas of greenfield land, although development could also occur on one of the large, brownfield sites in the District.

b) No Change: Delivery of no new villages

- 4.37 This 'no change' strategic growth option will likely result in a negligible effect for all SA objectives as it reflects the likely evolution of the baseline without the Local Plan.

c) Lower growth: Delivery of one new village

- 4.38 It is expected that a lower level of growth may hinder the achievement of the housing target, although one new settlement would still provide a substantial amount of growth. Provision of one new settlement and necessary infrastructure, services and facilities including healthcare, education, employment and green space will result in a minor positive effect for SA objectives 2: **housing**, 3: **economy and skills**, 4: **regeneration and social inclusion** and 5: **health and wellbeing**. In addition, it is expected that this option will result in a number of mixed positive and negative effects. For example, the provision of improved transport infrastructure will encourage sustainable modes of transport, but it is also likely that even a lower growth rate will increase travel by private car leading to increased air pollution and greenhouse gas emissions. It is likely that a new garden village will reflect sustainable design and encourage heat and electricity from renewable resources and may also provide services for surrounding rural areas. As such, a mixed effect is identified for SA objectives 6: **transport**, 10: **air quality** and 11: **climate change**. Uncertain minor negative effects have been identified for SA objectives 1: **biodiversity and geodiversity** and 13: **cultural heritage**, as there is potential for a large loss of land for the new settlement which could have effects on a number of wildlife designations and/or cultural assets. In addition, it is expected that this option will have an uncertain mixed minor positive and minor negative effect in relation to SA objective 14: **landscape and townscape**. This is the result of new development leading to potential degradation and a negative visual impact on the landscape. However, there is potential for good design to reduce or mitigate the potential negative effect. A mixed minor positive and minor negative uncertain effect has also been identified for SA objective 7: **land use and soils**, as this option could lead to the potential loss of large areas of greenfield land, although development could occur on one of the large, brownfield sites in the District.

Housing Target

- 4.39 The Interim SA Report (October 2016) included an appraisal of five reasonable alternative options for the housing target:
- **Option 1:** Trend-based: adopt a housing target based on projecting forward the past ten years of completions, an average of 299 dwellings per annum
 - **Option 2:** Population Projection-based (2014) Objectively Assessed Need - 338 dwellings per annum (dpa)
 - **Option 3:** Population Projection-based Objectively Assessed Need + Moderate Economic Growth - 383 dpa
 - **Option 4:** Lower end of the 2013 Strategic Housing Market Assessment Range - 435 dpa

- **Option 5:** Sheffield City Region Strategic Economic Plan - 636 dpa

- 4.40 The Initial Draft Bassetlaw Plan (October 2016) set out a proposed policy approach which took forward Option 4 i.e. 435 dpa.
- 4.41 Following the five options originally identified for the Initial Draft Bassetlaw Plan, BDC reviewed the housing target options, and subsequently considered the four options listed below. This is due to the Government's publication of a Standard Methodology¹⁵ for determining Objectively Assessed Need (OAN), updated ONS household projections and an updated evidence base, including a draft Economic Development Needs Assessment (EDNA).
- **Option 1:** Government's standardised OAN figure – 306 dpa
 - **Option 2:** SHMA-based OAN – 374 dpa
 - **Option 3:** Overall housing requirement to support economic growth based on the Oxford Economics midpoint scenario (EDNA-based) – 390 dpa
 - **Option 4:** EDNA-based higher requirement to support economic growth based on the Experian midpoint scenario – 493 dpa
- 4.42 The revised set of four housing target options was appraised in the 2019 SA Report and the findings are presented in detail in **Appendix 4** and summarised below. Note that the 2016 Interim SA report made commentary in relation to how the options would contribute to HMA-wide OAN and city region employment ambitions. These were considered in the subsequent version of the SA for two reasons. Firstly, up to date figures for wider needs were not available at the time of assessment. Secondly, the Council no longer considers the Sheffield City Region Strategic Economic Plan figure (636 dpa) to be a reasonable alternative, based on the updated evidence available.
- 4.43 The SA effects are summarised in **Table 4.3**, and the findings described below.

Table 4.3 SA effects for the housing target options considered since the Initial Draft Plan

Option	Option 1: Government's standard Method figure (306dpa)	Option 2: SHMA- based OAN (374 dpa)	Option 3: Overall housing requirement (EDNA-based – 390dpa)	Option 4: EDNA- based higher requirement to support economic growth (493 dpa)
SA objective				
SA1: Biodiversity and Geodiversity	-?	-?	-?	--?
SA2: Housing	++?	++	++	++
SA3: Economy and skills	+?	+?	++	++
SA4: Regeneration and Social Inclusion	0?	+?	+?	+?/-?
SA5: Health and Wellbeing	0?	+?	+?	+?/-?
SA6: Transport	-	-	-?	--?
SA7: Land Use and Soils	-?	-?	-?	--?

¹⁵ <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments#housing-need>

SA8: Water	-	-	-	--
SA9: Flood Risk	-?	-?	-?	-?
SA10: Air Quality	-?	-?	-?	-?
SA11: Climate Change	-?	-?	-?	-?
SA12: Resource Use and Waste	-	-	-	-
SA13: Cultural Heritage	+/-?	+/-?	+/-?	-?
SA14: Landscape and Townscape	+/-?	+/-?	+/-?	-?

- 4.44 Options 1, 2 and 3 scored a minor negative effect in relation to SA objective 1: **biodiversity** because the amount of housing they each propose could have an adverse effect on Sherwood Forest ppSPA or on one or more of the 20 SSSIs or 300 Local Wildlife Sites located within the District. The larger the housing target, the less selective the Council can be with regards to allocating sites with fewer links to important biodiversity sites. In addition, larger housing targets are likely to introduce more residents to the area, which may result in greater pressure on biodiversity in terms of recreation pressure, depletion of water resources and urban edge effects. As such, Option 4 is expected to have significant negative effects on SA objective 1, as it would provide for a much greater magnitude of growth. The actual effect is uncertain because it depends on where the housing is located within the District, and whether it is within or adjacent to any of the identified biodiversity sites.
- 4.45 All four options scored a significant positive effect in relation to SA objective 2: **housing** because they would each provide a substantial amount of housing, which would meet or exceed the standard methodology Objectively Assessed Need (306 dpa). All four options will contribute significantly to the range of housing needs in the District, including affordable housing. The effect recorded against Option 1 is uncertain as the EDNA suggests that the standard methodology may not adequately account for economic growth in the District. The effect recorded against Option 4 is also uncertain, because there might not be market demand for this proposed level of housing, if economic growth does not increase in line with the underlying assumption in this option.
- 4.46 Options 3 and 4 scored a significant positive effect in relation to SA objective 3: **economy and skills** because they both take into consideration the future economic needs of Bassetlaw District. For example, Option 3 was generated using a set of baseline economic growth forecasts whilst Option 4 assumes a stronger economic performance within Bassetlaw. Option 2 also scored a significant positive effect in relation to SA objective 3 because it would support job creation through an increased labour supply. Options 1 and 2 scored a minor positive effect in relation to SA objective 3 because, although they may not take into consideration the full future economic needs of the area, the provision of housing is likely to support job creation through an increased labour supply, whilst also contributing towards spending power within the local economy.
- 4.47 Two options (2 and 3) scored a minor positive effect in relation to SA objectives 4: **regeneration and social inclusion** and 5: **health and wellbeing** because the housing development proposed by each option will help sustain existing facilities. These options may also increase pressure on existing services, but both options may increase investment to support regeneration initiatives and enhancement or provision of new services in response to demand. Option 4 scored a mixed minor positive and minor negative effect with uncertainty because it proposes the largest amount of development out of all four options and is therefore likely to place more pressure on existing services and facilities than the other options, whilst potentially securing more money to invest in the regeneration of the area, including new infrastructure. Option 1 scored a negligible effect with uncertainty because it proposes the smallest amount of housing development out of all four

options, therefore it is more likely to result in a similar level of provision to the future baseline without the plan.

- 4.48 All four options are expected to have negative effects in relation to SA objective 6: **transport** because although they will each have a considerable impact on the highways network, it is expected that new housing delivery will result in an increase of investment to help offset some of these impacts. Option 4 scored a significant negative effect because if economic growth does not increase in line with the underlying assumption in this option, the amount of housing development proposed by the option would require a high level of out-commuting, with potential for more significant effects against this objective. Effects will depend on the location of development within the District.
- 4.49 Options 1, 2 and 3 scored a minor negative effect in relation to SA objective 7: **land use and soils** because the overall scale of housing required by each option cannot be accommodated solely on brownfield land. Option 4 is expected to have a significant negative effect, as it would require the greatest land take of all options. However, the effect is uncertain until the location of development is known.
- 4.50 Options 1, 2 and 3 scored a minor negative effect in relation to SA objective 8: **water** because housing development will result in an increase in demand for water, which will give rise to greater pressure on existing water and sewage treatment infrastructure. Furthermore, a loss of greenfield land to accommodate this growth will result in an increased likelihood of surface water run-off with varying consequences, depending on location. Option 4 is expected to have a significant negative effect, as it would require the greatest increase in water use of all options.
- 4.51 All four options scored a minor negative effect in relation to SA objective 9: **flood risk** because the wide range of sites available for development means that all options are unlikely to result in pressure to develop in high flood risk areas. However, the overall extent of new development is likely to lead to a large increase in impermeable surfaces, and therefore reduce the drainage ability of the ground. The effects are uncertain as they depend on where development is located within the District. The larger the housing target, the less selective the Council can be with regards to allocating sites in areas at lower risk of flooding.
- 4.52 All four options scored a minor negative effect in relation to SA objective 10: **air quality** and SA objective 11: **climate change**, because the housing development proposed by each will result in an increase in car numbers and people using the highways network, resulting in increases in emissions of air pollutants and greenhouse gases. However, new housing development may result in an increase of investment to help improve the highways network and encourage use of more sustainable transport modes, therefore the effect is not expected to be significant.
- 4.53 A minor negative effect is expected for each option in relation to SA objective 12: **resource use and waste** because the housing development proposed by each option is likely to result in a proportionate increase in waste generation.
- 4.54 Options 1, 2 and 3 scored a minor positive effect in relation to SA objectives 13: **cultural heritage** and 14: **landscape and townscape** because the lower annual growth targets proposed by each option enable the Council to be more selective about development sites, given the amount of land available in the District. However, the four options also scored a negative effect in relation to SA objectives 13 and 14 because the housing development proposed by each could be located within close proximity to sensitive receptors, and/or affect the setting of a number of historic assets. The larger the housing target, the less selective the Council can be with regards to allocating sites with minimal impacts on heritage assets, landscape and townscape, therefore Option 4 was not considered to have any potential minor positive effects, as the Council would not be able to be as selective about which sites to develop under this option. All effects are uncertain until the location of development is known.

Employment Land Target

- 4.55 The Interim SA Report (October 2016) included an appraisal of three reasonable alternative options for the employment land target:

- **Option 1:** No allocations – allow the market to deliver economic growth as demand dictates through the adoption of a criteria policy based approach to determine planning applications.
- **Option 2:** Allocate to reflect market trends in Bassetlaw, with flexibility across the spatial hierarchy to support the ambitions of the Sheffield City Region Local Enterprise Partnership (LEP) (delivering at least 11.8 hectares per annum).
- **Option 3:** Large-scale, aspirational growth – allocating for sub-regional economic growth aspirations.

4.56 The Initial Draft Bassetlaw Plan (October 2016) set out a proposed policy approach which took forward Option 2 i.e. 11.8ha of employment land per annum.

4.57 Since the three options were originally identified, updated evidence became available, particularly the draft EDNA. Although this did not result in any new options, Option 2 would now only be able to deliver at least 8 hectares per annum, rather than 11.8 hectares. This did not affect the previous assessments, although matrices were updated to consider updates to baseline information and to take into account the minor changes made to the SA methodology (described in **Chapter 2**). The updated appraisal matrix is presented in detail in **Appendix 4** and summarised below. Note that the appraisal matrix and text below is largely taken from the Interim SA Report.

4.58 The SA effects are summarised in **Table 4.4**, and the findings described below.

Table 4.4 SA effects for the employment target options

Option SA objective	Option 1: No allocations	Option 2: Allocate to reflect market trends in Bassetlaw	Option 3: Large-scale, aspirational growth
SA1: Biodiversity and Geodiversity	-?	-?	--
SA2: Housing	0	0	0?
SA3: Economy and skills	+?/-?	++?	++/?
SA4: Regeneration and Social Inclusion	?	+	+
SA5: Health and Wellbeing	0?	0?	0?
SA6: Transport	+?/-	+?/-?	+?/-?
SA7: Land Use and Soils	?	+?/-?	-?
SA8: Water	-	-	-
SA9: Flood Risk	?	+	-?
SA10: Air Quality	-?	-?	-?
SA11: Climate Change	+/-	+/-	+/-
SA12: Resource Use and Waste	-	-	-

SA13: Cultural Heritage	-?	+/-	-?
SA14: Landscape and Townscape	-?	+/-	-?

- 4.59 Over the plan period Bassetlaw's economy will continue to be reshaped, following the decline of traditional industries over the last 30 years. Economic development that is delivered through the emerging plan must initially sustain existing businesses and enterprises, then help secure investment through flexible policies and by delivering land in the right locations.
- 4.60 There are positive effects associated with SA objective 3: **economy and skills** arising from the three employment land target options, with these being significant for Options 2 and 3. By allocating specific sites for development, Option 2 is expected to help sustain existing centres and assist new growth areas by providing opportunities for business start-up, expansion and relocation. Support for rural diversification has potential to boost prosperity and viability of rural areas as places to live and work in the long term, rather than restrictive policies that would limit regeneration of rural areas. The more aspirational levels of growth identified in Option 3 would also have positive effects in terms of boosting the economic prosperity of the area, although in addition to the uncertainty arising from not yet having identified sites for development, this option lacks clarity about the amount of land that should be developed as it is jobs-based, not land-based. Although Option 1 provides flexibility to deal with needs as they emerge, the lack of a land or jobs-based target may not provide sufficient certainty to secure investment commitment.
- 4.61 Options 2 and 3 are also likely to have positive effects on SA objective 4: **regeneration and social inclusion**. With specific locations targeted through allocations or place-based job creation targets, development can support regeneration of key sites and provide potential uplift to the public realm and investment in infrastructure.
- 4.62 Option 2 differs from Options 1 and 3 by proposing allocation of a specific quantity of land and is therefore identified as having positive effects in a number of areas that the other options do not – namely SA objective 7: **land use and soils**, SA objective 9: **flood risk**, SA objective 13: **cultural heritage** and SA objective 14: **landscape and townscape**. This helps to reduce some uncertainty about the deliverability of sites and facilitates avoidance or mitigation of potentially significant negative effects on people and the environment.
- 4.63 The appraisal of the three options for employment land has identified mixed effects or effects with uncertainty for the remaining SA objectives. Those where distinct effects have been identified are those where effects are generally clearly negative or provide no certainty. SA objective 12: **resource use and waste** typically shows that commercial operations will inevitably result in increased resource use and subsequently generation of waste. The extent to which this occurs would be expected to increase proportionately with the levels of growth achieved. Similarly, the effects in relation to SA objective 8: **water quality and resources** are likely to be negative due to construction and operation of businesses inevitably increasing demand for water in an area of identified water stress.
- 4.64 Negative uncertain effects are identified in relation to SA objective 1: **biodiversity**, with the need for development of land for employment uses increasing the likelihood of loss of greenfield sites on the edge of existing towns and villages causing habitat loss and fragmentation. Green infrastructure may be delivered as part of large scale schemes, in conjunction with supporting access to employment, although there is significant uncertainty about where development will occur and the levels of growth that may be achieved.
- 4.65 Economic development will have mixed effects on SA objective 6: **Transport** through increased vehicle movements from deliveries, visitors and in-commuting. These movements will impact on road capacity and existing congestion, but development will also provide developer contributions and CIL payments that will support enhancements and provision of new sustainable transport infrastructure.
- 4.66 SA objective 13: **cultural heritage** and SA objective 14: **landscape and townscape**, respectively, are also considered likely to have minor negative effects, mixed with positive effects for Option 2. Each of the three options has potential to generate negative effects on the existing

townscapes, landscapes and cultural heritage assets in the District, although again there is uncertainty about where these will occur. Under both SA objectives, allocating sites in Option 2 gives opportunity to avoid impacts on the most sensitive receptors or to at least provide integrated mitigation. Larger scale developments can have more wide ranging impacts on landscapes and townscapes, therefore it is important to be able to plan proactively for these.

- 4.67 SA objective 2: **housing** is the theme that has been identified as having a limited relationship with economic development, at least in the context of Bassetlaw. Housing market evidence indicates that economic development has not traditionally been a significant driver in terms of housing demand in the District. While aspirations to change this may be promoted through the plan, raising demand for employment land could result in competition for sites for housing development.

Thematic Policies

- 4.68 The Initial Draft Bassetlaw Plan (October 2016) set out a number of proposed thematic policy approaches. These were not subject to SA at the time but were appraised in the 2019 SA Report as presented below, along with reasonable alternative policy approaches, where relevant. The reasons for selecting the preferred approach at that stage (i.e. Part 1 of the Bassetlaw Draft Plan (January 2019)) are detailed in **Appendix 10**. Not all of the thematic policy approaches discussed below have an equivalent proposed policy in Part 1 of the Bassetlaw Draft Plan, but have now been addressed in the January 2020 Draft Local Plan (the findings for which are set out in **Chapter 6**. The policy options audit tables in **Appendix 10** have been updated to outline the evolution of the policies from the Initial Draft Bassetlaw Plan to the Part 1 Bassetlaw Draft Plan and subsequently the January 2020 Draft Local Plan stage.

Note that the Part 1 Bassetlaw Draft Plan and accompanying 2019 SA Report (from which this chapter is taken) were subject to consultation from January to March 2019. Following that consultation, the Council decided to produce a Draft Local Plan (rather than 'Part 1' and 'Part 2'). In preparing the Draft Local Plan (January 2020), the Council reviewed the strategic policies presented in the Part 1 Bassetlaw Draft Plan and also prepared development management policies and site allocation policies.

The policy approaches (as assessed below) have fed into preparation of the development management policies in the Draft Local Plan (January 2020).

- 4.69 Note that the appraisal takes the form of a high level commentary in relation to relevant SA objectives that the thematic policy approaches set out in the Initial Draft Bassetlaw Plan are likely to affect. As the proposed thematic policy approaches are narrow in scope, they are generally only likely to have effects in relation to those SA objectives that cover the same themes as the policy approach and are therefore likely to have no effect on the remaining SA objectives (e.g. the proposed policy approach for Historic Environment and SA objective 13: **cultural heritage**).

Housing Growth

- 4.70 The Initial Draft Bassetlaw Local Plan (2016) proposed an annual housing target of 435 net dwelling completions. Whilst this figure is no longer one of the housing target options (the housing requirement is proposed to be 478 dwellings per annum in the Draft Local Plan), the remaining aspects of the proposed policy approach are considered below. The revised housing target options (and the effects of delivering the scale of housing within them) have been assessed earlier in this chapter.
- 4.71 Allocating sufficient sites to provide choice and flexibility, ensuring sufficient housing provision and allocating a mix of sites is expected to have significant positive effects on SA objective 2: **housing**. This approach is also likely to have minor positive effects on SA objective 5: **health and wellbeing**, as it is expected to ensure a range of housing provision that is suitable for all residents, contributing to both physical and mental health and wellbeing.

Economic Development

- 4.72 The Initial Draft Bassetlaw Local Plan (2016) proposed an employment land target of 177ha over the life of the plan (the target is proposed to be a minimum of 68ha in the Draft Local Plan, although the plan over-allocated at 128.35ha). Employment land targets are assessed in the preceding section of this chapter, therefore the commentary below addresses the remaining aspects of the proposed policy approach for economic development.
- 4.73 In being pro-active and aspirational with regards to economic growth, and in having no maximum employment land target, this approach is expected to have significant positive effects on SA objective 3: **economy and skills**. However, it could lead to a high level of development, which could put pressure on environmental factors, therefore having negative effects on SA objectives 1: **biodiversity**, 7: **land use and soils**, 10: **air quality**, 13: **cultural heritage** and 14: **landscape and townscape**. However, these effects are expected to be minor, as the policy approach includes safeguards, such as ensuring development is at an appropriate scale and design, ensuring development can be served by sustainable infrastructure, and conserving and enhancing local heritage and environmental characteristics. Where heritage and environmental features are enhanced, this policy could also lead to minor positive effects on the SA objectives listed above.

Following the last consultation (January to March 10th 2019), the Council has reviewed the spatial strategy taking into consideration comments received and changes to national policy. As a consequence of this, the Council is now seeking to deliver a step-change in economic growth in Bassetlaw. In order to support this the housing requirement needs to align with jobs growth up to 2037. This has resulted in an increase in the housing requirement from 390 dwellings per annum to 478 dwellings per annum up to 2037.

Town and Service Centres

- 4.74 The Council did not consider there to be any reasonable alternatives to the proposed policy approach set out in the Initial Draft Bassetlaw Plan (2016) on the basis of evidence contained in the Bassetlaw Retail and Leisure Study (April 2017). With no net need for additional retail floorspace over the lifetime of the plan there is no requirement to allocate land for future retail development.
- 4.75 Defining clear boundaries for town centres, primary shopping areas and primary and secondary frontages is expected to have a significant positive effect on SA objective 4: **regeneration and social inclusion** as this approach will directly seek to protect and enhance the vitality and viability of the District's towns and villages. There would also be a minor positive effect on SA objective 3: **economy and skills** as a result of this and the associated stimulation of the town centre economy and employment opportunities.
- 4.76 Promoting a town centre first approach will promote the use of sustainable transport measures in place of cars which may be more widely used to access developments in out of town locations; therefore minor positive effects are likely in relation to SA objectives 5: **health and wellbeing**, 6: **transport**, 10: **air quality** and 11: **climate change**.
- 4.77 A minor positive effect is likely in relation to SA objective 2: **housing** as the proposed policy approach involves promoting residential uses above the ground floor in town centres.

Historic Environment

- 4.78 The proposed policy approach relating to the historic environment set out in the Initial Draft Bassetlaw Plan (2016) would have a significant positive effect on SA objective 13: **cultural heritage** as the primary purpose of the proposed approach is to protect and enhance the historic environment. It sets out various measures to achieve this; including maintaining a presumption against development, alterations, advertising or demolition that would be harmful to a heritage asset and giving designated heritage assets greater protection than non-designated assets.
- 4.79 The specific nature of the proposed policy approach means that effects on most of the other SA objectives are unlikely, although there could be potential minor negative effects on SA objectives

2: **housing** and 3: **economy and skills**, if the development of housing or commercial sites was to be restricted on the basis of heritage considerations.

- 4.80 The Council considers that a reasonable alternative approach to the historic environment would be more detailed policy criteria for the protection of non-designated heritage assets, further to the approach set out in the NPPF. It is envisaged that this would be specifically with regard to exploring in more detail the justification for demolition of non-designated heritage assets.
- 4.81 This reasonable alternative approach would have a significant positive effect on SA objective 13: **cultural heritage** because it provides additional detail to that in the NPPF on the protection of local, non-designated heritage assets, whilst also requiring detailed justification for the demolition of such buildings. It is envisaged that this would limit the circumstances in which the demolition of non-designated heritage assets would be considered acceptable. The NPPF guidance on designated and non-designated heritage assets alone is adequate but could be reinforced through Local Plan policies.
- 4.82 As with the proposed policy approach, negligible effects on most of the other SA objectives are likely. However, the requirement to provide detailed justification for the demolition of non-designated heritage assets, and therefore minimising such demolition, could limit the amount of housing or commercial development if it prevents these being developed on the same site, resulting in minor negative uncertain effects in relation to SA objectives 2: **housing** and 3: **economy and skills**.

Landscape

- 4.83 The Council did not consider there to be any reasonable alternatives to the proposed policy approach set out in the Initial Draft Bassetlaw Plan (2016). The NPPF and national guidance provide a clear, hierarchical approach for planning policies to protect and enhance valued landscapes in a manner commensurate with their statutory status or identified quality, whilst also recognising the intrinsic character and beauty of the countryside.
- 4.84 The proposed policy approach relating to the landscape would have a significant positive effect on SA objective 14: **landscape and townscape** as the primary purpose of the proposed approach is to protect and enhance the District's landscapes. It sets out various measures to achieve this, including promoting development that is sensitive to its setting, in line with the local recommendations made for each Policy Zone in the Bassetlaw Landscape Character Assessment and encouraging applicants to give careful consideration to how existing landscape features may be utilised and integrated within development proposals.
- 4.85 There could also be minor positive effects on SA objectives 1: **biodiversity** and 13: **cultural heritage** as one component of the proposed policy approach is to protect the separate identity of settlements and the intrinsic quality of the countryside (including its built and natural heritage).
- 4.86 The specific nature of the proposed policy approach means that negligible effects on most of the other SA objectives are likely, although there could be potential minor negative effects on SA objectives 2: **housing** and 3: **economy and skills**, if the development of housing or commercial sites was to be restricted on the basis of landscape considerations.

Biodiversity and Geodiversity

- 4.87 The Council did not consider there to be any reasonable alternatives to the proposed policy approach set out in the Initial Draft Bassetlaw Plan (2016). The NPPF requires planning policies to protect and enhance sites of biodiversity or geological value in a manner commensurate with their statutory status or identified quality, distinguishing between the hierarchy of international, national and locally designated sites. The NPPF also promotes minimising impacts on and providing net gains for biodiversity, including establishing coherent ecological networks.
- 4.88 The proposed policy approach relating to biodiversity and geodiversity would have a significant positive effect on SA objective 1: **biodiversity** as the primary purpose of the proposed approach is to protect and enhance the biodiversity and geodiversity of the District. It sets out various measures to achieve this, including not permitting development that would be likely to result in the loss, deterioration or harm to habitats or species of importance to biodiversity or geological

conservation interests, unless specific criteria are met. However, there is some uncertainty associated with the significant positive effect as the policy approach indicates that some harm may be permitted where the benefits of the proposed development outweigh the negative impacts on biodiversity.

- 4.89 The provision of open spaces would have minor positive effects on SA objectives 5: **health and wellbeing**, 7: **land use and soils**, 9: **flood risk** and 14: **landscape and townscape**. This is because open space can provide opportunities for active outdoor recreation, preserve areas of greenfield land from built development, facilitate the infiltration of surface waters and improve the setting of the wider built environment.
- 4.90 The specific nature of the proposed policy approach means that negligible effects on most of the other SA objectives are likely, although there could be potential minor negative effects on SA objectives 2: **housing** and 3: **economy and skills**, if the development of housing or commercial sites was to be restricted on the basis of biodiversity and geodiversity considerations.

Green Infrastructure

- 4.91 The Council did not consider there to be any reasonable alternatives to the proposed policy approach set out in the Initial Draft Bassetlaw Plan (2016), because specific enhancement measures cannot be identified at this stage. Specific opportunities may, however, be identified in relation to individual sites.
- 4.92 The proposed policy approach involves supporting the provision of a wide range of multifunctional green spaces and would have positive effects on a number of the SA objectives. Specific reference is made to recreational space for sports and leisure activities, which would have a minor positive effect on SA objective 5: **health and wellbeing**, and the policy approach also refers to green infrastructure contributing to flood storage capacity and so a minor positive effect on SA objective 9: **flood risk** is also likely. Further positive effects on **health** are likely as the policy approach promotes improved pedestrian and cycle accessibility and connectivity. This will also result in minor positive effects on SA objectives 6: **transport**, 10: **air quality** and 11: **climate change**.
- 4.93 The provision of Green Infrastructure within the District will have a significant positive effect on SA objective 1: **biodiversity**, particularly as the policy approach refers to BAP habitat creation, restoration or enhancement schemes and promotes the use of green corridors. The promotion of landscape buffers or screening for other forms of visually prominent development is likely to have minor positive effects on SA objective 14: **landscape and townscape**, as well as potentially SA objective 13: **cultural heritage** depending on the presence of nearby heritage assets that could otherwise be negatively impacted by development.
- 4.94 The policy approach promotes the regeneration of previously developed land in and around Worksop and Retford town centres which is likely to have minor positive effects on SA objectives 4: **regeneration and social exclusion**, 7: **land use and soils** and 12: **resource use and waste**.

Open space

- 4.95 The proposed policy approach to open space is expected to have a significant positive effect on SA objective 5: **health and wellbeing** as ensuring that provision is made to meet defined standards will mean that there is open space available for local residents to engage in active outdoor recreation, to the benefit of their physical and mental wellbeing. Minor positive effects on SA objective 4: **regeneration and social inclusion** are also likely as the proposed policy approach will maintain and enhance access to community facilities and services. Depending on the nature of open space provided, there could be minor positive effects on SA objectives 1: **biodiversity**, 7: **land use and soils** and 9: **flood risk**. There could also be minor positive effects on SA objectives 13: **cultural heritage** and 14: **landscape and townscape**, if the provision of open space enhances the setting of the wider built environment, which will depend on its nature and location.
- 4.96 The Council considered that a reasonable alternative policy approach to the delivery of open space as set out in the Initial Draft Bassetlaw Plan (2016) would be to not seek provision of additional

new open spaces, but to prioritise developer contributions to facilitate off-site enhancements to existing public open spaces. This approach would prioritise qualitative improvements to facilities and accessibility, rather than using provision standards per 1,000 population.

- 4.97 This reasonable alternative approach could have a mixed minor positive and significant negative effect on SA objective 5: **health and wellbeing**. This is because although it would result in enhancements to existing open spaces, the approach does not seek provision of additional new open spaces, despite the Open Space, Sport & Recreation Study (August 2012) identifying deficiencies within the District of natural and semi natural greenspace, amenity greenspace, provision for children and young people, and allotments. Additionally, enhancements to existing public open spaces may attract a larger number of visitors to them, which could contribute towards increased recreational pressure proportionate to the increase in housing numbers over the plan period. Mixed minor positive and significant negative effects on SA objective 4: **regeneration and social inclusion** are also likely because although the reasonable alternative policy approach prioritises improvements to the quality and accessibility of existing public open spaces, failure to provide additional new open spaces when deficiencies have been identified could reduce accessibility to open space, especially for those living in any new homes built over the plan period.
- 4.98 Minor positive uncertain effects on SA objective 1: **biodiversity** are likely because the reasonable alternative policy approach seeks to enhance existing public open spaces which could have a beneficial effect on biodiversity. Minor positive effects are also expected in relation to SA objectives 13: **cultural heritage** and 14: **landscape and townscape** because enhancements to existing public open spaces could improve the overall townscape and visual amenity of the area. However, provision of new open space could provide greater gains in biodiversity and townscape/visual amenity, although this depends on the current features and condition of the site and the design of any new open spaces.

Design

- 4.99 The Council did not consider there to be any reasonable alternatives to the proposed policy approach set out in the Initial Draft Bassetlaw Plan (2016) because the recently updated NPPF provided a much stronger steer on the requirement for good design. Although the NPPF gives scope to make greater demands on the density of development in some circumstances, it is felt that it is more appropriate to pursue this in settlement-specific policies.
- 4.100 The primary purpose of the proposed policy approach is to achieve high quality design in the District which will have a significant positive effect on SA objective 14: **landscape and townscape**. In particular, requiring new development to respond to the character and pattern of its surroundings, paying attention to whether the site is urban, suburban or rural in character, will help to ensure that new development integrates with its wider setting.
- 4.101 Minor positive effects on SA objective 13: **cultural heritage** are also likely as achieving high quality design in new development will help to mitigate the potential adverse impacts on any nearby assets such as listed buildings. The requirement for proposals to demonstrate how they are integrated with existing built and natural forms in terms of layout, access to green infrastructure and access to cycling and walking networks will have minor positive effects on SA objectives 5: **health and wellbeing**, 6: **transport**, 10: **air quality** and 11: **climate change**.
- 4.102 Encouraging the use of more environmentally sustainable materials will have minor positive effects on SA objectives 11: **climate change** and 12: **resource use and waste**.

Affordable and Specialist Housing

- 4.103 The proposed policy approach will have a significant positive effect on SA objective 2: **housing** as its primary aims are to ensure that affordable housing is provided to meet local need and to deliver specific types of housing such as housing to meet the needs of older people. Minor positive effects on SA objective 5: **health and wellbeing** are also expected, as the provision of specialist housing will help to meet the needs of older and less able residents.
- 4.104 The Council considered three reasonable alternatives to the proposed policy approach set out in the Initial Draft Bassetlaw Plan (2016). The first of these reasonable alternatives is a 'do nothing'

approach, in which the Council would work to the requirements of the NPPF with regard to affordable and specialist housing provision. This approach could have a mixed significant positive and minor negative effect in relation to SA objective 2: **housing** because although the NPPF requires Local Planning Authorities to identify their affordable and specialist housing needs and provide accordingly, there are exceptions to this. These exceptions are if the identified affordable and specialist housing needs can be met off-site, or an appropriate financial contribution in lieu can be robustly justified, and the agreed approach contributes to the objective of creating mixed and balanced communities. The second of these two exceptions could result in failure to provide the identified number of affordable and specialist homes. In addition, the NPPF requirements in relation to major and non-major residential developments may not help to achieve the identified affordable housing need within Bassetlaw. The NPPF states that affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas. Where major housing development is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area or significantly prejudice the ability to meet the identified affordable housing needs of specific groups. Assuming a 'do nothing' approach, Bassetlaw would need to provide a minimum of 10% affordable housing in line with the NPPF, but this is unlikely to meet affordable housing needs within Bassetlaw. For example, according to the SHMA there is a net affordable housing need in Bassetlaw of 134 homes per annum, over a 21 year period to 2035. Taking the revised government standard methodology OAN of 299 dpa, this would equate to a need for around 48% of new housing to be affordable, and even taking the higher housing target proposed in the Initial Draft Local Plan of 435 dpa, this would still require around 33% of new housing to be affordable.

- 4.105 Lastly, a mixed minor positive and minor negative effect on SA objective 5: **health and wellbeing** is likely because the provision of affordable housing will ensure that more of Bassetlaw's residents have access to housing, but it is not guaranteed that all affordable and specialist housing needs will be met.
- 4.106 The second reasonable alternative policy approach sets a higher target for affordable and specialist housing, including differential rates for greenfield and brownfield development. The provision of a higher number of affordable and specialist homes in general is likely to have a significant positive effect on SA objective 2: **housing** by contributing further to the delivery of the identified need for affordable and specialist accommodation. Minor positive effects on SA objective 5: **health and wellbeing** are also expected, as the provision of specialist housing will meet the needs of older and less able residents. It is assumed that this approach would lower the affordable and/or specialist housing requirement on brownfield land but would still meet affordable and specialist housing needs through greenfield development. Encouraging the re-use of brownfield land for market homes is likely to have a minor positive effect on SA objective 7: **land use and soils**.
- 4.107 The third reasonable alternative policy approach seeks a proportion of development to meet higher accessibility standards as set out in the building regulations, subject to viability. This is expected to have a minor positive effect in relation to SA objectives 2: **housing** and 5: **health and wellbeing** because this approach will require housing to be designed to a particular standard so as to meet the needs of older and less able residents. It is assumed that if this option were to be taken forward, affordable housing would still be delivered to meet local needs.

Rural Buildings and Residential Development in Wider Rural Bassetlaw

Note that the Initial Draft Bassetlaw Plan (2016) included proposed policy approaches for rural buildings, as assessed in the paragraphs below. However, this has since been removed from the plan and is covered by other Local Plan policies.

- 4.108 The Council did not consider there to be any reasonable alternatives to the proposed policy approach set out in the Part A of Section 14 of the Initial Draft Bassetlaw Plan (2016), primarily

because a restrictive policy would potentially prevent regeneration in rural areas and would result in increased numbers of rural buildings with no identified use falling in to disrepair.

- 4.109 Section B of the policy approach set out in the Initial Draft Bassetlaw Plan (2016) is closely linked to the proposed reasonable alternative for the historic environment policy (above). Where demolition of an existing building is acceptable in principle there should be no reason to restrict redevelopment, subject to meeting the proposed criteria.
- 4.110 The proposed policy approach in the Initial Draft Bassetlaw Plan set out criteria under which proposals for converting buildings to residential use or replacing existing residential dwellings will be permitted. It also set out criteria that would apply to proposals for rural worker dwellings. There could be mixed (minor positive and minor negative) effects on SA objective 2: **housing**. Positive effects relate to the policy approach permitting the re-use of existing buildings for housing and the development of housing for rural workers in certain circumstances; however the criteria for allowing such proposals are quite restrictive, hence the minor negative effect as well.
- 4.111 The criteria set out in relation to housing for rural workers are likely to have minor positive effects on SA objective 14: **landscape and townscape** as they should help to avoid inappropriate and unnecessary development in the countryside. There are also likely to be minor positive effects on SA objective 3: **economy and skills** as the policy approach permits residential development to support rural workers where it can be proven to be necessary.
- 4.112 The proposed policy approach could have a minor positive effect on SA objective 13: **cultural heritage** as it allows for the conversion of buildings to residential use where they are of significant architectural or historic value and intrinsically worthy of retention in its rural setting.

Flood Risk

- 4.113 The Council did not consider there to be any reasonable alternatives to the proposed policy approach set out in the Initial Draft Bassetlaw Plan (2016) in light of the clear approach to flood risk, as set out in national policy and guidance.
- 4.114 The primary aim of the proposed policy approach is to reduce flood risk in the District; therefore a significant positive effect is likely in relation to SA objective 9: **flood risk**. There is also likely to be a minor positive effect on SA objective 8: **water** as the policy approach requires that development in settlements with identified drainage capacity issues must demonstrate that the proposed development will not exacerbate existing land drainage and sewerage problems. It is also stated that proposals that are likely to result in the deterioration of water courses and water quality will be resisted and that support will be given to development proposals designed specifically to conserve or enhance water quality.
- 4.115 A minor positive effect on SA objective 1: **biodiversity** is likely as preference will be given to SuDS that contribute to the conservation and enhancement of biodiversity and support will be given to development proposals which are designed to conserve or enhance the ecological value of the water environment.

Renewable and Low Carbon Energy

- 4.116 The Council did not consider there to be any reasonable alternatives to the proposed policy approach set out in the Initial Draft Bassetlaw Plan (2016). Based on the evidence of energy opportunity mapping and given the clear direction in NPPF Chapter 14¹⁶, the Council considered it prudent to allow community-led initiatives to be driven through neighbourhood plans whilst also supporting renewable and low carbon schemes on sites to be allocated in the Draft Plan and other suitable sites (suitability would be determined through the planning process).
- 4.117 The proposed policy approach will have a significant positive effect on SA objective 11: **climate change** as its primary aim is to support renewable energy development in the District. The development of renewable energy infrastructure may also have a minor positive effect on SA objective 10: **air quality**.

¹⁶ Specifically the approach to wind energy in footnote 49

- 4.118 While such developments can have adverse environmental impacts (depending on their nature and location), the policy approach specifies that proposals for renewable energy developments will be supported where it can be demonstrated that they will not result in unacceptable impacts on people and the built and natural environment. However, this wording indicates that some level of impacts may be permitted and so there are potential but uncertain minor negative effects in relation to SA objectives 1: **biodiversity**, 13: **cultural heritage** and 14: **landscape and townscape**.

Sustainable Design and Energy Efficiency

- 4.119 Acknowledging that the NPPF does not prevent LPAs from using their existing powers to set higher energy efficiency standards above building regulations and the national targets in the Climate Change Act 2008, the Council did not consider there to be any reasonable alternatives to the policy approach set out in the Initial Draft Bassetlaw Plan (2016). The proposed approach seeks to achieve the highest standards, subject to viability (as a limiting factor). Testing of other policy themes has indicated that development viability in Bassetlaw is marginal, therefore strictly imposing higher level requirements may adversely affect delivery of affordable housing and essential infrastructure.
- 4.120 The promotion of sustainable design and energy efficiency in new developments through this proposed policy approach is expected to have a significant positive effect on SA objective 11: **climate change** as the approach aims to increase energy efficiency in new developments, ensure that sustainable materials are used and minimise the net greenhouse gas emissions of the development. A minor positive effect on SA objective 12: **resource use and waste** is also expected as the policy approach seeks to minimise waste and maximise recycling. Minimising water consumption in new developments will have a minor positive effect on SA objective 8: **water** and maximising low or zero carbon energy generation will have a minor positive effect on SA objective 10: **air quality**.

Enhance Accessibility and Promoting Sustainable Travel

- 4.121 The Council did not consider there to be any reasonable alternatives to the proposed policy approach set out in the Initial Draft Bassetlaw Plan (2016), because it is not possible to identify specific impacts relating to access to sustainable travel and accessibility and associated mitigation measures at this stage, as site allocations have not yet been identified. These will be explored in more detail in association with site allocations.
- 4.122 The policy approach sets out a range of measures to promote the use of sustainable modes of transport in place of cars, and so would have significant positive effects on SA objectives 6: **transport**, 10: **air quality** and 11: **climate change**.
- 4.123 A minor positive effect on SA objective 5: **health and wellbeing** is also likely as the policy promotes walking and cycling which would help to increase the levels of day-to-day physical activity amongst residents.

Infrastructure Delivery and Planning Obligations

- 4.124 The Council did not consider there to be any reasonable alternatives to the proposed policy approach set out in the Initial Draft Bassetlaw Plan (2016), because specific infrastructure needs must be determined in relation to specific site allocations as they are identified, and on a case-by-case basis as planning applications are submitted.
- 4.125 The proposed policy approach to infrastructure delivery and planning obligations would not have a direct effect on any of the SA objectives as it relates to how developer contributions will be secured. The likely sustainability effects of any infrastructure that may be funded through developer contributions would need to be considered separately, as specific site options and then site allocations are identified.

Gypsies, Travellers and Travelling Showpeople

- 4.126 The proposed approach in the Initial Draft Bassetlaw Plan (2016) was to allocate sites for Gypsies, Travellers and Travelling Showpeople to meet identified needs for at least the first five years of

the Plan, which will have a significant positive effect on SA objective 2: **housing**. Giving preference to sites that are located within or adjoining settlements will have a minor positive effect on SA objective 14: **landscape and townscape** and will also help to reduce the need to travel, resulting in minor positive effects on SA objectives 6: **transport**, 10: **air quality** and 11: **climate change**. The minor positive effect on SA objective 14: **landscape and townscape** will be further achieved through the policy requirement for proposals for sites to be assessed in terms of their scale, layout and design.

- 4.127 A range of other policy criteria are set out which will be taken into consideration when allocating sites. A minor positive effect on SA objective 7: **land use and soils** is likely as one of the criteria is making efficient use of land and another relates to avoiding land contamination. A minor positive effect on SA objective 9: **flood risk** is also likely as the policy requires consideration of flood risk when assessing potential locations.
- 4.128 Sites for Travelling Showpeople must demonstrate that, where sites contain work areas, use of these areas will not lead to unacceptable air or environmental pollution, noise or other nuisance or risk to the health and safety of residents on and adjacent to the site. This will have a minor positive effect on SA objective 5: **health and wellbeing**.
- 4.129 A reasonable alternative policy approach considered for provision of Gypsy, Traveller and Travelling Showpeople's needs was to adopt a criteria-based policy that responds to need as it arises. It was assumed that these criteria would be based on the considerations set out in the proposed policy approach in the Initial Draft Plan, such as the need to consider the scale of development in relation to the nearest settlement and making efficient use of land. As this approach would be expected to meet the needs of Gypsies, Travellers and Travelling Showpeople, and would include similar considerations to the preferred approach, the effects in terms of the SA objectives are expected to be very similar. However, there may be more uncertainty associated with this alternative approach, as sites would not be safeguarded to meet future requirements. On the other hand, this approach may provide additional flexibility to respond to changing needs.

Strategic site options

- 4.130 In preparing Part 1 of the Draft Bassetlaw Plan (January 2019), the Council considered strategic site options, i.e. new garden communities, for inclusion in the Plan. A number of potential sites were identified through the Bassetlaw New Settlement Study¹⁷, although only six of these were considered to be reasonable alternatives by the Council:
- Gamston Airport.
 - Former Bevercotes Colliery.
 - Land East of Carlton-in-Lindrick.
 - Land West of Beckingham.
 - Land East of Clarborough.
 - Land North of Darlton.
- 4.131 The other sites considered in the New Settlement Study were not considered to be reasonable because they were deemed to have significant constraints, either in terms of environmental constraints or sensitivities, physical or technical constraints. In addition, the Council discounted sites that would be located near existing land uses that would be harmful to future residents.

Since this assessment was presented in the SA Report of the Part 1 Draft Bassetlaw Plan (January 2019), additional strategic site options have been identified at Upper Morton Farm (Bassetlaw Garden Village), Cottam Power Station and High Marnham Power Station. These have been subject to SA and the assessment results are presented in **Chapter 6** and **0**.

¹⁷ ADAS (2018) Bassetlaw New Settlement Study

Appendix 9 sets out in more detail how strategic site options were identified and outlines the Council's reasons for selecting the preferred approach in light of the alternatives.

- 4.132 The strategic site options considered in preparation Part 1 of the Draft Bassetlaw Plan (January 2019) were appraised and the findings are presented in detail in **Appendix 7** and summarised below. As stated in **paragraph 2.38**, new garden communities will be expected to be relatively self-contained communities. The assessments assumed that any new garden community would be expected to provide:
- > 1,000 homes.
 - Low density development.
 - Primary school.
 - Local centre.
 - Small-scale employment/job provision (<5 ha for the purposes of applying the site assessment assumptions presented in **Appendix 5**).
 - High level of open space / greenspace.
 - Bus stops / cycle routes.
 - GP surgery.
- 4.133 In order to ensure that all garden communities are assessed on a consistent basis, the SA has made no assumptions about layout and design of these potential new garden communities and they have been assessed on the basis of the site boundary and the above assumptions regarding service and infrastructure provision only. The preferred options for new settlements contained in the Draft Bassetlaw Plan (January 2020) have been assessed in the context of the relevant policies (see Chapter 6), which take into account relevant design and mitigation considerations required in the policies.
- 4.134 The potential allocation of land at the strategic sites considered for inclusion in the Draft Bassetlaw Local Plan has been identified as having a wide range of potential sustainability effects. The detailed appraisal of the proposed site options is presented in **Appendix 7** with a summary of the likely sustainability effects of all sites presented in **Table 4.5** below.

Table 4.5 SA effects for strategic site options

Site	Land East of Carlton-in-Lindrick	Land West of Beckingham	Land East of Claborough	Gamston Airport	Former Bevercotes Colliery	Land north of Darlton
SA objective						
SA1: Biodiversity and Geodiversity	0	0	--	--	--?	-
SA2: Housing	++	++	++	++	++	++
SA3: Economy and skills	+	+	+	+/-	+	+
SA4: Regeneration and Social Inclusion	+	+	+	+	+	+
SA5: Health and Wellbeing	++/--	++/--	++/--	++	++	++
SA6: Transport	+	+	+	+	+	+

SA7: Land Use and Soils	--	--	--	+/-	+/-	--
SA8: Water	--?	0	0	--?	--?	0
SA9: Flood Risk	0	0	0	0	0	0
SA10: Air Quality	N/A	N/A	N/A	N/A	N/A	N/A
SA11: Climate Change	N/A	N/A	N/A	N/A	N/A	N/A
SA12: Resource Use and Waste	0	0	0	--?	--	0
SA13: Cultural Heritage	-	-	0?	-	-	-
SA14: Landscape and Townscape	-	--	--	-	-	--

4.135 Three of the strategic site options are expected to have significant negative effects in relation to SA objective 1: **biodiversity and geodiversity**. These effects have been identified given that the sites by Clarborough, Gamston Airport and Former Bevercotes Colliery are in close proximity to local wildlife designations as well as national or international designations including the potential future designation of Sherwood Forest ppSPA.

4.136 Land north of Darlton is expected to have a minor negative effect in relation to this SA objective given that it lies within 100m of locally designated wildlife sites only. The two remaining sites considered, by Carlton-in-Lindrick and Beckingham respectively are not within 100m of any local wildlife sites or within 500m of any international or national wildlife sites. As such they are expected to have a negligible effect on this SA objective.

4.137 All of the strategic site options are expected to have a significant positive effect in relation to SA objective 2: **housing**. This effect is expected given that the proposed garden settlement at each site is expected to provide in excess of 1,000 dwellings making a significant contribution to the District's housing need. Each site would also help deliver a range of housing types and would furthermore contribute to meeting the affordable housing need in the District.

4.138 The majority of the strategic site options are expected to have a minor positive effect in relation to SA objective 3: **economy and skills**. The proposed garden settlements to be delivered at each site are expected to provide small scale employment and job opportunities for residents.

4.139 The effect expected in relation to the site by Gamston Airport is however expected to be mixed (minor positive and minor negative). The redevelopment of the airport site is expected to lead to a loss of employment opportunities associated with the current use of the site, although the airport is small-scale and does not have a large number of employment opportunities. However, it is likely that a net gain in terms of employment opportunities will result.

4.140 All of the strategic site options are expected to have a minor positive effect in relation to SA objective 4: **regeneration and social inclusion**. Each of the proposed garden settlements would provide a new local centre as well as a primary school and GP surgery. It is expected that this provision of new local centres which include new services and facilities would help to address indicators of deprivation in the District. In addition, a number of the sites are within 800m of existing key services or within 2km of a town centre within the District where more services and facilities are available.

- 4.141 All of the strategic site options are expected to have a significant positive effect in relation to SA objective 5: **health and wellbeing**, as each of the proposed garden settlements is to provide new open spaces, greenspaces and a GP surgery. As such the development would be accessible to health facilities and could encourage increased physical activity among residents. In addition, some of these sites are also within close proximity (800m) to existing sports, recreation and/or healthcare facilities.
- 4.142 However, the significant positive effect identified for three of these sites is expected to be combined with a significant negative effect as part of an overall mixed effect. The sites by Carlton-in-Lindrick, Beckingham and Claborough are located within areas of accessible countryside, which would be lost due to development. As such opportunities for residents to partake of more physical activity may be adversely affected¹⁸.
- 4.143 Each of the proposed garden settlements to be provided at the strategic site options is to incorporate new sustainable transport links such as bus services and cycle routes. This approach is likely to help promote modal shift and limit the potential for adverse impacts to the existing road network related to issues such as congestion. As such a minor positive effect is expected in relation to all of the sites considered with regards to SA objective 6: **transport**. In addition, a number of sites are also within 400m of existing bus services and cycle infrastructure. However, none of the sites are within 1km of a railway station and as such no significant positive effects have been identified.
- 4.144 All of the strategic site options contain portions of greenfield land, the development of which is seen as a less efficient use of land resources in the District. Four of the sites are expected to have a significant negative effect in relation to SA objective 7: **land use and soils**, as they are located entirely on greenfield land and contain large areas of Grade 3 agricultural land. As the other two sites (Gamston Airport and Former Bevercotes Colliery) comprise areas of both brownfield and greenfield land, an overall mixed effect (minor positive/minor negative) has been identified in relation to this SA objective.
- 4.145 Three of the strategic site options (Land East of Carlton-in-Lindrick, Gamston Airport Former Bevercotes Colliery) lie within Source Protection Zone 3. The delivery of development at these locations may result in the contamination of groundwater sources. As such a significant negative uncertain effect is expected in relation to SA objective 8: **water** for these sites. A negligible effect is expected for the three remaining sites given that they are not within the boundaries of Source Protection Zones.
- 4.146 All of the strategic site options are expected to have a negligible effect with regards to SA objective 9: **flood risk** as they are not situated within flood zone 2 or 3. As such it is not expected that new development at these locations would contribute to any increase in flood risk in the District.
- 4.147 While the promotion of modal shift through the provision of sustainable transport links within each garden village is likely to help improve air quality in the District, the proximity of the strategic site options to sustainable transport links has already been considered separately under SA objective 6. There are currently no Air Quality Management Areas (AQMAs) declared within the District. As noted in the SA assumptions set out in **Appendix 7**, it has not been possible to appraise the potential effect of development on air quality at a site specific level as effects will depend largely on the design of sites and onsite practices. As such, strategic site options have not been assessed against SA objective 10: **air quality**.
- 4.148 It has also not been possible to appraise the potential effect of development on the level of greenhouse gas emissions and climate change at a site specific level. The effects on this SA objective will depend largely on the design of sites and onsite practices. The promotion of modal shift may also help to limit the level of greenhouse gas emissions from private vehicles and the proximity of the sites to sustainable transport links has been considered separately under SA objective 6. As such, strategic site options have not been assessed against SA objective 11: **climate change**.

¹⁸ Given the new understanding of the 'accessible countryside' GIS layer, the significant negative effect has now been removed.

- 4.149 The majority of sites are expected to have negligible effects in relation to SA objective 12: **resource use and waste**. These four sites are not located within a MSA and therefore are unlikely to adversely affect the extraction of finite mineral resources in the District. However, two of the sites (Gamston Airport and Former Bevercotes Colliery) are expected to have a significant negative effect in relation to resource use as they lie within a MSA. Gamston Airport site lies only partially within the MSA, so a level of uncertainty is attached to the overall effect given that it will be dependent upon the precise layout of the site.
- 4.150 All of the sites (apart from Land East of Clarborough) are expected to have minor negative effects in relation to SA objective 13: cultural heritage. Land East of Clarborough site does not contain or lie adjacent to any designated heritage assets beyond elements of ridge and furrow earthworks and the potential for archaeological deposits at the site is considered to be low, leading to an uncertain negligible effect. The remaining five sites contain local heritage assets or lie within the setting of, or within 500m of, designated heritage assets. Development at these sites therefore has the potential to result in adverse impacts on the settings of those identified heritage assets.
- 4.151 Half of the sites (Land West of Beckingham, Land East of Clarborough and Land north of Darlton) are expected to have significant negative effects in relation to SA objective 14: **landscape and townscape**. These sites are located within landscape policy zones which have been identified as being in 'very good condition' and of 'very high' sensitivity. Development in these locations has the potential to adversely affect the existing landscape character at these highly sensitive locations.
- 4.152 The remaining sites are expected to have a minor positive effect in relation to this SA objective. These sites are located within landscape policy zones which are recognised to be of a 'good condition' and 'moderate' sensitivity.
- 4.153 As noted above, since this assessment was presented in the SA Report of the Part 1 Draft Bassetlaw Plan (January 2019). During the consultation on the Draft Bassetlaw Plan in early 2019, additional sites were made available to the Council for consideration of their inclusion for accommodating the proposed Bassetlaw Garden Village. These sites were included in the Land Availability Assessment and have been appraised through the Sustainability Appraisal for their suitability as potential Garden Village locations, along with a review of the existing proposed sites of Gamston Airport and Bevercotes Colliery. These have been subject to SA and the assessment results are presented in **Chapter 6** and **0**.

5 Sustainability Appraisal Findings for the Site Options

- 5.1 This chapter summarises the results of the assessments of all sites identified as reasonable alternatives by BDC at this stage. Note that reasonable alternative strategic site options that were assessed and discounted at the previous stage of SA (January 2019) are not included in this section. However, the assessments for those sites are included in **Appendix 7** for completeness. The site assessments summarised below were undertaken between August and September 2019. These were issued to BDC with a series of recommendations, which fed into the Council's selection of preferred options. **Table 5.1** shows which sites have been taken forward as proposed allocations in the Draft Bassetlaw Local Plan. **Table 5.2** summarises the likely effects expected in relation to all site options assessed at this stage of the SA.
- 5.2 Although some sites have now been allocated, the assessments presented in this chapter and in **Appendix 6** and **Appendix 7** are appraised on their own merits, without taking into account any policy requirements (i.e. a 'policy off' approach). In this way, all sites have been assessed on the same basis and in the same level of detail.

Table 5.1: Sites proposed to be allocated in the Draft Bassetlaw Local Plan

Site reference	Site name
Residential / mixed use	
LAA458/LAA462	Peaks Hill Farm (medium urban extension)
LAA142	Former Pupil Referral Centre, Worksop
LAA467	Canal Road, Worksop
LAA147	Former Manton Primary School
LAA149	Talbot Road, Worksop
LAA466	Former Knitwear Factory, Worksop
LAA133	Trinity Farm (mixed use)
N/A	Sandhills, Retford
NP04	Ollerton Road, Tuxford
NP11/NP18	Land at Ashvale Road, Tuxford
N/A	Leafields Allotment, Retford
New garden village	
LAA453/LAA455	Upper Morton Garden Village (Bassetlaw Garden Village)
N/A	Cottam Power Station (Cottam Priority Regeneration Area)
Employment	
LAA338	Apleyhead
LAA369	High Marnham Power Station

Table 5.2: Summary of SA scores for the site options

Site	SA1: Biodiversity and geodiversity	SA2: Housing	SA3: Economy and skills	SA4: Regeneration and social inclusion	SA5: Health and wellbeing	SA6: Transport	SA7: Land use and soils	SA8: Water	SA9: Flood risk	SA10: Air quality	SA11: Climate change	SA12: Resource use and waste	SA13: Cultural heritage	SA14: Landscape and townscape
Housing														
Montagu House, London Road, Retford (LAA002)	0	+	0	+	+	+	++	--	0	N/A	N/A	0	--	0?
The Drive, Park Lane, Retford (LAA012)	0	+	0	+	+	+	--	--	0?	N/A	N/A	0	-?	--
Bigsby Road, Retford (LAA022)	-?	++	0	+	+	+	--	--	-	N/A	N/A	0	--	--
Kennilworth Nursery, Retford (LAA034)	0	++	+	+	+	+	++	--?	0	N/A	N/A	0	--	--
South of Railway, London Road, Retford (LAA035)	0	+	+	+	+/--	+	-	--	0	N/A	N/A	0	--	+
Ollerton Road, Retford (LAA067)	-	++	0	+	+	+	--	--	0	N/A	N/A	--	-?	-
Tiln Lane, Retford (LAA071)	-	++	+	++	+	-	--	--	0	N/A	N/A	0	--	--
Fairy Grove Nursery, Retford (LAA127)	0	+	0	+	+	+	--	--	0	N/A	N/A	0	--	--
Land south of the common, Ordsall (LAA141)	-	++	0	+	+	+	--	--	0	N/A	N/A	--	0?	-
Former Pupil Referral Centre, Worksop (LAA142)	-	+	+	++	++	+	++	--	0	N/A	N/A	0	0?	0?
Former Manton Primary School, Worksop (LAA147)	0	++	+	+	++/--	+	++	--	0	N/A	N/A	0	0?	0?
Talbot Road, Worksop (LAA149)	-	+	+	++	++/--	+	-	--	0	N/A	N/A	0	0?	0?
South of Grove Coach Road, Retford (LAA165)	0	+	0	+	+	+	--	0	0	N/A	N/A	0	0?	--

Site	SA1: Biodiversity and geodiversity	SA2: Housing	SA3: Economy and skills	SA4: Regeneration and social inclusion	SA5: Health and wellbeing	SA6: Transport	SA7: Land use and soils	SA8: Water	SA9: Flood risk	SA10: Air quality	SA11: Climate change	SA12: Resource use and waste	SA13: Cultural heritage	SA14: Landscape and townscape
Whitehouse Road, Harworth & Bircotes (LAA194)	0	+	+	+	++	+	--	--	0	N/A	N/A	0	-	+
Mansfield Road, Worksop (LAA206)	-	++	+	+	+	+	--	--	0	N/A	N/A	--?	--	-
Peaks Hill Farm, Worksop - medium urban extension to the west of Carlton Road and East of Blyth Road (LAA458, LAA462, LAA470)	-	++	0?	+	+	+	--	--	0	N/A	N/A	0?	-?	+/-
Peaks Hill Farm, Worksop - large urban extension to the west and east of Carlton Road (100 dwellings to the west of Carlton Road and 700 dwellings to the East of Carlton Road), and west of Blyth Road to link the site to Gateford Park (LAA210, LAA462, LAA470, LAA458)	-	++	0	+	+/-	+	--	--	0	N/A	N/A	0?	--	+/-
Park Lane, Retford (LAA221)	-	+	0	+	+	+	--	--	-	N/A	N/A	0	-?	--
Blyth Road, Harworth (LAA222)	0	++	+	+	+	+	--	--	0	N/A	N/A	0	-	+
East of Styrrup Road, Harworth (LAA225)	-	+	+	+	+	+	--	--	0	N/A	N/A	0	-	+
South of Common Lane, Harworth (LAA226)	-	+	+	+	+	+	--	--	0	N/A	N/A	0	-	+

Site	SA1: Biodiversity and geodiversity	SA2: Housing	SA3: Economy and skills	SA4: Regeneration and social inclusion	SA5: Health and wellbeing	SA6: Transport	SA7: Land use and soils	SA8: Water	SA9: Flood risk	SA10: Air quality	SA11: Climate change	SA12: Resource use and waste	SA13: Cultural heritage	SA14: Landscape and townscape
Corner Farm, Tickhill Road, Harworth (LAA227)	0	+	+	+	+	+	--	--	0	N/A	N/A	0	-	0?
Brookside Walk, Thoresby Close & Dorchester Road, Harworth (LAA242)	--	++	+	+	++/--	+	--	--	0	N/A	N/A	0	-	+
South east of Ollerton Road, Retford (LAA246, LAA247)	-	++	+?	+	+	+	--	--	0?	N/A	N/A	--	-?	-
Bracken Lane, Retford (LAA248, LAA249)	0	++	+	+	+	+	--	--	0	N/A	N/A	0	-	0?
Grove Coach Road, Retford (LAA275)	0	++	+?	+	+	+	--	0	0?	N/A	N/A	0	0?	--
West of Brecks Road, Retford (LAA276, LAA270)	-	++	0	+	+	+	--	--	0?	N/A	N/A	--	-?	-
Blyth Road, Worksop (LAA279)	0	++	0	+	+	+	--	--	0	N/A	N/A	0	-	+
The Chase, Park Lane, Retford (LAA280)	0	+	0	+	+	+	--	--	0	N/A	N/A	0	0?	0?
North of Thornhill Road, Harworth (LAA288)	0	++	0	+	+	+	--	--	0?	N/A	N/A	0	-	+
North View Farm, Bawtry Road, Harworth (LAA346)	-	+	+	0	+	+	--	--	0	N/A	N/A	0	-	+
North of Essex Road, Harworth (LAA347)	-	++	+	+	+	+	--	--	0	N/A	N/A	0	-	+
Shireoaks Common (LAA365)	-	+	+	+	+	++	--	--	0	N/A	N/A	0	-	-
Land off Tickhill Road, Harworth (LAA370, LAA459)	-?	++	+?	+	+	+	--	--	0	N/A	N/A	0	-	+

Site	SA1: Biodiversity and geodiversity	SA2: Housing	SA3: Economy and skills	SA4: Regeneration and social inclusion	SA5: Health and wellbeing	SA6: Transport	SA7: Land use and soils	SA8: Water	SA9: Flood risk	SA10: Air quality	SA11: Climate change	SA12: Resource use and waste	SA13: Cultural heritage	SA14: Landscape and townscape
Car Park & builders Yard, Gateford Road, Worksop (LAA465)	-	+	+	++	++	++	++	--	0	N/A	N/A	0	--	0?
Former Knitwear Factory, Worksop (LAA466)	-	+	-	+	+	+	++	--	-	N/A	N/A	0	--	0?
Canal Road, Worksop (LAA467)	-	+	-	++	++	++	++	--	0?	N/A	N/A	0	--	-
Station Road, Retford (LAA472)	0	+	+	++	+	+	++	--	0	N/A	N/A	0	--	0?
Leafields Allotment, Retford (LAA471)	-?	+	+	++	+/--	+	-	--	0	N/A	N/A	0	0	-?
Sandhills, Retford (LAA218)	0	+	+	++	+/--	+	-	--	0	N/A	N/A	0	0	-?
Trinity Farm, North Road, Retford (mixed use) (LAA133, LAA454)	-	++	++	+	0	+	--	--	--	N/A	N/A	--	-?	-
Land west of Eldon Street and south of Brickyard Cottage, Tuxford (LAA123)	0	+	+	+	++	+	--	0	0	N/A	N/A	0	--	-
Land north of Bevercotes Lane, Tuxford (LAA089)	0	+	+	+	++	+	--	0	0	N/A	N/A	0	--	-
Land south of Ollerton Road, Tuxford (NP04)	0	+	+	+	++	+	--	0	0	N/A	N/A	0	0	-
Land west of Newcastle Street, Tuxford (LAA109)	0	+	+	+	++	+	--	0	0	N/A	N/A	0	-	-
Triangular site north of railway line and south of St John's College Farm (Ref. NP16) (NP06)	0	+	+	+	++	+	--	0	0	N/A	N/A	0	-	-
Land north east of Fountain Hotel and west of	0	+	+	++	+	+	--	0	0	N/A	N/A	0	0	-

Site	SA1: Biodiversity and geodiversity	SA2: Housing	SA3: Economy and skills	SA4: Regeneration and social inclusion	SA5: Health and wellbeing	SA6: Transport	SA7: Land use and soils	SA8: Water	SA9: Flood risk	SA10: Air quality	SA11: Climate change	SA12: Resource use and waste	SA13: Cultural heritage	SA14: Landscape and townscape
railway line, Lincoln Road, Tuxford (NP08)														
Eastfield Nurseries, Darlton Road, Tuxford (NP09)	0	+	0	++	+	+	--	0	0?	N/A	N/A	0	0	--
Ashvale Road, Tuxford (NP11)	0	+	+	++	+	+	--	0	0	N/A	N/A	0	0	-
Land at St John's College Farm, off Newcastle Street, Tuxford (NP16)	0	++	+	+	++	+	--	0	0	N/A	N/A	0	--	-
Land at 56 Lincoln Road, Tuxford (NP17)	0	+	+	++	++	+	--	0	0	N/A	N/A	0	--	-
South of Gilbert Avenue, Tuxford (NP18)	0	++	+	++	++	+	--	0	0	N/A	N/A	0	0	-
Employment														
East of Markham Moor (LAA263)	--	0	++	N/A	0	+	--	--	0	N/A	N/A	0	--	-
Apleyhead, Worksop (LAA338)	--	0	++	N/A	+	+	--	--	0	N/A	N/A	0	-	-
South of Markham Moor (LAA368)	-	0	++	N/A	+	+	--	--	0	N/A	N/A	--	--	-
High Marnham Power Station (LAA369)	--	0	++	N/A	-?	+	+/-	0	--	N/A	N/A	--	--	+/-
South of Gamston Airfield (Bunker's Hill part only) (LAA432, part)	-	0	++	N/A	+	+	--	--	0	N/A	N/A	0	0	-
Coalfield Lane (LAA456)	-	0	++	N/A	+	+	--	--	0	N/A	N/A	0	-?	-
Misson Mill (LAA464)	0	0	+	N/A	+	+	++	--	-	N/A	N/A	--	-	-
Carlton Forest (LAA468)	--	0	++	N/A	0	+	--	--	0	N/A	N/A	--	-?	+

Site	SA1: Biodiversity and geodiversity	SA2: Housing	SA3: Economy and skills	SA4: Regeneration and social inclusion	SA5: Health and wellbeing	SA6: Transport	SA7: Land use and soils	SA8: Water	SA9: Flood risk	SA10: Air quality	SA11: Climate change	SA12: Resource use and waste	SA13: Cultural heritage	SA14: Landscape and townscape
Cottam Power Station	--?	0	++	N/A	+	+	++	0	-	N/A	N/A	--	--?	+/-
New Settlements														
High Marnham Power Station (LAA369)	--	++	+	+	++/-?	+	+/-	0	--	N/A	N/A	--	--	+/-
Upper Morton Garden Village (LAA453/455)	--	++	+	+	++	+	--	--	0	N/A	N/A	0	-?	-
Gamston Airport (LAA432)	--	++	+/-	+	++	+	+/-	--	0	N/A	N/A	--	-	-
Bevercotes (LAA431)	--	++	+?	+	++	+	+/-	--	-	N/A	N/A	--	-	-
Cottam Power Station	--?	++	+	+	++	+	++	0	-	N/A	N/A	--	--?	+/-

SA objective 1: To conserve and enhance biodiversity and geodiversity and promote improvements to the District's green and blue infrastructure network.

Housing Sites

- 5.3 Twenty-nine of the 57 residential site options could potentially have either a minor or significant negative effect with regards to conserving and enhancing biodiversity and geodiversity in Bassetlaw District, as new development may result in damage or disturbance to habitats and species. Effects on this SA objective could be either long-term or short-term, temporary or permanent, depending on whether they occur as a result of construction activities or once the new residential development is occupied. The remainder of the site options are at least 500m from a nationally or internationally designated biodiversity asset or known biodiversity feature, and beyond 100m from a local designation, and are therefore expected to have negligible effects on biodiversity.
- 5.4 Of the 29 sites that are expected to have a negative effect on biodiversity, 23 would have a minor negative effect due to their proximity to different designated biodiversity sites. A number of these are within 100m of a locally designated biodiversity site and as such could have a minor negative effect with relation to this objective. Eight sites are both within 100m of a locally designated biodiversity site and within 5km of the Sherwood Forest prospective potential Special Protection Area (ppSPA)(Peaks Hill Farm (large urban extension), West of Brecks Road, Retford; Car Park & Builders Yard, Gateford Road, Worksop; Former Knitwear Factory, Retford Road, Worksop; Canal Road, Worksop; Shireoaks Common, Shireoaks; Bassetlaw Garden Village). Six of the 23 sites (Ollerton Road, Retford; Land South of the Common, Ordsall, Retford; South East of Ollerton Road, Retford; Former Pupil Referral Unit, Worksop; Talbot Road, Worksop; Mansfield Road, Worksop) are not within 500m of any nature conservation designation but are within 5km of the ppSPA and as such, minor negative effects are also likely in relation to this objective.
- 5.5 The remaining six sites (Upper Morton Garden Village, Brookside Walk, High Marnham Power Station, Gamston Airport, Bevercotes and Cottam Power Station) could have significant negative effects for the following reasons. Three of these sites (Brookside Walk, High Marnham Power Station and Bevercotes) contain local wildlife sites which could be lost to development and as such, significant negative effects are likely. Cottam Power Station contains a small portion of a Local Wildlife Site, therefore, significant negative but uncertain effects are likely in relation to this site. Upper Morton Garden Village, Bevercotes, Gamston Airport and Cottam Power Station are also located within 5km of the Sherwood Forest ppSPA. The January 2019 HRA Screening Report identified Bevercotes in particular as having suitable breeding habitat for both woodlark and nightjar and is therefore potentially important in maintaining the population of these species in the ppSPA, and significant negative effects are therefore likely. The HRA Screening Report also noted the potential for the Gamston Airport site to provide suitable foraging habitat for woodlark, which although not as important as breeding habitat in maintaining the ppSPA bird populations, is still considered likely to have a significant effect in relation to biodiversity. Similarly, the January 2020 HRA Report identifies Upper Morton Garden Village as providing suitable foraging habitat for woodlark.
- 5.6 The high number of potential negative effects in relation to this SA objective reflects the distribution of biodiversity assets within the District, which tend to be of a greater concentration in the central and south-eastern areas of the District, near Worksop and Retford. As such, many of the sites which are located within the built up areas in Worksop and Retford are expected to have a negative impact on biodiversity and/or geodiversity and directing development to built-up areas in place of rural locations cannot be assumed to avoid effects on biodiversity.
- 5.7 One of the six sites (Cottam Power Station) with potential significant negative effects is proposed to be allocated in the Local Plan, while the other five have not been included.

Employment Sites

- 5.8 Significant negative effects are identified for five employment site options (East of Markham Moor, Apleyhead, High Marnham Power Station, Carlton Forest and Cottam Power Station) with regards to SA objective 1, as they either contain or are within 500m of a nationally designated biodiversity or geodiversity site. Of these, three sites (Apleyhead, Worksop; Carlton Forest, Carlton in Lindrick

and Cottam Power Station) are within 5km of the Sherwood Forest prospective potential Special Protection Area (ppSPA) and as such, a significant negative but uncertain effect is likely. In addition, the January 2020 HRA Report identifies the Apleyhead site as providing suitable foraging habitat for woodlark. Therefore, the development of these sites may result in adverse effects on biodiversity and geodiversity.

- 5.9 Minor negative effects are identified for three employment sites (South of Markham Moor, South of Gamston Airfield, and Coalfield Lane) as they are either located within 100m of a locally designated biodiversity or geodiversity site, are within 500m of one or more nationally designated biodiversity or geodiversity sites or are within 5km of the Sherwood Forest ppSPA. Therefore, they have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc.
- 5.10 Two of the five sites (Apleyhead and High Marnham Power Station) with potential significant negative effects are proposed to be allocated in the Local Plan, while the other three have not been included.

SA objective 2: To ensure the District's housing need are met.

Housing Sites

- 5.11 All of the residential site options are expected to have a minor or significant positive effect with regards to providing housing to meet the needs of those in the District, due to the nature of the development proposed.
- 5.12 Sites that have capacity to accommodate more than 100 new homes are considered to provide a significant amount of new homes and so will have a significant positive effect on the provision of housing. Larger sites are also likely to offer better opportunities for affordable housing delivery. 27 of the 57 site options are likely to have a significant positive effect for this reason. These sites are distributed throughout the District at Tuxford, Retford, Worksop, Harworth, and Bircotes. Positive effects in relation to this SA objective are expected to be long-term and permanent.
- 5.13 Five of the 27 sites (Peaks Hill Farm (medium urban extension), Former Manton Primary School, Trinity Farm, Bassetlaw Garden Village and Cottam Power Station) that are likely to have significant positive effects in relation to this objective are proposed to be allocated in the Local Plan. The remainder of the allocated sites would have minor positive effects. All of the options that were not included would also have either minor or significant positive effects.

Employment Sites

- 5.14 Negligible effects are identified for all nine of the employment site options as new employment developments will not contribute towards the provision of housing.

SA objective 3: To promote a strong economy which offers high quality local employment opportunities.

Housing Sites

- 5.15 The location of residential development will affect the achievement of this SA objective by influencing how close residential development is to existing employment sites. An assessment of the proximity of site options to existing employment sites was used to make judgements about the likely effects in relation to this SA objective.
- 5.16 The one mixed-use site option, Trinity Farm, was found to have significant positive effects in relation to this SA objective as the site would provide both housing and land for employment use. Thirty-eight of the residential site options were found to have minor positive effects in relation to this SA objective because they are within walking distance (800m) of an existing major employment site. Four of these sites (South east of Ollerton Road, Land off Trickhill Road, and Grove Coach Road) had minor positive but uncertain effects as only part of the site is within 800m of an employment site. The Bevercotes site also had minor positive but uncertain effects as part of the site includes an employment site, however a new settlement would be expected to provide small-scale employment opportunities which would not result in the loss of this employment land.

- 5.17 Most of the sites expected to have minor positive effects are located in or near the District's larger and better connected settlements of Worksop, Retford, and Tuxford. However, two sites, Canal Road and Former Knitwear Factory are anticipated to have minor negative effects in relation to this SA objective as they each result in the loss of employment land, 1.6ha and 1.8ha, respectively. Likewise, a new settlement at Gamston Airport is anticipated to result in mixed minor positive and negative effects as redevelopment of the site would result in the loss of employment land but would also be expected to provide new employment opportunities and is located adjacent to an existing employment site. One site (Peaks Hill Farm – medium urban extension) is located partially within 800m of a major employment site. As such, a negligible effect is likely, but uncertain.
- 5.18 The remaining 14 residential site options are further than 800m from a major employment sites and would not result in the loss of employment land. Those sites are therefore likely to have a negligible effect on access to employment opportunities.
- 5.19 The one site option, Trinity Farm, that would be likely to have significant positive effects in relation to this objective is proposed to be allocated in the Local Plan. Of the remaining 12 residential site allocations, nine are likely to have minor positive effects, and one has negligible but uncertain effects. Two sites with minor negative effects (Former Knitwear Factory and Canal Road) are proposed to be allocated in the Local Plan.

Employment Sites

- 5.20 All nine of the employment site options would have positive effects in relation to this SA objective as they would each result in the provision of employment land. With the exception of Mission Mill, all sites would result in significant positive effects in relation to this SA objective as they are each over 5ha in size. Mission Mill would provide 0.9ha of employment land. As such, this site is anticipated to have minor positive effects in relation to this SA objective.
- 5.21 Two of the eight site options (Apleyhead and High Marnham Power Station) with likely significant positive effects in relation to this objective are proposed to be allocated in the Local Plan.

SA objective 4: To promote regeneration, tackle deprivation and ensure accessibility for all.

Housing Sites

- 5.22 The location of residential development will affect the achievement of this SA objective by influencing how close residential development is to key services including GP surgeries, schools, post offices and towns and local centres. An assessment of the proximity of site options to these services was used to make judgements about the likely effects in relation to this SA objective.
- 5.23 The majority (56 out of 57) of residential site options are expected to have a minor or significant positive effect in relation to this objective as they are located within 800m of one or more key services and/or a local centre, or are within 2,000m of all services or a town centre. Of these, thirteen sites (Former Pupil Referral Centre - Worksop, Talbot Road - Worksop, Car park and builders Yard - Gateforth Road - Worksop, Land at Ashvale Road - Tuxford, Leafields Allotment - Retford, Sandhills - Retford, Tiln Lane - Retford, Canal Road - Worksop, South of Gilbert Avenue - Tuxford, Station Road - Retford, Land north east of Fountain Hotel - Tuxford, Eastfield Nurseries - Tuxford, and Land at 56 Lincoln Road - Tuxford) are anticipated to have significant positive effects as they are within 800m of all services and a town centre. Sites with significant positive effects are generally located within or on the outskirts of Tuxford, Retford and Worksop.
- 5.24 Only one site, North View Farm - Harworth, would have a negligible effect in relation to this SA objective as it is within 2km of one key service. No proposed sites are beyond 2km from a key service, and as such no negative effects are identified in relation to this SA objective.
- 5.25 Six of the 13 residential site options (Former Pupil Referral Centre, Land at Ashvale Road, Canal Road Leafields Allotment - Retford, Sandhills - Retford and Talbot Road) with likely significant positive effects in relation to this objective are proposed to be allocated in the Local Plan, while the other seven have not been included.

Employment Sites

- 5.26 All the employment sites are likely to have a negligible effect in relation to this SA objective.

SA objective 5: To improve health and reduce health inequalities.

Housing Sites

- 5.27 The majority of housing site options (48 out of 57) are identified as having minor or significant positive effects with respect to this SA objective as the sites are all located within 800m of either a GP or an area of open space. This therefore will provide residents with accessible healthcare facilities and access to open space for recreation and leisure which may promote healthier and more active lifestyles. Of these sites, 16 (Bevercotes, Car Park & builders Yard, Gateford Road, Canal Road, Priorswell Road, Cottam Power Station, Bassetlaw Garden Village, Gamston Airport, Land at 56 Lincoln Road, Land at St John's College Farm, off Newcastle Street, Land north of Bevercotes Lane, Land west of Eldon Street and south of Brickyard Cottage, Land west of Newcastle Street, Former Pupil Referral Centre, Ollerton Road - Tuxford, South of Gilbert Avenue, Triangular site north of railway line and south of St John's College Farm NP16 site and Whitehouse Road) are identified as having significant positive effects as they are within 800m of both a GP surgery and area of open space (or, in the case of new settlements, would be expected to provide these onsite).
- 5.28 Three sites (Brookside Walk, Thoresby Close & Dorchester Road, Former Manton Primary School and Talbot Road) will have mixed significant positive and negative effects in relation to this SA objective as although they are located within 800m of a GP and an area of open space, the development of the site would result in the loss of open space or a sports or recreational facility. A further four sites (Peaks Hill Farm (large urban extension), Leafields Allotment - Retford, South of Railway - London Road and Sandhills - Retford) would have mixed minor positive and uncertain significant negative effects as although they are within 800m of an open space or GP, they would result in the loss of open space or a sports or recreational facility.
- 5.29 One site, the proposed new settlement at High Marnham Power Station (LAA369) is expected to have a mixed (significant positive and minor negative) but uncertain effect in relation to this SA objective. The development of the site could result in the loss of a CROW footpath, however would also be expected to provide a high level of open greenspace and a GP surgery within the new settlement. The mixed-use development at Trinity Farm is within 2km of numerous areas of open space but is predominantly beyond 2km from a GP surgery. Therefore, the site is likely to have negligible effects in relation to this SA objective.
- 5.30 Seven of the site options (Canal Road, Cottam Power Station, Bassetlaw Garden Village, Former Pupil Referral Centre - Worksop, Ollerton Road - Tuxford, Former Manton Primary School and Talbot Road) with likely significant positive effects in relation to this objective are proposed to be allocated in the Local Plan. Four of these would have wholly significant positive effects, with the other two (Former Manton Primary School and Talbot Road) having mixed significant positive and significant negative effects. Of the four sites likely to result in mixed significant negative and minor positive effects, two (Leafields Allotment - Retford and Sandhills - Retford) are proposed to be allocated in the Local Plan.

Employment Sites

- 5.31 Minor positive effects are anticipated for six employment sites (Apleyhead, South of Markham Moor, South of Gamston Airfield (Bunker's Hill part only), Coalfield Lane, Misson Mill and Cottam Power Station) with respect to this SA objective, as they are located within 800m of at least one area of open space. This will provide employees/customers with access to open space for recreation and leisure which may promote healthier and more active lifestyles. Proximity of employment sites to GP surgeries has not been considered as NHS GP surgeries tend to only accept people who live (rather than work) nearby.
- 5.32 A further two sites (Carlton Forest and East of Markham Moor) are anticipated to result in negligible effects, as the sites are located within 2km of at least one area of open space. Whilst parts of Carlton Forest are within 800m of an open space, this is limited to small parts of the site.

- 5.33 In addition, one site (High Marnham Power Station) is likely to have minor negative but uncertain effects as although it is within 2km of an area of open space (cemetery) the site also contains CROW open access land (footpath) which could be lost by development of the site.
- 5.34 Of the two sites proposed to be allocated in the Local Plan (Apleyhead and High Marnham Power Station), one could have minor positive effects and one could have uncertain minor negative effects in relation to this objective. Most of the other options not included could have minor positive effects.

SA objective 6: To reduce the need to travel, promote sustainable modes of transport and align investment in infrastructure with growth.

Housing Sites

- 5.35 All but one of the housing site options are expected to have a minor or significant positive effect in relation to SA objective 6, as they are within 400m of a bus stop or dedicated cycle path, or within 1km of railway station, and therefore promote the use of sustainable modes of transport and reduce dependency on private vehicles. Three sites (Car Park & builders Yard - Gateford Road, Shireoaks Common and Canal Road – Worksop) are expected to have significant positive effects in relation to this objective as they are within 400m of a bus stop and cycle path, and within 1km of a railway station. The only site to have a minor negative effect is at Tiln Lane, Retford because it is not within 400m of a bus stop or cycle path, or within 1km of a railway station.
- 5.36 Of the sites proposed to be allocated in the Local Plan, one (Canal Road) would have significant positive effects in relation to this objective, reflecting the fact that the site is located within Worksop and is within 400m of a bus stop and cycle path, and 1km of a railway station. All of the remaining proposed site allocation would have minor positive effects in relation to this objective.

Employment Sites

- 5.37 All nine employment sites are located within either 400m of a bus stop or cycle path, or within 1km of a railway station. Therefore, minor positive effects are anticipated in relation to this objective.
- 5.38 Of the two sites proposed to be allocated in the Local Plan, both could have minor positive effects in relation to this objective although this is similar for the other options which are not included.

SA objective 7: To encourage the efficient use of land and conserve and enhance soils.

Housing Sites

- 5.39 Most of the land in Bassetlaw is classified as being Grade 3 agricultural quality and there is only a small amount of Grade 4 agricultural land which is mainly located along the eastern boundary of the District and in areas to the north near Bircotes. Areas of land between Retford and Tuxford, and along the western boundary are classified as Grade 2 agricultural land. It should be noted that Grade 3a land is considered to be high quality, while Grade 3b is not, and that the GIS data available to inform the SA did not distinguish between the two categories. Therefore, where Grade 3 land is identified but it was not known if it was Grade 3a or 3b, under the precautionary principle it was assumed that the land could be best and most versatile in agricultural terms.
- 5.40 Given the extent of high quality agricultural land in the District it is unsurprising that 41 of the 57 residential site options, including the mixed-use site at Trinity Farm, are likely to have a significant negative effect in relation to soil quality, as they are greenfield sites and located within agricultural land classified as Grade 1, 2 or 3. A further four sites (South of Railway – London Road, Talbot Road, Leafields Allotment - Retford and Sandhills - Retford) are located on greenfield land but are not located on high quality agricultural land (grades 1, 2 and 3). Therefore, minor negative effects are identified for these sites in relation to this SA objective. Development on greenfield land represents a less efficient use of land in comparison to the development of brownfield sites and may result in the deterioration of soil quality and resources.
- 5.41 A number of sites (9 out of 57) are expected to have significant positive effects in relation to this SA objective as they are located on previously developed (brownfield) land. These include: Montagu House – London Road, Kennilworth Nursery, Former Pupil Referral Centre, Former

Manton Primary School, Car Park & builders Yard -Gateford Road, Cottam Power Station, Canal Road, Former Knitwear Factory and Station Road. Development on brownfield represents a more efficient use of land in comparison to the development of greenfield sites and protects soil quality and resources. A further three sites, High Marnham Power Station, Bevercotes and Gamston Airport are likely to result in mixed minor positive and negative effects as they are located on both brownfield and greenfield land.

- 5.42 It may be difficult to avoid the loss of potentially high quality agricultural land due to its extent across the Borough and the limited availability of brownfield sites. Where negative effects in relation to this SA objective do occur, they would be long-term and permanent.
- 5.43 Six of the 41 sites (Peaks Hill Farm (medium urban extension), Trinity Farm, Ollerton Road, Land at Ashvale Road, Ollerton Road - Tuxford and Bassetlaw Garden Village) with potential significant negative effects are now proposed to be allocated in the Local Plan. In addition, five of the nine sites with potential for significant positive effects (Former Pupil Referral Centre, Former Knitwear Factory, Former Manton Primary School, Canal Road, and Cottam Power Station) are proposed to be allocated, and three of the four sites with minor negative effects (Talbot Road, Sandhills - Retford, and Leafields Allotment - Retford) are proposed to be allocated.

Employment Sites

- 5.44 Due to the extent of high quality agricultural land in the District, the majority of employment site options (six out of nine) would likely result in significant negative effects on soil quality and resources as they are on greenfield land and high quality agricultural land. A further two sites, Misson Mill and Cottam Power Station, would likely have significant positive effects in relation to this objective as they are on previously developed (brownfield) land. The High Marnham Power Station site is likely to have mixed minor positive and negative effects in relation to this objective as it is situated on both greenfield and brownfield land. Where negative effects in relation to this SA objective do occur, they would be long-term and permanent.
- 5.45 One of the six sites with potential significant negative effects (Apleyhead) is proposed to be allocated in the Local Plan. In addition, the High Marnham Power Station site, which has potential for mixed minor positive and minor negative effects is proposed for allocation.

SA objective 8: To conserve and enhance water quality and resources.

Housing Sites

- 5.46 The development of new housing sites on land that is located within a Groundwater Source Protection Zone may have significant negative effects on water quality and resources, as the development may result in increased polluted runoff due to the introduction of impermeable surfaces. Most of the western half of the District is within a Groundwater Source Protection Zone.
- 5.47 The majority (42 out of 57) housing site options are located within a Groundwater Source Protection Zone and therefore are anticipated to have significant negative effects in relation to this SA objective. These sites are generally located within or nearby the settlements of Worksop, Retford and Harworth and Bircotes. One of these sites (Kenilworth Nursery) is located partially within Source Protection Zone 3. As such, a significant negative effect is likely, but uncertain. The remaining 15 housing site options are not located within a Groundwater Source Protection Zone and as such negligible effects have been identified.
- 5.48 Of the 13 sites proposed to be allocated in the Local Plan, 10 could have significant negative effects in relation to this objective. This compares to 42 sites in total that were identified as having significant negative effects. The remaining three sites proposed to be allocated (Ollerton Road - Tuxford, Cottam Power Station and Land at Ashvale Road) are likely to have negligible effects in relation to this SA objective.

Employment Sites

- 5.49 The majority of employment site options (seven out of nine) are located within a Groundwater Source Protection Zone and as such are expected to have significant negative effects in relation to this SA objective. The remaining two sites, High Marnham Power Station and Cottam Power

Station are not within a Groundwater Source Protection Zone and therefore will have negligible effects.

- 5.50 Of the two sites proposed to be allocated in the Local Plan, one (Apleyhead) could have a significant negative effect in relation to this objective although the same can be said for many of the options not included. The second site, High Marnham Power Station, is likely to have negligible effects. Therefore, the allocated sites and options not included perform broadly similarly in relation to this SA objective.

SA objective 9: To minimise flood risk and reduce the impact of flooding to people and property in the District, taking into account the effects of climate change.

Housing Sites

- 5.51 The development of new housing on sites that are within high flood risk zones are at greater risk of flooding, and due to the increase in impermeable surfaces may contribute towards increase flood risk. National Planning Practice Guidance identifies residential properties as a “*more vulnerable use*”, which is suitable in areas of Flood Zone 1 and 2 but would require an exception test in Flood Zone 3a and is unsuitable in Flood Zone 3b.
- 5.52 Five of the 57 residential site options (Cottam Power Station, Former Knitwear Factory, Bigsby Road, Park Lane and Bevercotes) were identified as being partly or entirely within Flood Zone 2 and so would have a minor negative effect. A further two sites, including the mixed-use site at Trinity Farm, and the new settlement at High Marnham Power Station are located partly within Flood Zone 3 and therefore would have a significant negative effect.
- 5.53 Most of the site options are outside of Flood Zones 2 and 3, and therefore are likely to have a negligible effect in relation to this SA objective. Of the sites expected to have a negligible effect, a small proportion of seven sites (The Drive - Park Lane, South east of Ollerton Road, Grove Coach Road, West of Brecks Road, North of Thornhill Road, Canal Road, and Eastfield Nurseries) are partially within Flood Zone 2, and therefore negligible but uncertain effects are identified.
- 5.54 In the Local Plan, 10 of the 13 residential sites proposed to be allocated are likely to have negligible or uncertain negligible effects on flood risk. Only one proposed site allocation (Trinity Farm) is expected to have significant negative effects, while the other site identified as having significant negative effects (High Marnham Power Station) has not been included. Therefore, the proposed site allocations and site options not included perform broadly similarly in relation to this SA objective. It is particularly important to ensure that appropriate mitigation is designed into the development of sites in high flood risk zones - this could involve using the areas of high flood risk for open space rather than built development.

Employment Sites

- 5.55 Six of the nine employment site options are not located within Flood Zones 2 and 3, and therefore are considered to have a negligible effect in relation to this SA objective. Two sites, Mission Mill and Cottam Power Station, are partially within Flood Zone 2 and therefore, minor negative effects are anticipated in relation to this SA objective. A portion of the site at High Marnham Power Station is within Flood Zone 3, and as such significant negative effects are likely for this SA objective.
- 5.56 Of the two employment sites proposed to be allocated within the Local Plan, only one (High Marnham Power Station) is expected to have significant negative effects in relation to this objective. The second site (Apleyhead) is anticipated to result in negligible effects.

SA objective 10: To improve air quality.

- 5.57 While the proximity of housing and employment sites to town centres, key services and facilities, and public transport modes can affect people’s accessibility to areas and facilities without relying on private vehicles, these issues were assessed separately under SA objective 6: Transport. Therefore, all of the residential and employment site options (including those proposed to be allocated in the Local Plan and the options not included) have been assessed as having a negligible effect on providing improvements to air quality in the District. The Council will work

with relevant partners to help reduce air pollution and work with developers to encourage low carbon materials and energy generation to support cleaner air in the District.

SA objective 11: To minimise greenhouse gas emissions and adapt to effects of climate change.

- 5.58 While the proximity of housing and employment sites to town centres, key services and facilities, and public transport modes can affect people's accessibility to areas and facilities without relying on private vehicles, these issues were assessed separately under SA objective 6: Transport. Furthermore, effects on greenhouse gas emissions arising from the development will depend largely on the design of sites and onsite practices. Therefore, all of the residential and employment site options (including those proposed to be allocated in the Local Plan and the options not included) have been assessed as having a negligible effect on minimising greenhouse gas emissions and adapting to the effects of climate change.

SA objective 12: To encourage sustainable resource use and promote the waste hierarchy (reduce, reuse, recycle, recover).

Housing Sites

- 5.59 The development of new sites that are within Mineral Safeguarding Zones is likely to result in the sterilisation of these resources, and as such would have significant negative effects in relation to SA objective 12. There are numerous Mineral Safeguarding Zones which cover large areas of the District. Parts of the western boundary are safeguarded for Limestone extraction, and the entirety of the eastern and northern boundary for sand and gravel extraction. Parts of the District to the north of Retford fall within a sand and gravel Mineral Safeguarding Zone, whilst the area to the south of Retford safeguards clay.
- 5.60 Of the residential site options, only 10 sites, including the mixed-use site at Trinity Farm, are located within a mineral safeguarding area and as such are expected to have significant negative effects. Of these, one (Mansfield Road) is only partially located within a Minerals Safeguarding Area and as such is expected to have uncertain significant negative effects. These sites tend to be situated within more rural locations, and on the outskirts of settlements such as Retford and Worksop. Both Peaks Hill Farm site options are located partly within a Minerals Safeguarding Area (Sherwood Sandstone), however the Nottinghamshire County Council Minerals Plan outlines that the site is dormant and will be restored to agricultural land. As such, a negligible but uncertain effect is likely for these two site options. The remaining 45 sites are not within a safeguarded area, and as such are likely to have negligible effects on the achievement of this SA objective.
- 5.61 Of the 13 residential sites proposed to be allocated in Local Plan, two (Trinity Farm and Cottam Power Station) could have significant negative effects in relation to this objective. The remaining 11 sites are expected to have negligible effects. This proportion is largely similar to that of the options not included.

Employment Sites

- 5.62 Just over half of the employment site options, including South of Markham Moor, High Marnham Power Station, Misson Mill, Carlton Forest, and Cottam Power Station are located within a Minerals Safeguarding Area, and as such are expected to have a significant negative effect on the mineral resources within the District. The remainder of the sites are not expected to affect mineral resources with the District as they are not situated within a Mineral Safeguarding Zone.
- 5.63 Of the two sites proposed to be allocated in the Local Plan, one (High Marnham Power Station) could have significant negative effects in relation to this objective, although the same can be said for half of the options not included. The second site (Apleyhead) is likely to have a negligible effect on the SA objective.

SA objective 13: To conserve and enhance the District's historic environment, cultural heritage, character and setting.

Housing Sites

- 5.64 The likely effects of the residential site options on the historic environment have been assessed by the Council's Conservation team as part of its site assessment work, and this assessment has directly informed the SA.
- 5.65 The majority of the residential site options (43 out of 57) are considered likely to have a minor or significant negative effect on the historic environment as they were assessed by the Council as having an effect on heritage assets and/or their setting. Of the sites expected to have a negative effect, 18 (Montagu House, Bigsby Road, Kennilworth Nursery, South of Railway – London Road, Fairy Grove Nursery, Mansfield Road, Peaks Hill Farm (large urban extension), High Marnham Power Station, Car Park and Builders Yard – Gateford Road, Canal Road, Former Knitwear Factory, Station Road, Land west of Eldon Street, Land north of Bevercotes Lane, Land at St John's College Farm, Land at 56 Lincoln Road, Cottam Power Station and Tiln Lane), were identified as having significant negative effects on the historic environment as they include a designated heritage asset and/or are within a Conservation Area. One additional residential site option (Cottam Power Station) includes a non-designated heritage asset and as such is expected to have uncertain significant negative effects. This reflects the fact that the residential site options are mainly in close proximity to the main settlements of Worksop and Retford where there is a high concentration of the District's heritage assets.
- 5.66 Of the 24 sites identified as having a minor negative effect, seven (The Drive – Park Lane, Ollerton Road - Retford, Park Lane, South East of Ollerton Road, West of Brecks Road, Peaks Hill Farm (medium urban extension) and Trinity Farm) are also considered to be uncertain effects as further information is required to evaluate the archaeological potential of the sites.
- 5.67 A further 14 sites are most likely to have negligible effects, although half of these are uncertain as further information is required to evaluate the archaeological potential of the site.
- 5.68 Three of the 19 sites with potential significant negative effects (Former Knitwear Factory, Canal Road and Cottam Power Station) are proposed to be allocated in the Local Plan, as are three of the 24 sites with potential minor negative effects (Trinity Farm, Peaks Hill Farm (medium urban extension) and Bassetlaw Garden Village). The remaining seven sites proposed for allocation are expected to have negligible effects in relation to this SA objective.

Employment Sites

- 5.69 As above, the likely effects of the employment site options on the historic environment have been assessed by the Council as part of its site assessment work, and this assessment has directly informed the SA.
- 5.70 The majority of the employment site options (eight out of nine) are considered likely to have a minor or significant negative effect on the historic environment as they were assessed by the Council as having an effect on heritage asset and/or their setting. Of these sites, three sites (Apleyhead, South of Markham Moor and High Marnham Power Station) were identified as having significant negative effects on the historic environment as they include a designated heritage asset and/or are within a Conservation Area. One employment site option (Cottam Power Station) includes a non-designated heritage asset and as such is expected to have uncertain significant negative effects. Four of the sites are identified as having a minor negative effect, with the effects of two of these sites (Coalfield Lane and Carlton Forest) considered to be uncertain as further information is required to evaluate the archaeological potential of the sites.
- 5.71 One of the four sites with potential significant negative effects (High Marnham Power Station) and one of the four sites with potential minor negative effects (Apleyhead) are proposed to be allocated in the Local Plan.

SA objective 14: To conserve and enhance the District's landscape character and townscapes.

Housing Sites

- 5.72 All new residential development has the potential to negatively affect the character of the landscape, particularly given the largely rural nature of the District beyond the main settlements of Worksop and Retford.
- 5.73 Of the 57 residential site options, including the mixed-use site, 32 sites are identified as having minor or significant negative effects on the character of the landscape and townscape as they are located within a Landscape Policy Zone that seeks to conserve, conserve and reinforce, conserve and restore, or conserve and create. Of the sites identified as having a negative effect, nine sites (The Drive - Park Lane, Bigsby Road, Kennilworth Nursery, Fairy Grove Nursery, South of Grove Coach Road, Park Lane, Grove Coach Road, Tiln Lane and Eastfield Nurseries) are within a 'conserve' Landscape Policy Zone, and as such are expected to have significant negative effects on landscape character. The sites with potential significant negative effects on the landscape are generally located on the outskirts of Retford and Tuxford. Negative effects in relation to this SA objective are expected to be long-term and permanent. Note that this SA assessment on Landscape impact is a high level assessment based on the Landscape Character Assessment. It should be read alongside the Site Allocations Landscape Assessment and Green Gap Study.
- 5.74 Twenty-three sites were identified as having a potential minor negative effect in relation to this SA objective. Two of these sites (Leafields Allotment - Retford and Sandhills - Retford) would have uncertain minor negative effects as they are urban sites that are not on derelict or vacant land, and the effects on the townscape would largely depend on the design of the development.
- 5.75 Ten sites (Montagu House - London Road, Former Pupil Referral Centre, Former Manton Primary School, Talbot Road, Corner Farm - Tickhill Road, Bracken Lane, The Chase - Park Lane, Car Park & builders Yard - Gateford Road, Former Knitwear Factory and Station Road) are anticipated as having negligible effects as they are predominantly urban sites that do not consist of derelict/degraded land but would not lead to a loss of landscape features (e.g. public green space or water bodies). As the effects on the townscape resulting from the development of these sites would depend on the design of the new development, all these sites have negligible but uncertain effects.
- 5.76 Eleven residential site options are identified as having minor positive effects in relation to this SA objective as they are within a Landscape Policy Zone for Create, Create and Restore or Create and Reinforce or are situated on derelict/degraded land within an urban area. Most of the sites that scored minor positive effects are located within Landscape Policy Zone IL11, which is classified for 'create'. The condition of the landscape in these areas is deemed 'very poor' and it received a sensitivity score of 'low'.
- 5.77 In addition, four sites (both Peaks Hill Farm sites, Cottam Power Station and High Marnham Power Station) are identified as having mixed positive and negative effect on landscape character due to being located within numerous different Landscape Policy Zones with differing conditions and sensitivities. In addition, the development of the Cottam Power Station and High Marnham Power Station sites could lead to the redevelopment of degraded land at old power station sites.
- 5.78 The high number of potential negative effects identified, and the broad distribution of those sites, shows that the District is relatively constrained in relation to landscape sensitivity and it will be important to ensure that appropriate mitigation is built into proposals for residential development.
- 5.79 None of the nine sites with potential significant negative effects are proposed to be allocated in the Local Plan. However, nine of the 23 sites with potential minor negative effects proposed to be allocated, although two of these (Peaks Hill Farm (medium urban extension) and Cottam Power Station) will have minor positive effects as well. Four sites proposed to be allocated (Former Pupil Referral Centre, Former Manton Primary School, Talbot Road and Former Knitwear Factory) are expected to have negligible effects.

Employment Sites

- 5.80 All new employment development has the potential to negatively affect the character of the landscape, particularly given the largely rural nature of the District beyond the main settlements of Worksop and Retford.
- 5.81 Most of the employment site options (six out of nine) are likely to have minor negative effects in relation to this SA objective as they are located within a Landscape Policy Zone that seeks to 'conserve and reinforce', 'conserve and restore', or 'conserve and create'. One site, Carlton Forest, is expected to have a minor positive effect as it is located within a Landscape Policy Zone which is of 'very poor' condition and 'moderate' sensitivity.
- 5.82 In addition, two sites (High Marnham Power Station and Cottam Power Station) are likely to have mixed (minor negative and minor positive) effects on the achievement of this SA objective as they are located within numerous different Landscape Policy Zones with differing conditions and sensitivities. In addition, the development of the Cottam Power Station and High Marnham Power Station sites could lead to the redevelopment of degraded land at old power station sites.
- 5.83 Two of the six sites with potential minor negative effects (High Marnham Power Station and Apleyhead) are proposed to be allocated in the Local Plan, however High Marnham Power Station is also expected to have mixed minor positive effects.

Mitigation

- 5.84 The following section outlines mitigation measures that could help to reduce the potential minor and significant negative effects of the proposed site allocations with regards to each SA objective. In many cases, these mitigation measures could be addressed through inclusion in relevant development management (DM) policies within the Local Plan (and indeed some are already included in the DM policies), but certain measures relating to specific sites should be included in any relevant site allocation policy; where this is the case, our recommendations are highlighted in **bold** text.

SA 1: Biodiversity and Geodiversity

- 5.85 Sites located in proximity to statutory international/national nature conservation designations and Regionally Important Geological Sites were identified to have potential negative effects with regards to SA objective 1. To mitigate the potential negative effects of new development on these designations, developments should be designed to avoid and incorporate buffers around the most sensitive parts of the designated sites and consider measures to reduce recreational pressures, such as via the provision of Suitable Alternative Natural Green Space to facilitate on-site recreation. In addition, developments should be encouraged to incorporate green infrastructure within the allocated site in order to support the creation of new habitats and species and wider habitat connectivity.
- 5.86 The draft Policy ST36: Biodiversity and Geodiversity promotes protection and enhancement of biodiversity assets, including designations, habitats and species, and is likely to go a long way to mitigating the identified effects.
- 5.87 It is noted that sites LAA431 Bevercotes, LAA453/LAA455 Upper Morton Garden Village, LAA338 Apleyhead and LAA432 Gamston Airport, are identified as having potential to host nightjar/woodlark, which is a particular issue due to the ppSPA. The January 2019 HRA Screening Report identified Bevercotes in particular as having suitable breeding habitat for both woodlark and nightjar and is therefore potentially important in maintaining the population of these species in the ppSPA, and significant negative effects are therefore likely. Upper Morton Garden Village, Apleyhead and Gamston Airport are thought to provide suitable foraging habitat for woodlark, which although not as important as breeding habitat in maintaining the ppSPA bird populations, is still considered likely to have a significant effect in relation to biodiversity. **If these sites are allocated, field surveys will be required to determine the importance of these sites for the ppSPA bird species (nightjar and woodlark) i.e. their role as functional (foraging or**

breeding) habitat used by those bird species. Applications should be required to carry out project-level HRA if necessary and provide specific mitigation measures for these bird species.

- 5.88 It is noted that the NPPF requires local plans to provide net gains for biodiversity. It is also noted that the Environment Bill seeks to mandate biodiversity net gain through development, which may help mitigate some of the negative effects identified.

SA 2: Housing

- 5.89 As no proposed allocated sites would result in the net loss of dwellings, no sites were identified to have potential negative effects. Therefore, no mitigation is proposed with regards to SA objective 2.

SA 3: Economy and Skills

- 5.90 Proposed allocated housing sites located on existing employment sites could result in the loss of employment land and were identified to have potential negative effects with regards to SA objective 3. The opportunities for mitigation with regards to these potential effects are limited, however the effects would not be significant provided that sufficient employment land is provided overall in the district.
- 5.91 In addition, the draft Policy ST10: Existing Employment Sites and Buildings policy suggests that loss of employment sites to alternative uses will only be permitted where the land or building is no longer physically suitable for employment uses and there is no realistic prospect of re-use or redevelopment for such uses.

SA 4: Regeneration and Social Inclusion

- 5.92 As no proposed allocated housing site is located more than 2,000m from all services/a town centre, no sites were identified to have potential negative effects. All employment sites were identified to have no effect in relation to this objective. Therefore, no mitigation is proposed with regards to SA objective 4.

SA 5: Health and Wellbeing

- 5.93 The majority of sites were identified to have positive effects with regards to SA objective 5 as they are expected to be within proximity of one or more open spaces and/or health centres/GP surgeries. Significant negative effects were identified against a small number of sites where the development of these sites would result in the loss of existing open space, sports or recreational facilities. Developments should ensure there is a sufficient replacement/alternative outdoor green space, in a location easily accessible by current users and new residents/workers, to mitigate the potential loss and provide for the needs of the new development. Mitigation could also include enhancing and encouraging access to the adjacent countryside.
- 5.94 The draft Policy ST39: Promoting Healthy, Active and Safe Lifestyles policy seeks to improve access to open space and promote active travel, which is likely to go some way to mitigating these effects.

SA 6: Transport

- 5.95 One site, LAA071 Tiln Lane, Retford, was identified as having a potential minor negative effect with regards to SA objective 6 as this site is located more than 400m from a bus stop and cycle path and more than 1km from a railway station. **If this site is allocated, additional sustainable transport provision, such as additional cycle routes and extended bus routes within and to the site, should be required within the site allocation policy for LAA071 Tiln Lane, Retford** to help reduce the inaccessibility of this site by sustainable transport.
- 5.96 Whilst all other sites were assessed as having minor or significant positive effects, all sites should seek to maximise opportunities for sustainable transport. The draft Policy ST50: Promoting

Sustainable Transport should help in achieving this and mitigating any negative effects that could arise.

SA 7: Land Use and Soils

- 5.97 Sites located on greenfield land, including the best and most versatile agricultural land, would result in the permanent loss of this land and therefore were identified to have potential negative effects with regards to SA objective 7. This loss cannot be avoided without relocating proposed development sites, however developments should be encouraged to reuse building materials for development and provide adequate green open space provision within the site.
- 5.98 The draft Policy ST1: Bassetlaw's Spatial Strategy may go some way to help minimise negative effects, as it promotes use of previously developed land and minimising the use of best and most versatile Grade 1 to 3a agricultural land.

SA 8: Water

- 5.99 Sites located within Groundwater Protection Zones were identified to have potential negative effects with regards to SA objective 8, as development may pose a risk of groundwater contamination. To mitigate the risk of water pollution, developments should provide surface water management measures to reduce the runoff of pollutants into waterways. In some cases, further measures may be required to prevent potential pollution incidents during construction, including requiring careful handling of materials and spill response plans.
- 5.100 The draft Policy ST48: Protecting Water Quality states that development will not be supported where it could negatively impact surface or groundwater. It also requires assessment of risk to groundwater if development occurs in a Source protection Zone, which should mitigate against any negative effects.

SA 9: Flood Risk

- 5.101 Sites located within Flood Zones 2 or 3 were identified to have potential negative effects with regards to SA objective 9, as these sites are more susceptible to flooding. Where possible, design of new development within these sites should avoid those parts of the site at highest risk of flooding, which could be retained as green space. Developments should utilise SuDS to help mitigate the risk of flooding by safely managing surface water issues. In areas where it is not possible to install SuDS (e.g. in areas with less permeable soils), alternative surface water drainage could be installed.
- 5.102 The draft Policy ST46: Flood Risk should help to mitigate any negative effects, as it requires development to address effects of the proposed development on flood risk and avoid areas at highest risk of flooding.

SA 10: Air Quality

- 5.103 It has not been possible to identify specific site level criteria for this SA objective, as there are no Air Quality Management Areas (AQMAs) within the District, and proximity to sustainable transport links is considered separately under SA objective 6: Transport. Mitigation of potential air pollution arising from traffic associated with new development is therefore also considered under SA objective 6, with regards to encouraging provision of sustainable transport.

SA 11: Climate Change

- 5.104 It has not been possible to identify specific site level criteria for this SA objective as effects will depend largely on the design of sites and onsite practices. Proximity to sustainable transport links is considered separately under SA objective 6: Transport. Mitigation with regards to sustainable transport is therefore also considered under SA objective 6. With regards to climate change adaptation, new developments should be designed to high energy efficiency standards and incorporate renewable and low carbon energy technologies, as well as electric vehicle charging facilities. In addition, developments should be encouraged to incorporate SuDS, passive cooling design and green infrastructure to increase the resilience of the development to climate change.

SA 12: Resource Use and Waste

- 5.105 Sites located within Mineral Safeguarding Areas were identified to have potential negative effects with regards to SA objective 12, as these areas are designated to maintain mineral resource availability. To address this, developments should be focussed within the area of sites which lies outside Mineral Safeguarding Areas. For developments within safeguarding areas, the mineral resources should be worked prior to development, where possible.
- 5.106 Waste reduction is reliant more on the design of development, rather than location. In order to maximise waste reduction, new developments should be designed to incorporate reuse of building materials and space for storage and collection of waste for composting and recycling. The emerging Effective and Efficient Use of Land policy promotes reuse of existing buildings and brownfield land, which will help to support this.

SA 13: Cultural Heritage

- 5.107 The majority of sites were identified by the Council's heritage and archaeology officers to have potential negative effects with regards to SA objective 13 where development could potentially harm heritage and archaeological assets and their settings. Applications for development at such sites should include desk based archaeological assessments and/or and a Heritage Statement to assess the impact of development on the setting of identified heritage and archaeological assets and to help mitigate harm. In addition, developments should be designed to avoid the most sensitive areas, make consideration of screening, record archaeological remains, and increase public access and understanding of heritage and archaeological assets, as well as enhance the setting of such assets where possible.
- 5.108 The draft Policies ST37: Conservation and Enhancement of the Historic Environment and 38: Heritage Assets provide protection for both designated and non-designated assets and are therefore expected to go a long way to help mitigate any negative effects.

SA 14: Landscape and Townscape

- 5.109 The majority of sites were identified to have negative effects with regards to SA objective 14 where they are located within Landscape Policy Zones for conserve and reinforce, conserve and restore, conserve and create, or conserve. Applications for development at such sites should be required to respond to the recommendations of the relevant Landscape Character Assessment Policy Zone¹⁹, which will help to mitigate adverse impacts on surrounding landscape character. In addition, developments should be designed to avoid the most sensitive areas and encouraged to incorporate and enhance green infrastructure at sites to reduce the impact of loss of landscape features.
- 5.110 The draft Policies ST34: Landscape Character and ST32: Design promote development that is sensitive to its surroundings, therefore helping to minimise and mitigate any potential negative effects.

Recommendations regarding site allocations

- 5.111 This section summarises those residential, employment and new settlement site options that could be taken forward in the Local Plan based solely on how well they perform against the SA objectives. However, it should be noted that the SA findings are not the only factor influencing the Council's decisions on sites to be allocated in the Local Plan, as other planning considerations such as deliverability and viability, meeting the required quantum of housing and employment land, fit with overall spatial strategy and plan objectives will also be taken into account. The

¹⁹ Bassetlaw District Council (2009) Landscape Character Assessment – Bassetlaw, Nottinghamshire, available at: <https://www-test2.bassetlaw.gov.uk/planning-and-building/planning-services/planning-policy/core-strategy-and-development-policies/background-studies/landscape-character-assessment-lca/>

Council's justification for selecting the sites proposed to be allocated in the 2020 Draft Local Plan (and discounting the alternatives) are set out in **Appendix 8** of this SA Report.

Residential site options

- 5.112 Of the residential site options, the following residential sites perform relatively well, as they are expected to have a number of positive effects and more limited negative effects:
- Former Pupil Referral Centre (LAA142).
 - Montagu House, London Road (LAA002).
 - Former Manton Primary School Site (LAA147).
 - Car Park & Builders Yard, Gateford (LAA465).
 - Station Road (LAA472).
 - Land off Lodge Lane (NP11).
- 5.113 Of the above five sites, potential significant negative effects were identified against SA 5: **health and wellbeing**, SA 8: **water** and/or SA 13: **cultural heritage**. It is considered that these effects could be mitigated, as described below. Where potential negative effects on the historic environment have been identified, further work should be commissioned or undertaken by the Council in order to understand the magnitude of these effects, how they affect the significance of any assets and how they can be mitigated effectively.
- 5.114 The best performing site options listed above are generally those consisting of previously developed land in the urban area. This is because these sites tend to be closer to local services, facilities and transport links and can help promote regeneration. However, it is acknowledged that, with the exception of site NP11, these sites are fairly small, and more sites would need to be allocated to meet the housing need over the plan period. In addition, smaller sites are generally less likely to provide new and/or improved infrastructure, such as local shops, community facilities and recreational space. Therefore, it may be necessary to allocate additional site options where potential negative effects on more of the SA objectives have been identified. Provided the negative effects can be mitigated through the use of relevant DM policies and/or specific measures within site allocation policies (as referred to in the Mitigation section above), then it should be reasonable to allocate site options not listed above.
- 5.115 The following site options are identified as having largely negative effects with regards to a higher number of SA objectives and therefore, if allocated, suitable avoidance and mitigation measures (as described above) would need to be required within accompanying site allocation policies:
- Bigsby Road (LAA022).
 - Fairy Grove Nursery (LAA127).
 - Mansfield Road (LAA206).
 - Peaks Hill Farm – large urban extension (LAA210 (smaller part west of Carlton Road) + LAA462 + LAA470 + LAA458).
 - Park Lane (LAA221).
- 5.116 Whilst some positive effects are expected with regards to these six site options, they are likely to have significant negative effects, particularly in relation to SA 5: **health and wellbeing**, SA 7: **land use and soils**, SA 8: **water**, SA 12: **resource use and waste**, SA 13: **cultural heritage**, SA 14: **landscape and townscape**. Peaks Hill Farm – large urban extension is also expected to have significant negative effects against SA 1: **biodiversity and geodiversity**. With regards to all site options, most potential negative effects identified could be mitigated to some extent as described above in the Mitigation section. However, it is not possible to mitigate loss of greenfield land and best and most versatile agricultural land (relevant to SA 7) and negative effects on SA 12, relating to development within a Minerals Safeguarding Area, may also be difficult to mitigate, unless prior extraction of the safeguarded mineral takes place before development begins on-site.

Employment site options

- 5.117 Of the employment site options, the following perform relatively well, as they are expected to have a number of positive effects and more limited negative effects:
- Cottam Power Station.
 - South of Gamston Airfield (Bunker's Hill) (LAA432).
 - Coalfield Land (LAA456).
 - Mission Mill (LAA464).
- 5.118 Potential significant negative effects have been identified for these sites in relation to SA 1: **biodiversity and geodiversity**, SA 7: **land use and soils**, SA 8: **water**, SA 12: **resource use and waste** and SA 13: **cultural heritage**. At Cottam Power Station, the precedent set by the existing power station on the site could mean that the effects identified do not occur or are minimised. The construction period is likely to be most disruptive, particularly if any additional infrastructure is required, but it is considered likely that most negative effects could be mitigated, at least in part, via the measures recommended in the Mitigation section above.
- 5.119 The following site options are identified as having largely negative effects with regards to a higher number of the SA objectives and therefore, if allocated, suitable avoidance and mitigation measures would need to be required within the accompanying site allocation policies:
- East of Markham Moor (LAA263).
 - High Marnham Power Station (LAA369).
 - Carlton Forest (LAA468).
- 5.120 With regards to all site options, most potential negative effects identified could be mitigated to some extent as described above in the Mitigation section. However, it is not possible to mitigate loss of greenfield land and best and most versatile agricultural land (relevant to SA 7) and negative effects on SA 12, relating to development within a Minerals Safeguarding Area, may also be difficult to mitigate, unless prior extraction of the safeguarded mineral takes place before development begins on-site.
- 5.121 It is noted that the HRA identifies Gamston Airport (whole site) (LAA432) as having potential to provide foraging opportunities for woodlark during winter. Given the extent of such habitat (arable) in the landscape, its loss would not be expected to be significant. Nevertheless, the potential for it to contribute to provision of foraging habitat should be investigated further if the site is taken forward for development.

New settlement options

- 5.122 Whilst new settlements require greater land take, they can also provide greater benefits in terms of provision of employment and new infrastructure, services and facilities. Of the five new settlement site options considered by the Council, Bassetlaw Garden Village (LAA453/455) and Cottam Power Station perform particularly well in sustainability terms. Cottam Power Station performs well as both a new settlement and employment site option. As an employment site it would provide a continued employment use in the area and may require less investment in terms of remediation of contaminated land. However, as a new settlement it could better promote co-location of housing, employment and services, reducing the need for people to travel to this relatively remote site for work. For Bassetlaw Garden Village, significant negative effects are only expected in relation to two SA objectives: SA 7: **land use and soils** and SA 8: **water**. The negative effects for SA 7 however, relate to loss of Grade 3 agricultural land, which cannot be mitigated. Further investigation should be undertaken as to whether this is Grade 3a, which is considered best and most versatile agricultural land, or Grade 3b, which is not.
- 5.123 As discussed with regards to employment site options, the potential negative effects identified as a result of redeveloping Cottam Power Station are likely to be minimised by the fact the site currently houses a power station. Whilst High Marnham Power Station (LAA369) could have potential significant negative effects on more SA objectives than Cottam Power Station, the same

principle applies. However, the same principle does not apply to Bevercotes (LAA431), as this site has started to re-naturalise and contains Local Wildlife Sites. In line with the HRA, it is recommended that if Bevercotes (LAA431) is taken forward, bird surveys would need to be carried out first to determine whether the site is used by nightjar and woodlark and, if so, whether suitable mitigation can be secured to avoid significant adverse effects on the population of these species. As noted above, the HRA identifies Gamston Airport (whole site) (LAA432) as having potential to provide foraging opportunities for woodlark during winter. Given the extent of such habitat (arable) in the landscape, its loss would not be expected to be significant. Nevertheless, the potential for it to contribute to provision of foraging habitat should be investigated further if the site is taken forward.

- 5.124 As described above, with the exception of SA 7 and SA 12, most potential negative effects identified could be mitigated to some extent.

6 Sustainability Appraisal Findings for the Draft Local Plan

- 6.1 This Chapter sets out the assessments of all policies included in the Draft Bassetlaw Local Plan (January 2020). These assessments are presented in relation to the chapter of the Draft Bassetlaw Local Plan that they appear in. These policies were assessed between September and November 2019 and draft assessments were sent to Bassetlaw District Council along with a number of recommendations to mitigate negative effects and maximise the positive sustainability effects of the policies. The Council revised the policies to take these recommendations and other evidence into account, and the assessments were updated accordingly. As such, the assessments below take account of any changes to the policies in light of the recommendations in the SA. **Table 6.1**, at the end of this chapter, sets out the recommendations LUC made to the Council and how the Council has responded to these. It should be noted that, where residual negative effects have been identified, it may be possible to mitigate these. Recommendations for mitigation are included beneath each policy assessment, where relevant.
- 6.2 Some of the Draft Local Plan policies allocate sites for development. These 'site allocation policies' relate to site options that were assessed earlier in the SA process, as set out in **Chapter 5** and **Appendix 6**. As such, a new appraisal matrix has not been produced for the site allocations. However, the assessments of site allocations presented in this chapter take into account the requirements of the accompanying policy, therefore the assessments and effects differ somewhat from the assessment of sites presented in **Appendix 6**.

SA Findings for Bassetlaw's Vision and Objectives

- 6.3 The potential sustainability effects of the Vision and Objectives are set out below.

Bassetlaw Vision

SA Objective	Vision
1. Biodiversity	+
2. Housing	++
3. Economy and skills	++
4. Regeneration and social inclusion	++
5. Health and wellbeing	++
6. Transport	+
7. Land use and soils	+?/-
8. Water	+
9. Flood risk	+
10. Air quality	+

SA Objective	Vision
11. Climate change	+
12. Resource use and waste	0
13. Cultural heritage	+
14. Landscape and townscape	+

- 6.4 The vision for Bassetlaw District is likely to have mainly positive effects on the SA objectives as it is aspirational in nature and sets out a very positive vision for how Bassetlaw will look in 2037, touching upon most of the SA objective topics.
- 6.5 The vision aspires to achieve improved access to green infrastructure for all communities as well as extensive tree planting which will benefit biodiversity. As such, a minor positive effect is likely in relation to SA objective 1: **biodiversity**. The vision also aims for the diversity and quality of Bassetlaw's countryside, natural and historic environment to have improved for the benefit of residents and visitors; therefore minor positive effects are expected in relation to SA objectives 13: **cultural heritage** and 14: **landscape**. The minor positive effect on SA objective 13: **cultural heritage** is further reinforced by the aspiration of the vision to retain and enhance the character of the historic market town of Retford.
- 6.6 The vision supports the development of new housing within the District that will reflect local needs in terms of type, size and tenure and that will enable equality of access to suitable accommodation. In addition, new housing will be high quality, well designed, energy efficient and respectful of its setting. As such, a significant positive effect is likely in relation to SA objective 2: **housing**.
- 6.7 The vision also aims to strengthen the economic base of the District through the fostering of new enterprise and sustainable growth of existing businesses by providing supporting infrastructure. The vision seeks to capitalise on the proximity of strategic employment sites to the A1 and Sheffield Doncaster Airport, attracting inwards investment, and aims for existing employment areas to maintain their significance to the District and the wider area in terms of employment provision. The development of new sectors across the District will provide new opportunities for better paid, higher skilled employment for residents, encouraging more people to live and work in the District. As such, a significant positive effect is likely in relation to SA objective 3: **economy and skills**.
- 6.8 The fact that the vision aspires to direct most new development to Bassetlaw's towns, with only small-scale development in rural settlements, means that there may be a minor positive effect on SA objective 7: **land use and soils**, as there are more likely to be opportunities to reuse brownfield sites in and around the main towns, preserving greenfield land and areas of higher quality agricultural land. However, this potential minor positive effect is currently uncertain and will depend on the specific locations which are allocated for development within the other policies of the Local Plan. The overall effect on this objective is mixed (uncertain minor positive and minor negative) as the development of a new garden village will involve large-scale development on greenfield land.
- 6.9 The vision states that communities will have access to safe, inclusive and high quality improved social, recreational, sports, health, educational facilities and a multifunctional green and blue infrastructure network, which will help to regenerate existing town centres. As such, a significant positive effect is likely in relation to SA objective 4: **regeneration and social inclusion**.
- 6.10 The vision states that communities will have good access to health facilities by retaining existing services and developing necessary new ones. Additionally, it promotes increased provision for walking and cycling and improved access to public transport for new developments which will contribute to a reduction in transport-related emissions within the District. New roads and community infrastructure will support the needs of new residents. Extensive tree planting and

green infrastructure will improve residents' wellbeing. As such, a significant positive effect is likely in relation to SA objective 5: **health and wellbeing** and minor positive effects are likely in relation to SA objectives 6: **transport**, 10: **air quality** and 11: **climate change**. The positive effect on SA objective 10: **air quality** and 11: **climate change** is reinforced by the fact that the vision supports low carbon energy and technology.

- 6.11 A minor positive effect is identified in relation to SA objectives 8: **water** and 9: **flood risk** as the vision supports development located in areas of low flood risk and states that sustainable drainage systems (SuDS) will manage run-off sustainably.
- 6.12 A negligible effect is identified in relation to SA objective 12: **resource use and waste** as the vision does not directly refer to this sustainability topic.

Bassetlaw Strategic Objectives

Strategic Objectives SA Objective	SO1	SO2	SO3	SO4	SO5	SO6	SO7	SO8	SO9	SO 10	SO 11	SO 12
1. Biodiversity	0	0	0	0	0	0	0	++	++	0	0	0
2. Housing	+	++	0	+	0	+	0	0	0	0	0	0
3. Economy and skills	0	0	++	0	+	0	0	0	0	0	0	+
4. Regeneration and social inclusion	0	0	0	0	++	0	0	0	0	0	0	++
5. Health and wellbeing	0	0	0	0	0	0	++	0	0	0	0	0
6. Transport	0	0	0	0	0	0	0	0	0	0	++	0
7. Land use and soils	+/-?	+/-?	0	0	0	0	0	0	0	0	0	0
8. Water	0	0	0	0	0	0	0	0	0	++	0	0
9. Flood risk	0	0	0	0	0	0	0	0	0	++	0	0
10. Air quality	0	0	0	0	0	0	0	0	0	++	++	0
11. Climate change	0	0	0	0	0	0	0	0	0	++	++	0
12. Resource use and waste	0	0	0	0	0	0	0	0	0	++	0	0
13. Cultural heritage	0	0	0	0	0	0	0	++	0	0	0	0
14. Landscape and townscape	+	-?	0	0	0	+	0	+	0	0	0	0

- 6.11 No significant negative effects have been identified in relation to any of the strategic objectives of the Local Plan. However, a number of significant positive effects are expected, mostly where the objective seeks to directly address issues which relate to the individual SA objectives. Most of the Local Plan objectives are expected to have negligible effects on most of the SA objectives, as each objective is generally focused on one area of sustainability only and therefore has no relationship

with the remaining SA objectives, with a number of minor positive or minor negative considered likely where the strategic objectives could less directly affect the sustainability objective.

- 6.12 Strategic objectives 8 and 9 are likely to have a significant positive effect on SA objective 1: **biodiversity**, as they support the delivery of biodiversity enhancements and conserve the natural environment, including green infrastructure in the District. Strategic objective 2 is expected to have a significant positive effect on SA objective 2: **housing**. The objective ensures the housing stock meets the needs of residents by providing a range of market, affordable and specialist housing types, tenures and sizes. A minor positive effect is likely in relation to SA objective 2: housing for strategic objectives 4 and 6; strategic objective 4 protects and supports opportunities for homes in rural Bassetlaw and strategic objective 6 ensures that houses are of high quality sustainable design which reflects local character and distinctiveness, respects residential amenity and enables people to live safe, healthy and active lifestyles. In relation to SA objective 3: **economy and skills**, strategic objective 3 is likely to have a significant positive effect and strategic objectives 5 and 12 are likely to have a minor positive effect. Strategic objective 3 seeks to encourage and support economic growth in the District and strategic objectives 5 and 12 address investment at town centre locations in the District along with access to jobs and services, and supporting the provision of new infrastructure in Bassetlaw, respectively.
- 6.13 Strategic objectives 5 and 12 are likely to have a significant positive effect on SA objective 4: **regeneration and social inclusion** given that they seek to enhance the vitality of town centres and access to community facilities, while improving the provision of necessary physical, social and green infrastructure. A significant positive effect is expected in relation to SA objective 5: **health and wellbeing** for strategic objective 7 as it directly seeks to address health and wellbeing in Bassetlaw through the provision of enhanced and improved social and environmental infrastructure. Strategic objective 11 promotes good access to public transport, highway improvements and sustainable travel such as pedestrian and cycle routes and therefore, a significant positive effect is expected in relation to SA objective 6: **transport**.
- 6.14 Mixed effects are likely in relation to SA objective 7: **land use and soils** as strategic objectives 1 and 2 address the provision of new development in the District to meet requirements over the plan period; however, the proposed balanced pattern of growth across urban and rural areas will result in brownfield and greenfield land being developed. The regeneration of brownfield sites would have a positive effect, while the development of greenfield sites would result in the best and most versatile agricultural land being lost. The effects are uncertain mixed (minor positive and negative) as the precise location of the new development to be delivered over the plan period is unknown.
- 6.15 Strategic objective 10 is likely to have significant positive effects in relation to both SA objective 8: **water** and 9: **flood risk**. Strategic objective 10 aims to increase resilience to climate change through improved flood mitigation and water efficiency and is likely to have a significant positive effect on SA objective 12: **resource use and waste**. In addition, strategic objective 10 supports low carbon technology and renewable energy, as such it seeks to deliver increased climate change resilience and mitigation in the District, while strategic objective 11 aims to reduce the need to travel by car and supports sustainable transport. Therefore, strategic objective 10 and 11 are likely to have a significant positive effect on SA objectives 10: **air quality** and 11: **climate change**.
- 6.16 A significant positive effect in relation to SA objective 13: **cultural heritage** is likely for strategic objective 8 given that it aims to conserve, and where possible, enhance the District's historic environment.
- 6.17 An uncertain minor negative effect is likely in relation to SA objective 14: **landscape and townscape** for strategic objective 2. The policy supports the delivery of a high level of new growth in the District which could affect landscape character and the existing character of the townscape. An uncertain minor positive effect is likely in relation to SA objective 14: **landscape and townscape** for strategic objectives 1, 6 and 8. Strategic objective 1 supports growth in sustainable locations which prioritises previously developed land and objective 6 supports the delivery of development, places and spaces that are of high quality and sustainable design which reflects local character and distinctiveness. Strategic objective 8 addresses the conservation of the historic built and natural environments throughout the District and seeks to ensure that the

built environment is improved through high quality design and architecture. However, all effects for SA objective 14: **landscape and townscape** are uncertain until the planning application stage when detailed proposals for the development would be known.

SA Findings for Bassetlaw's Spatial Strategy (Policy ST1-ST5)

6.18 The potential sustainability effects of Policies ST1 to ST5 are set out below.

SA Objective	Policy ST1	Policy ST2	Policy ST3	Policy ST4	Policy ST5
1. Biodiversity	+/-	-?	++/-?	+	++/-?
2. Housing	++	+	++	+	++
3. Economy and skills	++	0	++	++	++
4. Regeneration and social inclusion	+/-	+	++	++	+++?
5. Health and wellbeing	+	0	++	++	+++?
6. Transport	+	-	+	+/-	+
7. Land use and soils	+/-	-?	--	+	++
8. Water	-	+/-?	--	+/-	+
9. Flood risk	-?	0?	0	-?	+/-?
10. Air quality	+	-	+	+/-	+
11. Climate change	+	-	+	+/-	+
12. Resource use and waste	-?	-	+	0	+/-?
13. Cultural heritage	0	+/-?	-?	+	--?
14. Landscape and townscape	0	+/-?	+/-	+	+++?

Policy ST1: Bassetlaw's Spatial Strategy

6.19 The spatial strategy policy sets out how development is to be distributed throughout the District. Most housing and employment growth is to be accommodated at the Main Towns of Worksop, Retford and Harworth. Further development is to be provided at the Large Rural Settlements, while the growth of Small Rural Settlements is limited to 20% of the existing dwellings within the

Parish (as of August 2018). The spatial strategy also includes the development of Bassetlaw Garden Village, a new settlement that will deliver around 710 new homes. Development in the countryside is restricted to that which is necessary to the location, including proposals which support the rural economy where consistent with other policies in the Local Plan.

- 6.20 Focussing most new development in the larger towns is expected to have minor positive effects on SA objectives 1: **biodiversity** and 7: **land use and soils**, as only limited development will be permitted in the countryside where adverse impacts on these objectives might be more likely. In addition, the policy encourages re-use of previously developed land and minimising the use of best and most versatile agricultural land. However, there are areas of high quality (Grade 2) agricultural land to the west of Worksop and to the north and south of Retford which may be adversely affected by development in those areas, depending on its specific location (specific sites are considered elsewhere in this SA). There are a number of international and national designations within the District that may be affected by development such as Sherwood Forest ppSPA and Clumber Park SSSI by Worksop. It is also noted that land in and around Worksop, Retford and Harworth contains a number of Local Geological Sites including Carlton Forest Quarry and Woodsetts Quarry Pond. Development within these areas of the District has potential to result in adverse impacts on these designations. The spatial strategy also includes the development of the Bassetlaw Garden Village, which comprises large-scale development on greenfield land. The likely effects of this and other specific site allocations are considered separately through the SA; however overall the likely effects on SA objectives 1: **biodiversity** and 7: **land use and soils** are mixed (minor positive and minor negative).
- 6.21 The spatial strategy makes provision for a minimum of 9,082 dwellings over the duration of the Local Plan, meeting the identified local needs. While most housing will be provided at the larger towns, some development in rural areas will be permitted, at an appropriate level to meet local needs. To help deliver sustainable growth in the long term, the creation of Bassetlaw Garden Village will provide about 710 new homes. As such, a significant positive effect is expected in relation to SA objective 2: **housing**.
- 6.22 The policy seeks to meet future economic needs by developing 108 ha of new employment land and 199.6 ha of strategic employment land to address a sub-regional/regional employment need. Focussing most development at Worksop, Retford and Harworth will capitalise on the excellent connections to the wider South Yorkshire area and access to strong strategic transport provisions, including the A1 and rail links. Locating most new development at these settlements will also enable more residents to access employment opportunities, due to their good transport links. A significant positive effect is therefore expected in relation to SA objective 3: **economy and skills**.
- 6.23 Focussing most new development at the larger settlements of Worksop, Retford and Harworth, where there is the widest range of services and facilities in the District, will help ensure that most new residents have generally good access to services. While the new services and facilities to be provided as part of new housing developments will also be focussed mainly at the larger towns, some appropriate small-scale development will still be allowed in rural locations to meet local needs. In addition, the policy requires efficient and effective use of land, including re-use of previously developed land, which could contribute to regeneration initiatives. However, focussing most new development in the larger towns could contribute to poor access to services for rural residents; therefore the likely effects of the policy on SA objective 4: **regeneration and social inclusion** are mixed (minor positive and minor negative).
- Focussing most development at the larger towns will provide more residents with opportunities to walk and cycle day-to-day, as they are likely to be travelling shorter distances for work and to access services and facilities. While some new development will still be focussed in the countryside, where opportunities to travel via active modes will be more limited, this will only be a small proportion of overall development. A minor positive effect is therefore expected in relation to SA objective 5: **health and wellbeing**.
- 6.24 Minor positive effects are likely in relation to SA objectives 6: **transport**, 10: **air quality** and 11: **climate change** as the spatial strategy focuses most development at the larger settlements which have strong sustainable transport links (including rail services at Worksop and Retford). Focusing most housing growth at these locations is likely to reduce the need to travel by private car and the associated emissions. Locating most employment development in the main towns will

also mean that more people can travel to work via sustainable transport. While the existing traffic congestion issues at these settlements may be exacerbated by a high level of new development, population growth and increased demand may improve the provision of sustainable transport links.

- 6.25 Much of the western part of the District, including large areas of Worksop, Retford and Harworth, lie with a Source Protection Zone. As such, high levels of growth in these areas has the potential to adversely impact the quality of groundwater sources. Development at Worksop and Retford also has the potential to increase surface water run-off into the Rivers Ryton and Idle, and the Chesterfield Canal respectively, with greater potential for localised adverse effects on water quality. Furthermore there is potential for greater pressure on existing water and sewage treatment infrastructure to result if high levels of development are provided at the larger settlements. As such, a minor negative effect is expected in relation to SA objective 8: **water**.
- 6.26 Much of the land in the District is within Flood Zone 1, which is at lowest risk of flooding. However, the towns of Worksop (adjacent to the River Ryton) and Retford (along the River Idle and Retford Beck as well as larger areas to the north, south and east of the town) contain areas of higher flood risk. The rural villages of Misterton, Walkeringham, Mattersey, Beckingham, North and South Wheatley, North Leverton, Sturton-le-Steeple, Rampton, Everton, Dunham and Misson also lie with areas of higher flood risk. The effects of new development on flood risk are considered elsewhere in this SA in relation to the allocated development sites and alternative options; however the overall spatial strategy is considered to have a potential but uncertain minor negative effect on SA objective 9: **flood risk**.
- 6.27 The spatial strategy provides for high levels of growth, mainly focussed at Worksop, Retford and Harworth. Land for growth could potentially lie within Minerals Safeguarding Areas such as, at Retford both Sand and Gravel Resources and Sneinton Gunthorpe Clay region are found on the outskirts of the town. Furthermore, at Worksop there are Limestone and Sherwood Sandstone MSAs. Development within these areas may result in the sterilisation or loss of access to finite mineral resources. As such, a potential but uncertain minor negative effect is expected in relation to SA objective 12: **resource use and waste**.

6.28 *Recommendations*

- 6.30 Although potential negative effects from the Spatial Strategy have been identified in relation to SA objectives 1: **biodiversity**, 4: **regeneration and social inclusion**, 7: **land and soils**, 8: **water**, 9: **flood risk**, 13: **cultural heritage** and 14: **landscape and townscape**, some of these are mixed with positive effects, and most should be able to be mitigated through implementation of other policies in the Local Plan, such as policy ST36 Biodiversity and Geodiversity, policy ST34: Landscape Character and policy ST37: Conservation and Enhancement of the Historic Environment etc. In addition, some specific recommendations have been made for the individual site allocation policies that make up the Spatial Strategy elsewhere in this SA.

Policy ST2: Rural Bassetlaw

- 6.31 This policy sets out criteria for development in rural areas of Bassetlaw and seeks to limit housing growth to 20% of each rural settlement's existing housing numbers. Due to the large number of nature conservation sites across rural Bassetlaw, there could be negative effects on SA objective 1: **biodiversity** even as a result of small-scale development in the countryside. However, this is uncertain as it depends on the exact location of development proposals that may come forward and it is also noted that the policy seeks to protect green infrastructure assets by requiring that proposals for growth over and above the 20% figure do not result in the loss of such assets. An overall potential but uncertain minor negative effect is therefore identified for SA objective 1: **biodiversity**.
- 6.32 The policy provides for appropriate housing development in rural areas and although housing growth in the villages is to be usually capped at 20% growth, the policy sets out criteria for permitting development over and above the 20% figure if it is locally supported and meets local needs; therefore is not overly restrictive. It is also specified that proposals for housing over and above the 20% figure should meet specific local needs and should provide affordable or specialist housing. A minor positive effect is therefore expected in relation to SA objective 2: **housing**. A

minor positive effect is also expected for SA objective 4: **regeneration and social inclusion** as the policy may help to protect and enhance the vitality and viability of villages by permitting an appropriate level of new housing development in the villages. The policy also attaches importance to community support for proposals and sets out a requirement for community engagement to prove clear local support for certain development proposals.

- 6.33 As rural areas tend to have more limited access to services and facilities, and therefore are often more car-dependent, minor negative effects are expected for SA objectives 6: **transport**, 10: **air quality** and 11: **climate change**. As most of the District comprises Grades 1, 2 or 3 agricultural land, a potential minor negative effect is also identified for SA objective 7: **land use and soils**, although this is uncertain as it depends on the exact location of development proposals that come forward in rural areas. The policy only permits development that can be served by the necessary infrastructure, including relating to water supply and treatment. However, development may occur within one of the District's source protection zones depending on its location; therefore a potential mixed (minor positive and minor negative) effect is identified for SA objective 8: **water**, although this is uncertain as it depends on the exact location of development. An uncertain but potentially negligible effect is identified for SA objective 9: **flood risk**, as the majority of the district is within Flood Zone 1.
- 6.34 A minor negative effect is expected for SA objective 12: **resource use and waste** as development in the countryside is likely to be on greenfield land. Whilst development could take place in Minerals Safeguarding Areas (MSAs), the policy requires development in MSAs to meet the requirements of the Nottinghamshire Minerals Local Plan.
- 6.35 Minor positive effects are expected for SA objective 13: **cultural heritage** and SA objective 14: **landscape and townscape** as the policy states that new development proposals over the 20% growth figure will need to avoid negative effects on any designated or non-designated heritage assets close to the site, or their settings; should avoid adverse impacts on the existing built and natural character and appearance of that part of the settlement; should not lead to the coalescence of any neighbouring settlements and should not result in the loss of existing green infrastructure assets within the settlement that contribute positively to the existing character, form and appearance of the settlement. However, there are a number of heritage assets in rural Bassetlaw, and these could be affected, as well as landscape character, by development in the rural areas, although these effects are uncertain as they will depend on the exact location and design of development that comes forward. Overall, mixed (minor positive and minor negative) effects are identified for SA objective 13: **cultural heritage** and SA objective 14: **landscape and townscape** and these are currently uncertain.

Recommendations

- 6.36 No further recommendations have been identified.

Policy ST3: Bassetlaw Garden Village

- 6.37 This policy proposes to allocate land for a new settlement, Bassetlaw Garden Village, which will include housing, employment and other facilities. A very small portion of this site is within 100m of a Local Wildlife Site (Apleyhead Wood) and the site is located entirely within 5km of the Sherwood Forest ppSPA. However, the proposals for the garden village will seek to enhance the natural environment through the promotion of multifunctional green infrastructure, including a community woodland, which would result in a achieve net biodiversity gain. The development will also include innovative habitat planting and food growing. In addition, a project level HRA screening is required to assess the likelihood of significant effects on the ppSPA. Overall, a mixed (significant positive and minor negative uncertain) effect is likely in relation to SA objective 1: **biodiversity**, as the effect on the ppSPA will not be known until the scheme design and project level HRA screening is undertaken. However, it is noted that the HRA expects that any adverse impacts on the integrity of the ppSPA could be avoided.
- 6.38 The site will provide a minimum of 750 new dwellings which will contribute to meeting housing needs within the District, and the policy requires that the site includes a mix of housing types, sizes and tenures and meets the needs of people from a wide range of age groups and taking into account affordability. As such, a significant positive effect is likely in relation to SA objective 2:

housing. The policy will also provide a minimum of 20 hectares of employment and commercial land, which will increase opportunities for employment and provide residents of the garden village with the opportunity to live and work within close proximity. Furthermore, the policy requires the provision of starter units to support entrepreneurship. As such, a significant positive effect is likely in relation to SA objective 3: **economy and skills**.

- 6.39 The policy will contribute towards health and educational facilities and will provide a new local centre and community hub, which will support well-being and social cohesion and help to create a vibrant community. While the site is not within 2km of any existing key services or a town centre, it is anticipated that the new development will provide the majority of day-to-day services and facilities within the garden village. As such, a significant positive effect is likely in relation to SA objective 4: **regeneration and social inclusion**.
- 6.40 The Bassetlaw Garden Village site is partially within 2km of country parks, and CRoW open access areas and the policy supports the development of green spaces, including a country park and a community woodland, as part of the garden village. The policy also supports innovative habitat planting and food growing areas and states that the Garden Village will seek to improve opportunities for access to sport and physical activities, including cycling and pedestrian links between communities, as well as the development of a new health centre (the site is not located within 2km of a GP surgery and in any case an existing surgery may well not be able to accommodate the increase in demand from a development of this size). As such, a significant positive effect is likely in relation to SA objective 5: **health and wellbeing**.
- 6.41 The policy encourages the use of sustainable transport and seeks to ensure that the development reduces the reliance on motorised vehicles and will promote a step-change towards active and public transport through the creation of cycling and pedestrian links between communities. In terms of existing links, there is not a railway station within 1km of the site. The co-location of housing and employment development should enable more people to live and work within close proximity and travel less day-to-day (although it is acknowledged that the site is unlikely to be self-sufficient and some residents will likely travel for work or facilities in larger centres). As such, minor positive effects are expected in relation to SA objective 6: **transport**, 10: **air quality** and 11: **climate change**. The positive effect on SA objective 11: **climate change** is reinforced by the fact that the policy states that the site will champion green and low carbon energy and technology.
- 6.42 The policy proposes to allocate development on greenfield land which is Grade 3 agricultural land. As such, a significant negative effect is likely in relation to SA objective 7: **land use and soils** although this is uncertain as it is not known whether the land is Grade 3a (classed as high quality) or Grade 3b. The site is also situated within a Source Protection Zone and so development here may have a negative effect on ground and surface water quality. As such, a significant negative effect is likely in relation to SA objective 8: **water**.
- 6.43 The site is within Flood Zone 1. As such, a negligible effect is likely in relation to SA objective 9: **flood risk**, particularly because the provision of green infrastructure within the site will provide benefits in terms of flood risk mitigation. Furthermore, the site is not within a Minerals Safeguarding Area and the policy states that the development will seek to make effective use of natural resources including minerals, energy and water efficiency. As such, a minor positive effect is likely in relation to SA objective 12: **resource use and waste**.
- 6.44 The Council's heritage officer notes that Morton Hill Farm and Upper Morton Grange are located within the development site and possible minor negative effects have been identified as a result of development. Both are non-designated heritage assets, for which the surrounding countryside contributes to their setting, and this could be partly lost. The Council's archaeology officer notes that the development is located near potentially regionally significant archaeology remains, including brickwork fields, cropmarks, and small nucleated agricultural settlements. Further information is required to evaluate the archaeological potential of the sites in order to determine an appropriate mitigation strategy. As such, a potential minor negative effect is identified in relation to SA objective 13: **cultural heritage** but this is currently uncertain.
- 6.45 The majority of the Bassetlaw Garden Village site is within Sherwood Landscape Character Area. The site is within Landscape Policy Zone SH40 and is classified for conserve and create. The

condition of the landscape is deemed 'moderate' and it received a sensitivity score of 'moderate'. This indicates the potential for a minor negative effect on SA objective 14: landscape and townscape. However, the policy seeks to enhance the natural environment through promoting green infrastructure such as country parks and community woodland. As such, a mixed (minor positive and minor negative) effect is likely in relation to SA objective 14: **landscape and townscape**, although this is uncertain until detailed proposals for the site come forward at the planning application stage.

Recommendations

- 6.46 No further recommendations have been identified.

Policy ST4: Workso Central Area

- 6.47 Policy ST4 supports the delivery of development within the Workso Central Area, outlining the criteria proposals must satisfy. The supporting text highlights that the key focus is to establish a more intense, vibrant mix of uses including residential, office, retail, leisure, tourism, education and cultural facilities.
- 6.48 The policy relates to development within the built up area, which is less likely to have adverse effects on biodiversity than development within rural locations, due to a lack of natural and semi-natural habitats. The section of the Chesterfield Canal which flows through Workso is a Local Wildlife Site, however, as the LWS is already within a built-up area, development in the Workso Central Area, particularly in terms of the improvements required by this policy, is unlikely to result in negative effects on biodiversity. Furthermore, the policy requires proposals to provide the opportunity to improve the environmental amenity of Chesterfield Canal, which could result in beneficial effects on biodiversity. Therefore, minor positive effects are identified in relation to SA objective 1: **biodiversity**.
- 6.49 The policy highlights that proposed development uses within central Workso should be varied, including residential housing. The supporting text outlines that the town centre is a suitable place for new, higher density housing. As such, a minor positive effect is expected in relation to SA objective 2: **housing**. The policy promoting the regeneration of central Workso and supports development including recreational, commercial, leisure, cultural, retail and temporary uses. Locating such developments within Workso Centre will help ensure residents and visitors have good access to services and facilities. Furthermore, the policy encourages the improvement of connectivity throughout the centre which would improve access for residents. Therefore, the policy is likely to result in a significant positive effect in relation to SA objective 4: **regeneration and social inclusion**.
- 6.50 The policy seeks to support the diversification and regeneration of the town centre, which is expected to boost its vitality and viability. Supporting redevelopment in the centre will provide new employment opportunities for local residents, support the economy and encourage further investment. As such, a significant positive effect is therefore expected in relation to SA objective 3: **economy and skills**.
- 6.51 This policy will provide more residents with opportunities to walk and cycle day-to-day, as they are likely to be travelling shorter distances for work and to access services and facilities. The policy also seeks to improve pedestrian and cycle connectivity, thereby promoting active transport. Furthermore, the policy encourages the improvement in the quality of public spaces and the social amenity of the Chesterfield Canal and River Ryton, which could enhance recreational and leisure opportunities for residents. As such, a significant positive effect is therefore expected in relation to SA objective 5: **health and wellbeing**. However, the policy also seeks to improve vehicle connectivity and provide parking. This could help to reduce congestion in the town but may also encourage the use of private vehicles over more sustainable modes of transport. As such, mixed (minor positive and minor negative) effects are likely in relation to SA objectives 6: **transport**, 10: **air quality** and 11: **climate change**.
- 6.52 The policy promotes the re-use of existing buildings and seeks to regenerate areas of underused or vacant land and buildings. This is likely to result in a minor positive effect in relation to SA objective 7: **land use and soils**. Much of the Workso Central Area is situated within a Source Protection Zone and so development here may have a negative effect on the quality of

groundwater, although given the existing developed nature of the area it is not expected that this will be significant. Furthermore, developments have the potential to increase surface water runoff to the River Ryton and Chesterfield Canal. However, the policy seeks to improve the environmental amenity of both watercourses. As such, a mixed (minor positive and minor negative) effect is likely in relation to SA objective 8: **water**.

- 6.53 Part of the central area of Worksop is within Flood Zones 2 and 3. This is primarily focussed along the corridor of the River Ryton. As parts of the area are within areas at high risk of flooding, but the area is already developed, minor negative but uncertain effects are likely in relation to SA objective 9: **flood risk**. Worksop has a substantial number of heritage assets that may be affected by development proposals within the central area of Worksop. However, the policy outlines that proposals should preserve and enhance the historic character and appearance of heritage assets, including the Worksop Conservation Area. However, specific impacts and potential mitigation/enhancements will be dependent on the design and layout of specific proposals as well as their location. Therefore, minor positive but uncertain effects are identified in relation to SA objective 13: **cultural heritage**.
- 6.54 The policy outlines that new development within the Worksop central area should contribute positively to their surroundings. The policy outlines that new development should seek to re-use buildings, and regenerate underused or vacant land. The re-development of such sites may result in positive contributions to the townscape character and quality of the street scene. Therefore, a minor positive but uncertain effect is identified in relation to SA objective 14: **landscape and townscape**.

Recommendations

- 6.55 No further recommendations have been identified.

Policy ST5: Cottam Priority Regeneration Area

- 6.56 This policy proposes to allocate land for a new settlement at the site of the former Cottam Power Station. A small portion of the site is a Local Wildlife Site, Cottam Wetlands, which could be affected by the redevelopment of the site. However, the policy specifies that masterplan proposals for the redevelopment of the site will need to protect the biodiversity value of the Cottam Wetlands LWS and make provision for the enhancement of the green infrastructure network and any areas of ecological interest. Proposals will also need to protect the quality of the River Trent, which would benefit aquatic biodiversity. As such, a potential mixed (significant positive and minor negative) effect is identified in relation to SA objective 1: **biodiversity**; however effects are uncertain detailed proposals for the site are known.
- 6.57 The site could provide approximately 1,600 dwellings, with a minimum of 450 of these within the plan period. The policy also seeks to ensure a mix of housing types, including affordable housing, starter homes, family housing, level access accommodation, sheltered accommodation for older people and self-build units. As such, a significant positive effect is identified in relation to SA objective 2: **housing**. Similarly, the site would also provide 14.4 ha of employment land which could provide local employment opportunities for residents. As such, a significant positive effect is also identified in relation to SA objective 3: **economy and skills**.
- 6.58 Although the proposed site for the new settlement at the Former Cottam Power Station site is further than 2km of any services or facilities, the policy states that the development of the new settlement should incorporate key services and facilities such as a Local Centre with a social and retail hub, community facilities including sports pitches, and a new public transport facility. The policy also requires appropriate contributions towards primary and secondary education provision and health care facilities. As such, a potential significant positive effect is identified in relation to SA objective 4: **regeneration and social inclusion** but this is uncertain depending on the nature and timescales of any future development at the site, particularly where 'contributions' are required because if these services are provided off-site they must be accessible to residents.
- 6.59 The policy states that proposals should seek to extend the existing green infrastructure network to incorporate publicly accessible open space. In addition, the policy states that sports pitches should be provided as part of the development, and that appropriate contributions to healthcare facilities will be required. As such, a potential significant positive effect is identified in relation to

SA objective 5: **health and wellbeing**, but this is uncertain, particularly where 'contributions' are required because if these services are provided off-site they must be accessible to the new residents.

- 6.60 The proposed site is within 400m of an existing bus stop, and 1km of a railway station, which may encourage the use of sustainable transport modes. The policy requires a new onsite public transport facility (e.g. rail station) to be provided, and that the development supports sustainable and public transport modes throughout the development (although it is acknowledged that the site is unlikely to be self-sufficient and some residents will likely travel for work or facilities in larger centres). As such, minor positive effects are identified in relation to SA objectives 6: **transport**, 10: **air quality** and 11: **climate change** although these are uncertain depending on the detailed settlement proposals for the site.
- 6.61 The policy states that at the masterplan stage, there should be provision for the comprehensive demolition, remediation, reclamation and redevelopment of the whole site. As such, a significant positive effect is likely in relation to SA objective 7: **land use and soils**. This site is not within a Source Protection Zone, and the policy requires development proposals for the site to protect the water quality of the River Trent. As such, a minor positive effect is likely in relation to SA objective 8: **water**.
- 6.62 A significant portion of the site is within Flood Zone 2, with a small portion of the site within Flood Zone 3. However, the policy requires the development to be of an appropriate scale, layout and form as informed by a Flood Risk Assessment. Furthermore, the policy requires that development adopts an integrated approach to surface water drainage and multifunctional greenspace which may help to mitigate any negative effects on flood risk. Therefore, despite part of the site being located within Flood Zone 2, it is likely that there will be a mixed (minor positive and minor negative) effect in relation to SA objective 9: **flood risk**, although this remains uncertain depending on detailed proposals for the site.
- 6.63 This site is within a Minerals Safeguarding Area, Sand and Gravel Resource and so development here could lead to the sterilisation of mineral resources. The policy outlines that non-minerals development in the MSA will be permitted where the requirements, as outlined in the Nottinghamshire Minerals Local Plan have been met. However, as the site has been previously developed, sterilisation of mineral resources may already have occurred as a result of the original development of the site. As such, a potential uncertain minor negative effect is likely in relation to SA objective 12: **resource use and waste**.
- 6.64 The Council's heritage officer notes that although the power station is recognised as a non-designated heritage asset, this has not secured a future for the historic buildings on the site, such as the cooling towers and engine house and these may be lost to development. A Scheduled Ancient Monument, the Fleet Plantation Moat, is within close proximity to the site, and therefore the development of a new settlement could lead to adverse effects on this asset. In addition, there are other important heritage assets in the vicinity of the site, including other scheduled monuments and Grade I and II* listed buildings, such as Torksey Castle, Torksey Medieval Settlement, St Peter's Church, and Torksey Viaduct. The policy requires the development to respect the surrounding character and setting and be supported by a heritage impact assessment and archaeological assessment. As such, a potential mixed (minor positive and significant negative) effect is identified in relation to SA objective 13: **cultural heritage** although this is uncertain until specific proposals for the site come forward.
- 6.65 The proposed new settlement is not located within a Landscape Policy Zone. The regeneration of the degraded land of the former power station could have beneficial effects on the character of the landscape. Furthermore, the policy requires landscape-led design which creates a distinctive sense of place. Therefore, a significant positive effect is likely in relation to SA objective 14: **landscape and townscape**, although this remains uncertain until specific proposals for the site are submitted.

Recommendations

- 6.66 No further recommendations have been identified.

SA Findings for Promoting Economic Growth (Policies ST6-ST13)

6.67 The potential sustainability effects of Policies ST6 to ST13 are set out below.

SA Objective	Policy ST6	Policy ST7	Policy ST8	Policy 9	Policy ST10	Policy ST11	Policy ST12	Policy ST13
1. Biodiversity	0	+/-?	0	+/-?	0	0	0	0
2. Housing	0	0	0	0	0	0	0	+
3. Economy and skills	++	++	++?	++	+	++	+	+
4. Regeneration and social inclusion	0	+	0	0	+	+	+	++
5. Health and wellbeing	0	+/-?	0	+	0	0	0	0
6. Transport	0	+	0	+/-	+/-?	+	+	0
7. Land use and soils	0	+/-	+	--	+	+/-?	+	+
8. Water	0	+	0	--	0	0	0	0
9. Flood risk	0	-?	+	0	+	+/-?	+	+
10. Air quality	0	+/-?	0	+/-	0	0	+	0
11. Climate change	0	++	+	+/-	0	0	+	0
12. Resource use and waste	0	--?	0	0	+	+/-	+	+
13. Cultural heritage	0	-	0	-	+/-?	+	+	0
14. Landscape and townscape	0	+	0	+/-	+/-?	+	+	0

Policy ST6: Provision of Land for Employment Development

6.68 This SA does not include assessment of consented employment site allocations, as the emerging Local Plan does not alter the future baseline for these sites. The likely effects of proposed employment development at Trinity Farm and Bassetlaw Garden Village are detailed in **Appendix 6** and have fed into the assessment of the site-specific policies below as well as cumulative effects in **Chapter 7**. As such, this assessment considers the policy without reference to the spatial effects identified in the assessment of specific sites.

- 6.69 This policy proposes to allocate a sufficient amount of new employment land to meet projected needs, including some flexibility for strategic employment sites to come forward, therefore it will have a significant positive effect for SA objective 3: **economy and skills**. The provision of new employment land will help to provide more jobs and helps to grow the local economy. In addition, the policy notes that for employment or commercial developments that propose 20 or more direct jobs, the Council will seek to enter into a local labour agreement with the developer/applicant to ensure that the development benefits local people by providing training and local job opportunities.

Recommendations

- 6.70 As no likely negative effects have been identified, no mitigation is required. The policy could be strengthened by referring to recommended mitigation measures detailed for the site-specific appraisals.

Policy ST7: Site EM007: High Marnham Energy Hub

- 6.71 This policy proposes to allocate the former High Marnham Power Station site for renewable energy generation. The policy outlines five proposed development zones, including zones for an 'energy hub' (4.6ha), energy efficient business uses (11.2ha), safeguarded land for future energy intensive land uses harnessing power from the energy hub (47.3ha), solar energy production (81.3ha) and a green buffer.
- 6.72 A small portion of the site is a Local Wildlife Site, Marnham Railway Yard, which could be adversely affected by the redevelopment of the site. In addition, two other LWS' (Fledborough to Harby Dismantled Railway and Old Trent, Marnham) are within 100m of the site, to the north-east and south-east, respectively. However, the policy specifies that proposals for the redevelopment of the site will need to assess environmental impacts and minimise and where necessary mitigate or compensate any adverse environmental impacts. Whilst the policy does not explicitly refer to biodiversity, it is expected that this would fall under environmental impacts. As such, a potential mixed (significant negative and minor positive) effect is identified in relation to SA objective 1: **biodiversity**; however effects are uncertain until detailed proposals for the site are submitted.
- 6.73 The site will not include housing provision; therefore a negligible effect is likely in relation to SA objective 2: **housing**. The site would also provide 11.2ha of employment land for energy efficient uses in addition to a 4.6ha 'energy hub' for low carbon energy production and storage, which are likely to provide substantial job opportunities. Furthermore, the policy safeguards land for future energy intensive land uses and solar energy production which may result in some additional employment opportunities and contribute towards a green local economy. As such, a significant positive effect is also identified in relation to SA objective 3: **economy and skills**.
- 6.74 Whilst development is not expected to provide community services and facilities, in repurposing a former coal-fired powered station this policy will contribute to regeneration and future-proofing energy supply in the area, therefore a minor positive effect is expected in relation to SA objective 4: **regeneration and social inclusion**.
- 6.75 The former High Marnham Power Station site is located within 2km of a cemetery however is not within 2km of any other open space. The site also contains a CROW footpath, which may be lost or re-routed as a result of development. The policy states that impacts on the community arising from the proposals should be assessed and where necessary mitigated. The green buffer zone proposed to be included could provide an open space resource for workers at the site, as such a mixed minor positive and minor negative but uncertain effect is identified in relation to SA objective 5: **health and wellbeing**.
- 6.76 The policy proposes to allocate the site for renewable energy generation, with an emphasis on low carbon operations. The policy outlines development zones including zones for an 'energy hub', energy efficient business uses, land for future energy intensive land uses harnessing power from the energy hub and 81.3ha for solar energy production. As such, this policy is expected to have significant positive effects on SA objective 11: **climate change**.
- 6.77 The site is partially situated within 400m of an existing bus stop and there is not a railway station within 1km of the site. As such, potential minor positive effects are identified in relation to SA

objectives 6: **transport**. The positive effect on SA objective 6: **transport** is reinforced by the policy's requirement to consider the capacity of the highway network to accommodate additional traffic arising from the development of the site. Furthermore, the policy requires that additional vehicle movements do not result in adverse environmental effects.

- 6.78 The policy promotes development for renewable energy generation. This may have minor positive effects in relation to air quality, as it will contribute to minimising pollutants from burning fossil fuels released into the atmosphere. In addition, the policy requires development proposals for the site to assess the environmental impacts arising from the development, and where necessary mitigate or compensate any adverse impacts, which is likely to include air quality. However, if the development results in an increase in vehicle movements, this may result in minor negative effects on local air quality. Therefore, mixed (minor positive and minor negative uncertain) effects have been identified in relation to SA objective 10: **air quality**.
- 6.79 The policy proposes to allocate development on a site that contains a mix of greenfield and brownfield land. Of the greenfield land, the majority is Grade 3 agricultural land. As such, a mixed (minor positive and minor negative) effect is likely in relation to SA objective 7: **land use and soils**. This site is not within a Source Protection Zone, and the policy requires development proposals for the site to assess the environmental impacts arising from the development, and where necessary mitigate or compensate any adverse impacts. Although the policy does not explicitly refer to water quality, this is likely to fall under environmental effects, and as such a minor positive but uncertain effect is likely in relation to SA objective 8: **water**.
- 6.80 The eastern part of the site (in the zone for solar energy production) is within Flood Zone 3. The policy states that developments should not result in an increase in flood risk at the site or elsewhere and the scheme should be informed by a Flood Risk Assessment, and Environment Agency and Lead Local Flood Authority advice. Therefore, minor negative but uncertain effects are identified in relation to SA objective 9: **flood risk**.
- 6.81 This site is partly within a Minerals Safeguarding Area, Sand and Gravel Resource and so development here could lead to the sterilisation of mineral resources. However, this may already have occurred as a result of the original development of the site. As such, a potential but uncertain significant negative effect is identified in relation to SA objective 12: **resource use and waste**.
- 6.82 The Council's heritage officer notes that the site is located in the setting of various listed buildings and non-designated heritage assets, including St Gregory's Church (Grade I) and Manor Farm (Grade II) and the viaduct and bridge over the River Trent. In addition, there are numerous other heritage assets located on the eastern side of the River Trent within Newark and Sherwood, and the Council's archaeology officer highlighted that there are undated cropmarks located close to the site. Therefore, development of the site could lead to adverse effects on these assets. The policy requires that the impacts on heritage assets are assessed and where necessary mitigated or compensated. As such, a potential minor negative effect is identified in relation to SA objective 13: **cultural heritage** although this is uncertain until specific proposals for the site come forward.
- 6.83 This site is within Trent Washlands and Mid-Nottinghamshire Farmlands Landscape Character Areas. The site is within Landscape Policy Zones TW20 and MN12. Landscape Policy Zone TW20 is classified for conserve and create. The condition of the landscape is deemed 'moderate' and it received a sensitivity score of 'moderate'. Landscape Policy Zone MN12 is classified for conserve. The condition of the landscape is deemed 'moderate' and it received a sensitivity score of 'very high'. This indicates the potential for a significant negative effect on the landscape and townscape. However, the policy supports the redevelopment of a degraded power station site, and states that the effects on the landscape, including the setting of the River Trent, should be assessed and where necessary mitigated. As such, a minor positive effect overall is likely in relation to SA objective 14: **landscapes and townscape**, although this will remain uncertain until detailed masterplans and proposals have been submitted.

Recommendations

- 6.84 No further recommendations have been identified.

Policy ST8: Strategic Employment Sites

- 6.85 This SA does not include assessment of consented employment site allocations, as the emerging Local Plan does not alter the future baseline for these sites. The likely effects of proposed employment development at Apleyhead and High Marnham Power Station are detailed in **Appendix 6** and have fed into the assessment of the site-specific policies below as well as cumulative effects in **Chapter 7**. As such, this assessment considers the policy without reference to the spatial effects identified in the assessment of specific sites.
- 6.86 The policy identifies sites that could come forward to meet the needs of regional and national business investment. This is expected to have a significant positive effect for SA objective 3: **economy and skills** by helping the growth of the local economy through supporting developments that provide substantial numbers of new, permanent jobs. However, this is uncertain as such businesses may choose to invest outside of Bassetlaw. Furthermore, the policy specifically supports developments at High Marnham Energy Park that deliver energy generation and low carbon business growth. This also suggests a minor positive effect can be expected for SA objective 11: **climate change**. Minor positive effects with uncertainty are expected for SA objective 7: **land use and soils** and 9: **flood risk**, due to the policy's support for growth within existing employment sites.

Recommendations

- 6.87 As no likely negative effects have been identified, no mitigation is required. The policy could be strengthened by referring to recommended mitigation measures detailed for the site-specific appraisals (Employment site options).

Policy 9: Site SEM1: Apleyhead Junction, Worksop

- 6.88 The policy proposes to allocate land at Apleyhead Junction near Worksop as a strategic employment site. The site is located within close proximity of designated biodiversity sites, being approximately 500m from Clumber Park Site of Special Scientific Interest (SSSI) and is located within a Local Wildlife Site (Top Wood/Great Whin Covert). The site is also located entirely within 5km of the Sherwood Forest ppSPA. However, the policy makes good provision for the protection and enhancement of biodiversity. In particular, it requires that an agreed management plan will protect the Local Wildlife Site and enhance habitats and species within the site to achieve a biodiversity net gain. The policy also specifies that development will promote green infrastructure connectivity within the site. Finally, a project level HRA screening is required to assess the likelihood of significant effects on the ppSPA. As such, a mixed (minor positive and minor negative) effect is likely in relation to SA objective 1: **biodiversity**; however, effects are uncertain until the planning application stage when detailed proposals for the development would be known.
- 6.89 The site will not include housing provision; therefore a negligible effect is likely in relation to SA objective 2: **housing**. However, the allocation will deliver a minimum of 118ha of employment land for Class B1, B2 and B8 development which will enhance local employment opportunities and a significant positive effect is therefore likely in relation to SA objective 3: **economy and skills**.
- 6.90 The policy will have a negligible effect on SA objective 4: **regeneration and social inclusion**.
- 6.91 The Apleyhead site is adjacent to a Clumber Country Park and is within 2km of CROW open access areas. Furthermore, the policy supports the development of green infrastructure and active travel through the provision of suitable footpath and cycle paths that link to the existing network. As such, a minor positive effect is likely in relation to SA objective 5: **health and wellbeing** as employees may be able to travel to work using active modes of transport and access areas for active outdoor recreation around working hours.
- 6.92 The policy encourages the use of sustainable transport and seeks to ensure that the development reduces reliance on cars and will promote a step-change towards active and public transport. A portion of the site is within 400m of an existing cycle path and the site is located adjacent to two bus stops which employees at the site may be able to use to travel to work. However, potential improvements to the A57, Apleyhead junction with the A1 and parking provision for each development parcel may encourage trips to be made by private vehicles. As such, a mixed (minor

positive and minor negative) effect is likely in relation to SA objective 6: **transport**. The fact that the policy could increase the use of motorised vehicles and the associated emissions could also lead to minor negative effects in relation to SA objectives 10: **air quality** and 11: **climate change**. However, promoting sustainable transport could have minor positive effects on those objectives, particularly because the policy also states that the site will champion green and low carbon energy and technology. Mixed (minor negative and minor positive) effects are likely overall for SA objectives 10: **air quality** and 11: **climate change**.

- 6.93 The policy proposes to allocate development on a greenfield site, the majority of which is Grade 3 agricultural land. As such, a significant negative effect is likely in relation to SA objective 7: **land use and soils** although this is uncertain depending on whether the land is Grade 3a (high quality) or Grade 3b. The site is also situated within a Source Protection Zone and development here may therefore have a negative effect on ground and surface water quality. As such, a significant negative effect is likely in relation to SA objective 8: **water**.
- 6.94 The site is within Flood Zone 1; therefore a negligible effect is likely in relation to SA objective 9: **flood risk**, particularly because green infrastructure provision within the site will contribute to flood risk mitigation.
- 6.95 The site is not within a Minerals Safeguarding Area. As such, a negligible effect is likely in relation to SA objective 12: **resource use and waste**.
- 6.96 The Apleyhead site is adjacent to Clumber Park, a Registered Park and Garden. The Council's heritage officer notes that the whole site was formally part of Osberton Hall's wider park. The Council's archaeology officer notes that the east and west of the site is within an important archaeological zone and that the site also includes undated cropmarks. Further archaeological assessments are required and the delivery of any mitigation as part of a comprehensive strategy for the site. As such, a minor negative effect is likely in relation to SA objective 13: **cultural heritage**.
- 6.97 The majority of this site is within Sherwood Landscape Character Area. The site is within Landscape Policy Zone SH40 and is classified for conserve and create. The condition of the landscape is deemed 'moderate' and it received a sensitivity score of 'moderate'. This indicates the potential for a minor negative effect on SA objective 14: **landscape and townscape**. However, the policy supports high quality design and the layout will be informed by the landscape character, while it also supports green infrastructure provision within the site which will enhance the quality of the environment. As such, a mixed (minor positive and minor negative) effect is likely in relation to SA objective 14: **landscape and townscape**.

Recommendations

- 6.98 No further recommendations have been identified.

Policy ST10: Existing Employment Sites and Buildings

- 6.99 This policy protects existing employment sites and allows additional development at these, which could help to deliver local economic growth, contributing to a minor positive effect for SA objective 3: **economy and skills**. A minor positive effect is also expected for SA objective 4: **regeneration and social inclusion** as many of the existing employment sites listed for added development are located in areas with higher rates of deprivation, therefore development could lead to the regeneration of these areas. The policy requires new development on greenfield land to ensure there will be no significant adverse impact on the local highway network, resulting in a minor positive effect for SA objective 6: **transport**. This effect is mixed with a minor negative uncertain effect as minor impacts may still occur due to car travel to the new employment sites. The policy prioritises new employment development/businesses that involve the re-use of previously-developed land or the conversion/re-use of redundant buildings, therefore, positive effects are expected with regards to SA objectives 7: **land use and soils**, 9: **flood risk** and 12: **resource use and waste**. Minor positive effects are also expected for SA objectives 13: **cultural heritage** and 14: **landscape and townscape** as the policy states any new development on greenfield land must have no significant adverse impact upon the character and appearance of the area and ensure that the design is responsive to the local context. This effect is mixed with a minor negative uncertain as minor impacts may still occur.

Recommendations

6.100 No further recommendations have been identified.

Policy ST11: Rural Economic Growth

6.101 The policy focuses directly on measures to deliver rural economic growth, promoting rural diversification, providing more employment opportunities in proximity to existing settlements and services, and supporting the new development of educational facilities. Therefore, a significant positive effect is likely for SA objective 3: **employment and skills**. The policy states that farm shops will be permitted where they do not undermine the viability and vitality of retail provision in town centres, which may contribute to protecting the vitality and vibrancy of the District's towns and villages. Thus a minor positive effect is expected for SA objective 4: **regeneration and social inclusion**. A minor positive uncertain effect is also expected for SA 6: **transport** as the policy may help reduce the distance that those who live in rural communities have to travel for employment. SA objectives 7: **land use and soils**, 9: **flood risk** and 12: **resource use and waste**, may result in uncertain mixed minor positive and minor negative effects since the policy may result in development on greenfield land, but it also promotes the reuse of existing buildings and refers to the need to recognise the benefits of Grades 1, 2 and 3a agricultural land. Minor positive effects are expected for SA 13: **cultural heritage** and SA 14: **landscape and townscape** as the policy requires extensions or new buildings to contribute positively to local landscape character and, where applicable, local building traditions, in terms of scale and type of proposed use.

Recommendations

6.102 No further recommendations have been identified.

Policy ST12: Visitor Economy

6.103 Policy ST12 relates to increasing local economic growth through tourism and the visitor economy, which is likely to boost the local economy by increasing spending in the area, diversification of the local economy and providing an increased range of employment opportunities. As such, a minor positive effect is likely for SA objective 3: **economy and skills**. Tourism will enhance the vitality and viability of the District's towns and villages and this policy requires new visitor facilities or accommodation to contribute to the achievement of regeneration aims and objectives of the Main Towns, resulting in a minor positive effect for SA objective 4: **regeneration and social inclusion**. A minor positive effect is expected for SA objective 6: **transport**, SA objective 10: **air quality**, and SA objective 11: **climate change**, due to the criteria for new developments to be accessible by a choice of means of transport and offer good access by non-car modes. These effects are uncertain as promoting Bassetlaw as a visitor destination could generate more travel, traffic and associated emissions of greenhouse gases and air pollutants. Promoting the re-use of appropriate existing buildings wherever possible should result in a minor positive effect for SA objective 7: **land use and soils**, 9: **flood risk** and 12: **resource use and waste**. A minor positive effects is expected for SA objective 13: **cultural heritage** and SA objective 14: **landscape and townscape**, as the policy states that development should be at a scale which is in keeping with local character and which preserves or enhances the quality of the natural and built environment, and encourages development that brings neglected or underused heritage assets back into use. Therefore, a minor positive effect is expected.

Recommendations

6.104 As no likely negative effects have been identified, no mitigation is required. No recommendations have been identified for this policy.

Policy ST13: Town Centres and Local Centres

6.105 This policy focuses on maintaining the vitality and viability of town and local centres within Bassetlaw. It encourages the delivery of more housing in town centres, through re-use of buildings and on upper floors, therefore a minor positive effect is expected for SA objective 2: **housing**. Provision of more housing within centres could help to reinvigorate areas of the town centre and increase footfall in town centres during the day and in the evening. This, along with

the likely improvement of town and local centres under this policy (e.g. ensuring the area is attractive to shoppers) will help deliver local economic growth as more attractive places draw more people to that area, thus a minor positive effect is likely for SA objective 3: **economy and skills**. This policy is expected to have a significant positive effect for SA objective 4: **regeneration and social inclusion** since the policy will promote the vibrancy and vitality of town centres, support co-location of housing with town centre uses, and provide community services in new local centres. Furthermore, the policy supports the reuse of existing buildings and vacant premises, including for temporary uses, as such minor positive effects are expected for SA objective 7: **land use and soils**, 9: **flood risk** and 12: **resource use and waste**

Recommendations

6.106 As no likely negative effects have been identified, no mitigation is required. No recommendations have been identified.

SA Findings for Living Communities (Policies ST14-25)

6.107 The potential sustainability effects of Policies 17 to 25 are set out below.

SA Objective	Policy ST14	Policy ST15	Policy 16	Policy 17	Policy 18	Policy 19	Policy 20	Policy 21	Policy 22	Policy 23	Policy 24	Policy 25
1. Biodiversity	+/-	+/- ?	-	+/-?	+/-?	+/-?	+/-	+/-?	+/-?	+	+	0
2. Housing	++	++	+	+	++	+	+	+	++	+	+	+
3. Economy and skills	+	0	+	-	+	+	+	+	+	+	+	+
4. Regeneration and social inclusion	+	++	++	++	+	++	+	+	+	++	+	++
5. Health and wellbeing	++	++	++	++	++	+/- ?	+/-	+	+	+	++	++
6. Transport	+	+/-	+	++	+	+	+	+	+	+	+	+
7. Land use and soils	+/-	--	++	++	++	-	++	-	--	-	--	--
8. Water	-?	--	--	--	--	--	0	--	--	--	0	0
9. Flood risk	-?	0	0	0	0	0	-	0	-?	0	0	0
10. Air quality	+	+/-	+	++	+	+	+	+	+	+	+	+

SA Objective	Policy ST14	Policy ST15	Policy 16	Policy 17	Policy 18	Policy 19	Policy 20	Policy 21	Policy 22	Policy 23	Policy 24	Policy 25
11. Climate change	+	+/-	+	++	+	+	+	+	+	+	+	+
12. Resource use and waste	-?	+	0	0	0	0	0	0	+	0	0	0
13. Cultural heritage	-?	-?	0?	-?	0?	0?	-?	0	-?	0	--	0
14. Landscape and townscape	+/-?	+/-?	+	+	+	+	+	+	+/-?	+	-/+?	+/-

Policy ST14: Housing Distribution

- 6.108 Policy ST14 states that the plan will provide a minimum of 1,703 additional dwellings over the duration of the Local Plan from sites included in the policy. The policy also lists the housing allocations other than the new settlements at Upper Morton and Cottam. As such, a significant positive effect is expected in relation to SA objective 2: **housing**.
- 6.109 Focussing most new development in Worksop and Retford is expected to have minor positive effects on SA objectives 1: **biodiversity** and 7: **land use and soils**, as only limited development will be permitted in the countryside where adverse impacts on these objectives might be more likely. However, Trinity Farm and Peaks Hill Farm are located on Grades 2 and 3 agricultural land respectively. In addition, both site allocations in Tuxford (Ollerton Road and Ashvale Road) are consist of Grade 2 agricultural land, which would likely be lost to development.
- 6.110 There are a number of international and national designations within the District that may be affected by development such as Sherwood Forest ppSPA and Sutton and Lound Gravel Pits SSSI, near Retford. It is also noted that land near Peaks Hill Farm, to the north of Worksop contains the Carlton Forest Quarry Local Geological Site. In addition, a number of local wildlife designations are within the District, including the Chesterfield Canal LWS and Retford Cemetery LNR. Whilst development within Tuxford and at Sandhills, Retford is likely to have negligible effects in relation to biodiversity, development at the other sites in Retford and at Worksop has potential to result in adverse impacts on these designations. Overall, the likely effects on SA objectives 1: **biodiversity** and 7: **land use and soils** are mixed (minor positive and minor negative).
- 6.111 Focussing most housing development at Worksop, Retford and Tuxford will capitalise on the access to employment opportunities due to their good transport links. A minor positive effect is therefore expected in relation to SA objective 3: **economy and skills**.
- 6.112 Focussing most new development at the larger settlements of Worksop and Retford and the smaller settlement of Tuxford, where there is the widest range of services and facilities in the District, will help ensure that most new residents have generally good access to services. Therefore, the policy is likely to result in a minor positive effect in relation to SA objective 4: **regeneration and social inclusion**.
- 6.113 Focussing most housing development within and near to the Worksop and Retford will provide more residents with opportunities to walk and cycle day-to-day, as they are likely to be travelling

shorter distances for work and to access services and facilities. Likewise, the site allocations at Tuxford are both within walking distance of various open spaces, and the entirety of the Ollerton Road, and majority of Ashvale Road site are within walking distance of a GP. As such, a significant positive effect is therefore expected in relation to SA objective 5: **health and wellbeing**.

- 6.114 Minor positive effects are likely in relation to SA objectives 6: **transport**, 10: **air quality** and 11: **climate change** as the policy focuses most development at the larger settlements which have strong sustainable transport links (including rail services at Worksop and Retford). Although the allocated sites at Tuxford are located within close proximity to bus services, they are not served by a railway station or dedicated cycle routes. Focusing housing growth at locations with access to public and active modes of transport is likely to reduce the need to travel by private car and the associated emissions. While the existing traffic congestion issues at Worksop and Tuxford may be exacerbated by a high level of new development, population growth and increased demand may improve the provision of sustainable transport links.
- 6.115 Large areas of Worksop and Retford lie with a Source Protection Zone. As such, high levels of growth in these areas has the potential to adversely impact the quality of groundwater sources. Development at Worksop and Retford also has the potential to increase surface water run-off into the Rivers Ryton and Idle, and the Chesterfield Canal respectively, with greater potential for localised adverse effects on water quality. Furthermore, there is potential for greater pressure on existing water and sewage treatment infrastructure to result if high levels of development are provided at these larger settlements. Sites allocated in Tuxford are not within a Source Protection Zone, and as such are likely to have negligible effects in relation to SA objective 8: water. However, considering all sites within this policy, overall a minor negative effect is expected in relation to SA objective 8: **water** however this would remain uncertain until site specific proposals are submitted.
- 6.116 However, the towns of Worksop (adjacent to the River Ryton) and Retford (along the River Idle and Retford Beck as well as larger areas to the north, south and east of the town) contain areas of higher flood risk. As some of the new housing sites, notably Trinity Farm, the Former Knitwear Factory and Canal Road, Worksop are partially located within areas that are at risk of flooding, it is considered that this policy may have a potential but uncertain minor negative effect on SA objective 9: **flood risk**.
- 6.117 The policy provides for high levels of housing growth, mainly focussed at Worksop, Retford and Tuxford. Some of the sites allocated in this policy, including Peaks Hill Farm, and Trinity Farm lie within Minerals Safeguarding Areas such as, which are found on the outskirts of Worksop (Sherwood Sandstone) and Retford (Sand and Gravel Resource). The development of housing at these sites may result in the sterilisation of finite mineral resources. As such, a potential but uncertain minor negative effect is expected in relation to SA objective 12: **resource use and waste**.
- 6.118 All new development has the potential to affect historic assets and their setting. However, specific impacts and potential mitigation/enhancements will be dependent on the design and layout of specific proposals within the site. Worksop, Retford and Tuxford contain a large number of Conservation Areas and heritage assets, with high concentrations of Listed Buildings, which may be sensitive to new development. Whilst most sites are likely to have a negligible effect on cultural heritage, the development of some sites within the setting of the Worksop Conservation Area (Former Knitwear Factory and Canal Road, Worksop) are likely to result in significant negative effects on cultural heritage. In addition, the development of Peaks Hill Farm and Trinity Farm may result in minor but uncertain effects due to their proximity to heritage assets and archaeological potential. As such, an overall minor negative but uncertain effect is identified in relation to SA objective 13: **cultural heritage**.
- 6.119 Growth around Worksop and Retford has the potential to enhance the urban-rural interface at these locations. However, the provision of housing growth in more rural areas on the outskirts of main settlements of Worksop and Retford could also adversely affect the established rural character of the District as a result of increased levels of urbanisation. Likewise, development on the outskirts of the small settlement of Tuxford is likely to result in adverse effects due to the good condition of the landscape, and its moderate sensitivity. As such, a mixed (minor positive

and minor negative) but uncertain effect is identified in relation to SA objective 14: **landscape and townscape**.

Recommendations

- 6.120 Although potential negative effects from the policy have been identified in relation to SA objectives 1: **biodiversity**, 7: **land and soils**, 8: **water**, 9: **flood risk**, 13: **cultural heritage** and 14: **landscape and townscape**, some of these are mixed with positive effects, and most should be able to be mitigated through implementation of other policies in the Local Plan.

Policy ST15: Site HS1: Peaks Hill Farm, Worksop

- 6.121 This policy proposes to allocate land at Peaks Hill for housing along with associated facilities and infrastructure. A small portion of this site is within 100m of Regionally Important Geological Sites including Toll Bar Cottage, Wighorpe and Carlton Forest Quarry. The site is also within 100m of Local Wildlife Sites such as Carlton Forest Sandpit, Nab's Ashes Marsh, and Nab's Ashes Wood; and is within 500m of an Ancient Woodland. The majority of the site is located within a 5km buffer around the Sherwood Forest ppSPA. However, the new development will seek to enhance the natural environment; provide new green infrastructure and new community woodland, which may provide benefits for biodiversity by reducing visitor pressure on the ppSPA. The policy also specifies the need for a project-level HRA screening to determine the likelihood for significant negative effects on the ppSPA. Overall, a mixed (significant negative and minor positive) effect is likely in relation to SA objective 1: **biodiversity**; however, effects are uncertain until the planning application stage when detailed proposals for the development would be known.
- 6.122 The policy will deliver 750 new homes over the Plan period, which will contribute to meeting the housing need within the District, including a mix of housing types, sizes and tenures. As such, a significant positive effect is expected in relation to SA objective 2: **housing**. The policy will have a negligible effect on SA objective 3: **economy and skills**, as the site is not within close proximity (more than 800m) of a major employment site which could otherwise have provided a concentration of nearby employment opportunities for new residents. While there may be some new employment opportunities within the site associated with the new community facilities, the policy does not allocate employment land as part of the site.
- 6.123 The policy may help to maintain and enhance existing community facilities and services as a portion of this site is within 800m of an existing primary school and the local centre of Celtic Point, which may be used by new residents. Furthermore, a significant portion of the site is within 2km of an existing secondary school, a GP surgery, and a post office. The policy also requires contributions towards educational and healthcare facilities and provision of a new local centre and community hub. As such, a significant positive effect is likely in relation to SA objective 4: **regeneration and social inclusion**.
- 6.124 The Peaks Hill Farm site is within 800m of open space including amenity green space and semi natural green space which could be accessed by new residents of the site. The policy also supports the development of new green infrastructure including spaces for play, amenity spaces and a new community woodland. In addition, the policy states that the new development will seek to improve opportunities for access to sport and physical activities, including cycling and pedestrian links between existing developments. Furthermore, innovative habitat planting and food growing areas will characterise the development and, in turn, these measures will support quality of life and public health. Considering also the good access of the site to existing GPs, a significant positive effect is likely in relation to SA objective 5: **health and wellbeing**.
- 6.125 The policy provides for a new road through the site from Gateford Park to Carlton Road. This road is expected to help relieve congestion in Worksop, which could lead to local improvements in traffic and air quality. However, the link road could also stimulate the ongoing use of motorised vehicles, by making driving an attractive mode of transport. However, the policy states that the development should also aim to encourage the use of sustainable transport. In terms of existing links, a portion of the site is within 400m of a bus stop and a small portion is within 400m of a dedicated cycle lane; however there is no railway station within 1km. As such, a mixed (minor positive and minor negative) effect is likely in relation to SA objective 6: **transport**. The fact that the policy could increase the private use of motorised vehicles and associated emissions may have

a minor negative effect in relation to SA objectives 10: **air quality** and 11: **climate change**. However, promoting sustainable transport could also lead to minor positive effects on those SA objectives. The positive effect on SA objective 11: **climate change** is reinforced by the fact that the policy states that the site will champion green and low carbon energy and technology and requires a multifunctional GI network. Therefore, a mixed (minor positive and minor negative) effect is likely in relation to SA objective 11: **climate change**.

- 6.126 The policy proposes to allocate development on a greenfield site which is Grade 3 agricultural land. As such, a significant negative effect is likely in relation to SA objective 7: **land use and soils**. The site is also situated within a Source Protection Zone and so may have a negative effect on ground and surface water quality. As such, a significant negative effect is also likely in relation to SA objective 8: **water**.
- 6.127 The site is within Flood Zone 1. As such, a negligible effect is likely in relation to SA objective 9: **flood risk**.
- 6.128 A portion of this site is within a Minerals Safeguarding Area (Sherwood Sandstone) which could lead to sterilisation of mineral resources. However, the policy specifies that the development should meet the requirements of the Nottinghamshire Minerals Local Plan, and the Nottinghamshire Minerals Plan outlines that this site is now dormant and due to be restored back to agriculture. the policy also seeks generally to make effective use of natural resources including energy and water efficiency. As such, a minor positive but uncertain effect is likely in relation to SA objective 12: **resource use and waste**.
- 6.129 The Council's heritage officer notes that the site is located adjacent to a non-designated heritage asset and that development could lead to likely significant visual effects on this asset. In addition, undated cropmarks are located within part of the site. Further information is required in the form of a desk-based heritage assessment and evaluation in order to determine an appropriate archaeological mitigation strategy. As such, an uncertain minor negative effect is currently identified in relation to SA objective 13: **cultural heritage**.
- 6.130 Peaks Hill Farm is within both Sherwood and Idle Lowlands Landscape Character Areas. The site is within Landscape Policy Zones SH37 and IL12. Landscape Policy Zone SH37 is classified for create while the condition of the landscape is deemed 'very poor' and it received a sensitivity score of 'moderate'. Landscape Policy Zone IL12 is classified for conserve and reinforce while the condition of the landscape is deemed 'good' and it received a sensitivity score of 'moderate'. This indicates the potential for a minor negative effect on SA objective 14: landscape and townscape. However, the policy supports design that adds value to the local area, prioritising green spaces and a community woodland. As such, a mixed (minor positive and minor negative) effect is likely in relation to SA objective 14: **landscape and townscape**, although this is uncertain until detailed proposals for the site come forward at the planning application stage.

Recommendations

- 6.131 No further recommendations have been identified.

Policy 16: Site HS2: Former Pupil Referral Centre, Worksop

- 6.132 The policy proposes to allocate land at the Bassetlaw Pupil Referral Centre, for a minimum of 23 new dwellings. The site is not within close proximity of any nature conservation designations, being in excess of 500m from any statutory international or national designations, and more than 100m from any locally designated sites. However, the site is located within 5km of the Sherwood Forest ppSPA. The policy specifies the need for a project-level HRA screening to determine the likelihood for significant negative effects on the ppSPA As such, a minor negative but uncertain effect is likely in relation to SA objective 1: **biodiversity**, as the effect on the ppSPA will not be known until the scheme design and project level HRA screening is undertaken.
- 6.133 The Canal Road site will provide a minimum of 23 new dwellings which will contribute to meeting the housing need within the District, and the policy requires that the site includes a mix of housing types, sizes and tenures including affordable homes and appropriate provision for the elderly. As such, a minor positive effect is likely in relation to SA objective 2: **housing**. The site is within 800m of a major employment site, which may provide new residents with nearby

employment opportunities. As such, a minor positive effect is likely in relation to SA objective 3: **economy and skills**.

- 6.134 The development of this site may help to maintain and enhance existing community facilities and services as the site is within 800m of the town centre of Worksop, as well as all key services, including a primary school, secondary school, GP surgery, and a post office which could be used by new residents subject to capacity. The site is also within 2km of the local centre of Retford Road. Furthermore, the policy outlines that the new development will be required to contribute towards education, healthcare and open space provision. Therefore, a significant positive effect is likely in relation to SA objective 4: **regeneration and social inclusion**.
- 6.135 The Former Pupil Referral Centre site is within 800m of various open spaces, including allotments, parks and gardens, children's play area and civic space which could be utilised by residents. The site is also situated on and adjacent to a school outdoor sports facility, however this is no longer in use and therefore the loss of this space is considered to have negligible effects. In addition, the site is located within 800m of a GP surgery. As such, a significant positive effect is likely in relation to SA objective 5: **health and wellbeing**.
- 6.136 The policy encourages the use of sustainable transport and seeks to improve connectivity and access to the sustainable movement network. In terms of existing links, the site is located within 400m of a bus stop, however it is not within 1km of a railway station or 400m of a dedicated cycle path. As such, an overall minor positive effect is likely in relation to SA objectives 6: **transport**, 10: **air quality** and 11: **climate change**. The positive effect on SA objective 11: **climate change** is reinforced by the fact that the policy states that the site will incorporate design measures to support climate resilience, and low carbon methodologies during construction.
- 6.137 The policy proposes to allocate development on brownfield land, which is likely to result in a significant positive effect in relation to SA objective 7: **land use and soils**. However, the site is situated within a Source Protection Zone and so may have a negative effect on ground and surface water quality. As such, a significant negative effect is also likely in relation to SA objective 8: **water**.
- 6.138 The entirety of the Former Pupil Referral Centre site is located within Flood Zone 1. As such, a negligible effect is likely in relation to SA objective 9: **flood risk**. The site is not within a Minerals Safeguarding Area; therefore a negligible effect is likely in relation to SA objective 12: **resource use and waste**.
- 6.139 The Council's archaeology officer notes that there are potential archaeological earthworks within this site and further information is required to determine an appropriate mitigation strategy. As such, a potential negligible effect is identified in relation to SA objective 13: **cultural heritage** although this is uncertain at this stage.
- 6.140 The Former Pupil Referral Centre site is within the urban area of Worksop, and its development would not lead to the loss of landscape features or redevelopment of derelict land. However, the policy specifies that the development will improve the wider character of the area and proposals are required to use the highest quality of building design and meet the principles of the Council's Design Quality SPD. In addition, development is required to enhance the site and improve the existing street scene and wider character of the area. As such, a minor positive effect is likely in relation to SA objective 14: **landscape and townscape**, however this will remain uncertain until detailed proposals for the site come forward at the planning application stage.

Recommendations

- 6.141 No further recommendations have been identified.

Policy 17: Site HS3: Canal Road, Worksop

- 6.142 The policy proposes to allocate land at Canal Road, Worksop for a minimum of 80 new dwellings. The site is not within close proximity of any national nature conservation designations; however, the northern half of the site is within 100m of a Local Wildlife Site (Chesterfield Canal (Shireoaks to Welham)). Additionally, the site is located entirely within 5km of the Sherwood Forest ppSPA. The policy specifies that development will provide green space which may provide benefits for biodiversity by reducing visitor pressure on the ppSPA and the policy specifies the need for a

project-level HRA screening to determine the likelihood for significant negative effects on the ppSPA. As such, a mixed (minor positive and minor negative) effect is likely but uncertain in relation to SA objective 1: **biodiversity**, as the effect on the ppSPA will not be known until the scheme design and project level HRA screening is undertaken.

- 6.143 The Canal Road site will provide a minimum of 80 new dwellings which will contribute to meeting the housing need within the District, and the policy requires that the site includes a mix of housing types, sizes and tenures including affordable homes. As such, a minor positive effect is likely in relation to SA objective 2: **housing**. The development of the site will result in the loss of approximately 1.6 ha of employment land, which could reduce employment opportunities for local residents. As such, a minor negative effect is likely in relation to SA objective 3: **economy and skills**.
- 6.144 The development of this site may help to maintain and enhance existing community facilities and services as the site is within 800m of the town centre of Worksop, as well as a primary school, a GP surgery, and a post office, all of which can be used by new residents subject to capacity. A portion of the site is within 800m of a secondary school. The site is also within 2km of the local centre of Retford Road. Furthermore, the policy outlines that the new development will be required to contribute towards education, healthcare and open space provision. Therefore, a significant positive effect is likely in relation to SA objective 4: **regeneration and social inclusion**.
- 6.145 The Canal Road site is adjacent to a children's play area and a park and garden (The Canch). The site is also located within 800m of other open spaces, including amenity green space, allotments, civic space and outdoor sports facilities which could be utilised by residents. In addition, the site is also located within 800m of an existing GP surgery. The policy states that the new development will provide new areas of green space to meet the needs of the community. As such, a significant positive effect is likely in relation to SA objective 5: **health and wellbeing**.
- 6.146 The policy encourages the use of sustainable transport and seeks to provide connectivity for residents to travel by more sustainable modes. In terms of existing links, the site is adjacent to a bus stop, within 400m of a dedicated cycle lane, and within 1km of a railway station. As such, an overall significant positive effect is likely in relation to SA objectives 6: **transport**, 10: **air quality** and 11: **climate change**. The positive effect on SA objective 11: **climate change** is reinforced by the fact that the policy states that the site will incorporate design measures to support climate resilience, and low carbon methodologies during construction.
- 6.147 The policy proposes to allocate development on brownfield land, which is likely to result in a significant positive effect in relation to SA objective 7: **land use and soils**. However, the site is situated within a Source Protection Zone and so development here may have a negative effect on ground and surface water quality. As such, a significant negative effect is also likely in relation to SA objective 8: **water**.
- 6.148 The majority of the Canal Road site is located within Flood Zone 1; however a small portion of the southern and eastern boundary lies within Flood Zone 2 and 3. As such, a negligible effect is likely in relation to SA objective 9: **flood risk**. In addition, the supporting text acknowledges the area of Flood Zones 2 and 3 and the policy requires the scheme layout to be informed by a Flood Risk Assessment and for an integrated approach to surface water drainage and multifunctional greenspace to be taken, which should ensure sustainable drainage measures are included. The site is not within a Minerals Safeguarding Area; therefore a negligible effect is likely in relation to SA objective 12: **resource use and waste**.
- 6.149 The site is bounded by the Worksop Conservation Area to the north, south and west. The Council's heritage officer notes that the boundary wall and railings of the former Worksop & Retford Brewery Company site is regarded as a non-designated heritage asset, by reason of its historic and architectural interest, its aesthetic appeal and its association. It is noted that there could be significant negative effects if the setting of the surroundings is not preserved or enhanced. In addition, the Council's archaeology officer highlights that further information, in the form of a heritage assessment and evaluation is required to determine an appropriate archaeological mitigation strategy. The supporting text acknowledges these heritage assets, and the policy requires the scheme to respect the surrounding character and setting and be supported

by a heritage impact assessment and archaeological desk based assessment. As such, a minor negative effect is identified in relation to SA objective 13: **cultural heritage** although this is uncertain depending on the outcome of the heritage impact assessment and final scheme design.

- 6.150 The southern portion of the Canal Road site is within Sherwoods Landscape Character Area. The site is within Landscape Policy Zone SH38 and is classified for conserve and reinforce. The condition of the landscape is deemed 'good' and it received a sensitivity score of 'moderate'. The northern part of the site is within the urban area of Worksop, and its development would not lead to the loss of landscape features or the redevelopment of derelict land. The policy also specifies that development should include the highest quality of building design and that proposals should meet the development principles set out in the Council's Design Quality SPD. Development should enhance the site and improve the existing street scene and wider character of the area. Overall, this indicates the potential for a minor positive effect on SA objective 14: **landscape and townscape**.

Recommendations

- 6.151 No further recommendations have been identified.

Policy 18: Site HS4: Former Manton Primary School, Worksop

- 6.152 The policy proposes to allocate land for a minimum of 100 new dwellings on the site of the former Manton Primary School. The site is not within particularly close proximity of designated biodiversity sites, being more than 500m from any statutory international/national designations and more than 100m from any locally designated sites. However, the site is entirely within 5km of the Sherwood Forest ppSPA. The policy specifies that development will include a well-designed multifunctional open space which may provide benefits for biodiversity by reducing visitor pressure on the ppSPA and the policy specifies the need for a project-level HRA screening to determine the likelihood for significant negative effects on the ppSPA. As such, a mixed (minor positive and minor negative) effect is likely but uncertain in relation to SA objective 1: **biodiversity**, as the effect on the ppSPA will not be known until the scheme design and project level HRA screening is undertaken.
- 6.153 The site will provide at least 100 new dwellings which will contribute to meeting the housing need within the District, and the policy requires that the site includes a mix of housing types, sizes and tenures and makes appropriate provision for accommodation for the elderly. As such, a significant positive effect is likely in relation to SA objective 2: **housing**. The site is within 800m of a major employment site, which could provide new residents with nearby employment opportunities. Connecting the new development to the sustainable transport network will also provide opportunities for residents to access employment further afield, particularly those without a car. As such, a minor positive effect is likely in relation to SA objective 3: **economy and skills**.
- 6.154 The site may help to maintain existing community facilities and services as it is within 800m of existing services including a post office and the local centre at Retford Road which could be used by new residents. The site is also within 2km of a primary school, secondary school and the town centre of Worksop which may be used by new residents, subject to capacity. In addition, the policy states that the new development will be required to contribute towards education, healthcare and open space provision. Therefore, a minor positive effect is likely in relation to SA objective 4: **regeneration and social inclusion**.
- 6.155 The Former Manton Primary School site is situated within 800m of open space including allotments, amenity green spaces and children's play areas which could be utilised by residents. The site is also located within 800m of an existing GP surgery which could be used by new residents. The policy states that the new development will seek to provide new green space and areas for recreation. As such, a significant positive effect is likely in relation to SA objective 5: **health and wellbeing**.
- 6.156 The policy encourages the use of sustainable transport and seeks to provide connectivity for residents to travel by more sustainable modes, reducing the reliance on private vehicles. In terms of existing links, the site is within 400m of a bus stop and a dedicated cycle lane; however, there is no railway station within 1km. As such, an overall minor positive effect is likely in relation to SA objectives 6: **transport**, 10: **air quality** and 11: **climate change**. The positive effect on SA

objective 11: **climate change** is reinforced by the fact that the policy states that the site will incorporate design measures to support climate resilience, and low carbon methodologies during construction.

- 6.157 The policy proposes to allocate development on brownfield land. As such, a significant positive effect is likely in relation to SA objective 7: **land use and soils**. However, the site is also situated within a Source Protection Zone and so may have a negative effect on ground and surface water quality. As such, a significant negative effect is likely in relation to SA objective 8: **water**.
- 6.158 The site is entirely within Flood Zone 1. As such, a negligible effect is likely in relation to SA objective 9: **flood risk**. It is also noted that the inclusion of green infrastructure within the site could have beneficial effects in terms of flood risk mitigation.
- 6.159 The site is not within a Minerals Safeguarding Area, and as such will not lead to the sterilisation of mineral resources. Therefore, a negligible effect is likely in relation to SA objective 12: **resource use and waste**.
- 6.160 The Council's archaeology officer notes that there are potential archaeological earthworks within this site and further information is required. As such, a potential negligible effect is identified in relation to SA objective 13: **cultural heritage** although this is currently uncertain.
- 6.161 The Former Manton Primary School site is within the urban area of Worksop, and its development would not therefore have significant landscape impacts. In addition, the policy specifies that the development will improve the wider character of the area and development proposals must meet the design principles set out in the Council's Design Quality SPD. As such, a minor positive effect is likely in relation to SA objective 14: **landscape and townscape**, however this will remain uncertain until detailed proposals for the site come forward at the planning application stage.

Recommendations

- 6.162 No further recommendations have been identified.

Policy 19: Site HS5: Talbot Road, Worksop

- 6.163 The policy proposes to allocate land at Talbot Road for a minimum of 15 new dwellings. The site is not within close proximity of any nature conservation designations, being in excess of 500m from any statutory international or national designations, and more than 100m from any locally designated sites. However, the site is located within 5km of the Sherwood Forest ppSPA. The policy specifies that development will improve the existing green space, which may provide benefits for biodiversity by reducing visitor pressure on the ppSPA. The policy also specifies the need for a project-level HRA screening to determine the likelihood for significant negative effects on the ppSPA. As such, a mixed (minor positive and minor negative) effect is likely but uncertain in relation to SA objective 1: **biodiversity**, as the effect on the ppSPA will not be known until the scheme design and project level HRA screening is undertaken.
- 6.164 The site will provide a minimum of 15 new dwellings which will contribute to meeting the housing need within the District, and the policy requires that the site includes a mix of housing types, sizes and tenures. As such, a minor positive effect is likely in relation to SA objective 2: **housing**. The site is within 800m of a major employment site, which may provide new residents of the site with nearby employment opportunities, although no employment land is allocated within the site itself. As such, a minor positive effect is likely in relation to SA objective 3: **economy and skills**.
- 6.165 The policy may help to maintain and enhance existing community facilities and services as it is within 800m of existing services including a post office and the local centre at Retford Road and the town centre of Worksop, all of which may be used by new residents. The site is also within 800m of a primary school, secondary school and health centre. New residents may support these services, and the small size of the site (a minimum of 15 homes) means that they are unlikely to become overloaded by increased demand. Furthermore, the policy states that the new development will be required to contribute towards education, healthcare and open space provision. Therefore, a significant positive effect is likely in relation to SA objective 4: **regeneration and social inclusion**.

- 6.166 The Talbot Road site is situated within 800m of open space such as children's play area, parks and gardens, civic space, cemetery and outdoor sports facilities which could be utilised by residents. However, the site is also situated on an area of amenity green space which could be lost as a result of the development of the site, although it is noted that the policy states that the new development will seek to improve existing areas of green space for recreation. The site is also located within 800m of an existing GP surgery which could be used by new residents. As such, a mixed (minor positive and significant negative) effect is likely in relation to SA objective 5: **health and wellbeing** although this is currently uncertain depending on whether the onsite amenity greenspace is lost.
- 6.167 The policy encourages the use of sustainable transport and seeks to provide connectivity for residents to travel by more sustainable modes. In terms of existing links, the site is adjacent to several bus stops, and most of the site is within 400m of a dedicated cycle lane; however, there is no railway station within 1km. As such, an overall minor positive effect is likely in relation to SA objectives 6: **transport**, 10: **air quality** and 11: **climate change**. The positive effect on SA objective 11: **climate change** is reinforced by the fact that the policy states that the site will incorporate design measures to support climate resilience, and low carbon methodologies during construction.
- 6.168 The policy proposes to allocate development on greenfield, however the site is not classified as high quality agricultural land. As such, a minor negative effect is likely in relation to SA objective 7: **land use and soils**. The site is also situated within a Source Protection Zone and so development here may have a negative effect on ground and surface water quality. As such, a significant negative effect is likely in relation to SA objective 8: **water**.
- 6.169 The site is located entirely within Flood Zone 1. As such, a negligible effect is likely in relation to SA objective 9: **flood risk**. Furthermore, the site is not within a Minerals Safeguarding Area, and as such development here will not lead to the sterilisation of mineral resources. Therefore, a negligible effect is likely in relation to SA objective 12: **resource use and waste**.
- 6.170 The Council's archaeology officer notes that there are potential archaeological earthworks within this site and that further information is required. As such, a potential negligible effect is identified in relation to SA objective 13: **cultural heritage** although this is currently uncertain.
- 6.171 The Talbot Road site is within the urban area of Worksop, and so its development would not have a significant impact on the landscape. In addition, the policy specifies that the development will improve the wider character of the area and development proposals must demonstrate how they have met the principles of the Council's Design Quality SPD. The policy also specifies that development should improve the existing street scene and wider character of the area. As such, a minor positive effect is likely in relation to SA objective 14: **landscape and townscape**; however this will remain uncertain until detailed proposals for the site come forward at the planning application stage.

Recommendations

- 6.172 No further recommendations have been identified.

Policy 20: Site HS6: Former Knitwear Factory, Retford Road, Worksop

- 6.173 The policy proposes to allocate land at Retford Road/High Hoe Road, for a minimum of 40 new dwellings. The site is not within 500m of any internationally or nationally designated biodiversity sites, however a small portion of the north-east of the site is within 100m of a Local Wildlife Site (Chesterfield Canal (Shireoaks to Welham)). Furthermore, the entire site is located within 5km of the Sherwood Forest ppSPA. The policy states that development will protect and enhance the River Rytton Green Corridor and retain mature trees along the site boundaries which may provide biodiversity benefits by reducing visitor pressure on the ppSPA. The policy also specifies the need for a project-level HRA screening to determine the likelihood for significant negative effects on the ppSPA. As such, a mixed (minor positive and minor negative) effect is likely but uncertain in relation to SA objective 1: **biodiversity**, as the effect on the ppSPA will not be known until the scheme design and project level HRA screening is undertaken.

- 6.174 The land at Retford Road/High Hoe Road will provide a minimum of 40 new dwellings which will contribute to meeting the housing need within the District, and the policy requires that the site includes a mix of housing types, sizes and tenures including 30 affordable properties. As such, a minor positive effect is likely in relation to SA objective 2: **housing**. The site is located within 800m of a key employment site which may provide local employment opportunities. The policy states that commercial development will be included within the site, notably a drive thru restaurant which may provide additional employment opportunities. As such, a minor positive effect is likely in relation to SA objective 3: **economy and skills**.
- 6.175 The site policy may help to maintain and enhance existing community facilities and services as the site is within 800m of the local centre of Retford Road. In addition, a portion of the site is within 800m of a primary school, a GP surgery and a post office which could be used by new residents, subject to capacity. The site is also within 2km of a secondary school, and the town centre of Worksop. In addition, development will be required to contribute towards education, healthcare and open space provision. Therefore, a minor positive effect is likely in relation to SA objective 4: **regeneration and social inclusion**.
- 6.176 The Retford Road/High Hoe Road site is within 800m of various open spaces, including outdoor sports facilities, allotments, children's play area, amenity green space, and parks and gardens which could be utilised by residents. In addition, the southern part of the site is within 800m of a GP surgery which could be used by new residents, subject to capacity. The northern part is within 2km of a GP surgery. As such, a minor positive effect is likely in relation to SA objective 5: **health and wellbeing**. However, the policy provides for the development of an A5 restaurant (i.e. a hot food takeaway), which could have a minor negative effect on public health; therefore the overall effect on SA objective 5 is mixed.
- 6.177 The policy encourages the improved connectivity and access to the sustainable movement network. In terms of existing links, the site is located adjacent to a dedicated cycle network, and is within 400m of a bus stop, however it is not within 1km of a railway station. As such, an overall minor positive effect is likely in relation to SA objectives 6: **transport**, 10: **air quality** and 11: **climate change**.
- 6.178 The policy proposes to allocate development on brownfield land, which is likely to result in a significant positive effect in relation to SA objective 7: **land use and soils**. However, the site is situated within a Source Protection Zone and so may have adverse effects on ground and surface water quality. As such, a significant negative effect is also likely in relation to SA objective 8: **water**.
- 6.179 The northern part of the Retford Road/High Hoe Road site is located within Flood Zone 2. As such, a minor negative effect is likely in relation to SA objective 9: **flood risk**. The site is not within a Minerals Safeguarding Area; therefore a negligible effect is likely in relation to SA objective 12: **resource use and waste**.
- 6.180 The site is bounded to the north by the Worksop Conservation Area, and is located within the setting of the Grade II listed Bracebridge Pumping Station. The Council's heritage officer notes that insensitive development could result in significant negative effects on the Conservation Area and Listed Building. Furthermore, there are potential archaeological earthworks within this site and the Council's archaeological officer notes that further information is required in the form of desk-based heritage assessment and evaluation in order to determine an appropriate archaeological mitigation strategy. The supporting text acknowledges these heritage assets, and the policy requires the scheme to respect the surrounding character and setting and be supported by a heritage impact assessment and archaeological desk based assessment. . As such, a minor negative effect is identified in relation to SA objective 13: **cultural heritage**, although this is uncertain depending on the outcome of the heritage impact assessment and final scheme design.
- 6.181 The site is within the urban area of Worksop, and its development would not lead to the loss of landscape features or redevelopment of derelict land. However, the policy specifies that the development of the site will be characterised by design which adds value to the local area and that proposals should demonstrate that they have met the principles of the Council's Design Quality SPD. Careful urban design is encouraged, which should be sensitive to surrounding uses. As such, a minor positive effect is likely in relation to SA objective 14: **landscape and**

townscape, however this will remain uncertain until detailed proposals for the site come forward at the planning application stage.

Recommendations

- 6.182 No further recommendations have been identified.

Policy 21: Site HS7: Leafields Allotment, Retford

- 6.183 The policy proposes to allocate land at Leafields Allotment, Retford, for a minimum of 30 new dwellings. The site is not within 500m of any statutory international or national biodiversity designations, however a small portion of the site is within 100m of a Local Nature Reserve (Retford Cemetery) and it is an existing allotment, which is likely to contribute some habitat and a green links for biodiversity. As such, a potential but uncertain minor negative effect is likely in relation to SA objective 1: **biodiversity**.
- 6.184 The Leafields Allotment site will provide a minimum of 30 new dwellings which will contribute to meeting the housing need within the District, and the policy requires that the site includes a mix of housing tenures. It will be a wholly affordable housing scheme. As such, a minor positive effect is likely in relation to SA objective 2: **housing**. The site is within 800m of a major employment site, which may provide new residents with nearby employment opportunities. As such, a minor positive effect is likely in relation to SA objective 3: **economy and skills**.
- 6.185 The allocation of this site may help to maintain and enhance existing community facilities and services as the site is within 800m of a primary school, secondary school and post office, and within 2km of the Town Centre of Retford. In addition, part of the site is within 800m of a GP surgery. These community facilities and services could be used by new residents subject to capacity. In addition, development will be required to contribute towards education and healthcare provision. Therefore, a minor positive effect is likely in relation to SA objective 4: **regeneration and social inclusion**.
- 6.186 The site is within 800m of various opens spaces, such as allotments, children's play area, amenity greenspace, and a cemetery which could be utilised by residents. The site is also situated on an allotment which could be lost by the development of the site. However, the policy states that the allotment will be re-provided at Trinity Farm extension, North Road, Retford to ensure no loss of provision for local people. The replacement allotment will need to be provided before development commences. Part of the site is also within 800m of a GP surgery which could be used by new residents subject to capacity. Therefore, a minor positive effect is likely in relation to SA objective 5: **health and wellbeing**.
- 6.187 In terms of existing transport links, the site is located within 400m of a bus stop; however it is not within 1km of a railway station or 400m of a dedicated cycle path. The policy encourages the use of sustainable transport and seeks to provide connectivity to the sustainable movement network. As such, an overall minor positive effect is likely in relation to SA objectives 6: **transport**, 10: **air quality** and 11: **climate change**.
- 6.188 The policy proposes to allocate development on greenfield land, which is not classified as high quality agricultural land, and therefore development here is likely to result in a minor negative effect in relation to SA objective 7: **land use and soils**. The site is situated within a Source Protection Zone and so development here may have a negative effect on ground and surface water quality. As such, a significant negative effect is likely in relation to SA objective 8: **water**.
- 6.189 The entirety of the site is located within Flood Zone 1. As such, a negligible effect is likely in relation to SA objective 9: **flood risk**. Furthermore, the site is not within a Minerals Safeguarding Area. Therefore, a negligible effect is likely in relation to SA objective 12: **resource use and waste**.
- 6.190 The site at Leafields Allotment is not located within a Conservation Area, and is not within close proximity of any heritage assets. The Council's heritage officer notes that there are no conservation concerns with development at the site. Therefore, a negligible effect is likely in relation to SA objective 13: **cultural heritage**.

- 6.191 The Leafields Allotment site is within the urban area of Retford, and its development would lead to the loss of the Leafields Allotment which affects the townscape. However, the policy specifies that proposals are required to use the highest quality of building design and meet the principles of the Council's Design Quality SPD. As such, a minor positive effect is likely in relation to SA objective 14: **landscape and townscape**, however this will remain uncertain until detailed proposals for the site come forward at the planning application stage.

Recommendations

- 6.192 No further recommendations have been identified.

Policy 22: Site HS8: Trinity Farm, Retford

- 6.193 The policy proposes to allocate land at Trinity Farm for 196 new dwellings as well as associated infrastructure. The site is not within 100m of any designated biodiversity sites; however, the site is within 500m of a statutory national designation, Sutton and Lound Gravel Pits SSSI, which could be affected by development. However, the policy supports the preservation of the countryside, the development of green infrastructure, community woodland and allotments to achieve net biodiversity gain. Overall, a mixed (minor positive and minor negative) effect is likely in relation to SA objective 1: **biodiversity**; however this is uncertain until the planning application stage when detailed proposals for the development would be known.
- 6.194 The site will provide 196 new dwellings which will contribute to meeting the housing need within the district, and the policy requires that the site includes a mix of housing types, sizes and tenures. In particular, the needs of older people will be catered for within the site. As such, a significant positive effect is likely in relation to SA objective 2: **housing**. The site is adjacent to a major employment site, which may provide new residents of the site with nearby employment opportunities, although no employment land is allocated within the site itself. As such, a minor positive effect is likely in relation to SA objective 3: **economy and skills**.
- 6.195 The policy may help to maintain and enhance existing community facilities and services as the site is located within 2km of a primary school, a secondary school and a post office and it is also partially within 2km of a GP surgery. New residents may support these services. In addition, development will be required to contribute towards education and healthcare provision and provide new open space. As such, a minor positive effect is expected in relation to SA objective 4: **regeneration and social inclusion**.
- 6.196 Trinity Farm site is located within 2km of amenity green space, allotments and children's play area which could be used by new residents. The policy also states that the new development will seek to improve opportunities for access to sport and physical activities, including cycling and pedestrian links between the site and the town centre. The site is predominantly not within 2km of an existing GP surgery. As such, a minor positive effect is likely in relation to SA objective 5: **health and wellbeing**.
- 6.197 The policy encourages the use of sustainable transport and seeks to reduce reliance on motorised vehicles and will promote active and public transport through a highly legible, attractive and accessible movement network. In addition, the policy supports access to sport and physical activities, including cycling and pedestrian links between the site and the town centre. In terms of existing links, the site is within 400m of a bus stop which may be able to be used by new residents. As such, minor positive effects are likely in relation to SA objectives 6: **transport**, 10: **air quality** and 11: **climate change**. The positive effect on SA objective 11: **climate change** is reinforced by the fact that the policy states that the site will champion green and low carbon energy and technology.
- 6.198 The policy proposes to allocate development on greenfield land which is Grade 2 agricultural land. As such, a significant negative effect is likely in relation to SA objective 7: **land use and soils**. The site is situated within a Source Protection Zone and so may have a negative effect on ground and surface water quality. As such, a significant negative effect is also likely in relation to SA objective 8: **water**.
- 6.199 A portion of the site is within Flood Zone 3. The area amounts to approximately 1.2 hectares on the northern boundary of the site. The supporting text acknowledges this and the policy requires

the scheme layout to be informed by a Flood Risk Assessment and for an integrated approach to surface water drainage and multifunctional greenspace to be taken, which should ensure sustainable drainage measures are included. As such, a minor negative but uncertain effect is likely in relation to SA objective 9: **flood risk**, depending on how built development is distributed within the site. It is also noted that the inclusion of green infrastructure within the site could have beneficial effects in terms of flood mitigation.

- 6.200 This site is within a Mineral Safeguarding Area (Sand and Gravel Resource) and so development here could lead to sterilisation of mineral resources. However, the policy specifies that the development should meet the requirements of the Nottinghamshire Minerals Local Plan, and seeks generally to make effective use of natural resources including minerals, energy and water efficiency. As such, a minor positive but uncertain effect is likely in relation to SA objective 12: **resource use and waste**.
- 6.201 The Council's archaeology and heritage officers note that the northern part of the site lies within an archaeological zone and contains potentially significant crop marks of field and settlement remains. Further information is required to evaluate the archaeological potential of the site in order to determine an appropriate mitigation strategy. As such, a potential but uncertain minor negative effect is currently identified in relation to SA objective 13: **cultural heritage**.
- 6.202 The majority of Trinity Farm is within Idle Lowlands Landscape Character Area. The site is within Landscape Policy Zone IL10, and is classified for conserve and reinforce. The condition of the landscape is deemed 'good' and it received a sensitivity score of 'moderate'. This indicates the potential for a minor negative effect on SA objective 14: landscape and townscape. However, the policy seeks to enhance the natural environment, preserve the countryside and promote green infrastructure such as community woodland and allotments. As such, a mixed (minor positive and minor negative) effect is likely in relation to SA objective 14: **landscape and townscape**, although this is uncertain until detailed proposals for the site come forward at the planning application stage.

Recommendations

- 6.203 No further recommendations have been identified.

Policy 23: Site HS9: Sandhills, Retford

- 6.204 The policy proposes to allocate land off at Sandhills, Retford, for a minimum of 75 new dwellings. The site is not within close proximity of any biodiversity designations, being in excess of 500m from any statutory international or national designations, and more than 100m from any locally designated sites. The policy states that development will enhance the existing public green space, create a new community woodland and promote green infrastructure networks which could all result in a net gain in biodiversity. As such, a minor positive effect is likely in relation to SA objective 1: **biodiversity**.
- 6.205 The Sandhills site will provide a minimum of 75 new dwellings which will contribute to meeting the housing need within the District, and the policy requires that the site includes a mix of housing types, sizes and tenures with particular consideration given to the housing needs of older people. As such, a minor positive effect is likely in relation to SA objective 2: **housing**. The site is within 800m of a major employment site, which may provide new residents with nearby employment opportunities. As such, a minor positive effect is likely in relation to SA objective 3: **economy and skills**.
- 6.206 The site policy may help to maintain and enhance existing community facilities and services as the entire site is within 800m of a primary school, and part of the site within 800m of a secondary school, post office, and the Town Centre of Retford. In addition, development will be required to contribute towards education and healthcare provision. Therefore, a significant positive effect is likely in relation to SA objective 4: **regeneration and social inclusion**.
- 6.207 The site is situated within 800m of various open spaces, such as allotments, amenity green space, semi-natural green space, children's play area, and a park and garden (Kings Park) which could be utilised by residents. In addition, the site is within 2km of a GP surgery. The site is also situated on an area of semi-natural green space which could be lost by the development of the

site; however the policy states that development will enhance the existing public green space, create a new community woodland and promote green infrastructure networks which will provide local residents with access to green space for recreational purposes. The development will also be characterised by innovative habitat planting and food growing areas which will support quality of life and public health. As such, a minor positive effect is likely in relation to SA objective 5: **health and wellbeing**.

- 6.208 The policy encourages the use of sustainable transport and seeks to provide connectivity to the sustainable movement network. In terms of existing links, the site is located within 400m of a bus stop; however it is not within 1km of a railway station or 400m of a dedicated cycle path. As such, an overall minor positive effect is likely in relation to SA objectives 6: **transport**, 10: **air quality** and 11: **climate change**. The positive effect on SA objective 11: **climate change** is reinforced by the fact that the policy states that the site will deliver energy efficient homes and that development will include low carbon technologies and be of an exemplar standard of energy efficiency.
- 6.209 The proposes to allocate development on greenfield land, which is not classified as high quality agricultural land, and therefore development here is likely to result in a minor negative effect in relation to SA objective 7: **land use and soils**. The site is situated within a Source Protection Zone and so may have a negative effect on ground and surface water quality. As such, a significant negative effect is likely in relation to SA objective 8: **water**.
- 6.210 The entirety of the site is located within Flood Zone 1. As such, a negligible effect is likely in relation to SA objective 9: **flood risk**. Furthermore, the site is not within a Minerals Safeguarding Area. Therefore, a negligible effect is likely in relation to SA objective 12: **resource use and waste**.
- 6.211 The site at Sandhills is not located within a Conservation Area, and is not within close proximity of any heritage assets. The Council's heritage officer notes that there are no conservation concerns with development at the site. Therefore, a negligible effect is identified in relation to SA objective 13: **cultural heritage**.
- 6.212 The Sandhills site is within the urban area of Retford. The policy specifies that proposals are required to use the highest quality of building design and meet the principles of the Council's Design Quality SPD, and enhance the existing green space, create a community woodland and promote new green infrastructure networks within the site. As such, a minor positive effect is likely in relation to SA objective 14: **landscape and townscape**, however this will remain uncertain until detailed proposals for the site come forward at the planning application stage.

Recommendations

- 6.213 No recommendations have been identified.

Policy 24: Site NP04: Ollerton Road, Tuxford

- 6.214 The policy proposes to allocate land off Ollerton Road, Tuxford, for a minimum of 90 new dwellings. The site is not within close proximity of any biodiversity designations, being in excess of 500m of any statutory international or national designations, and more than 100m from any locally designated sites. The policy states that the development will incorporate new public green space, which may provide benefits to biodiversity. As such, a negligible effect is likely in relation to SA objective 1: **biodiversity**.
- 6.215 The Ollerton Road site will provide a minimum of 90 new dwellings which will contribute to meeting the housing need within the District, and the policy requires that the site includes a mix of housing types, sizes and tenures. As such, a minor positive effect is likely in relation to SA objective 2: **housing**. The site is within 800m of a major employment site, which may provide new residents with nearby employment opportunities. As such, a minor positive effect is likely in relation to SA objective 3: **economy and skills**.
- 6.216 The allocation of this site may help to maintain and enhance existing community facilities and services as the site is within 800m of a primary school, GP surgery, post office, and the Local Centre of Tuxford, which could be used by new residents subject to capacity. The site is also within 2km of a secondary school. In addition, development will be required to contribute towards

education and healthcare provision and provide new open space. Therefore, a minor positive effect is likely in relation to SA objective 4: **regeneration and social inclusion**.

- 6.217 The site is within 800m of various open spaces, such as a cemetery, children's play area, civic space, and amenity green space which could be utilised by residents. In addition, the site is also located within 800m of an existing GP surgery. The policy states that new public green space for recreational purposes will be incorporated as part of the site development. Therefore, a significant positive effect is likely in relation to SA objective 5: **health and wellbeing**.
- 6.218 In terms of existing transport links, the site is located within 400m of a bus stop; however it is not within 1km of a railway station or 400m of a dedicated cycle path. The policy encourages the use of sustainable transport and seeks to provide connectivity to the sustainable movement network. As such, an overall minor positive effect is likely in relation to SA objectives 6: **transport**, 10: **air quality** and 11: **climate change**. The positive effect on SA objective 11: **climate change** is reinforced by the fact that the policy states that the development of the site will include low carbon methodologies during construction.
- 6.219 The policy proposes to allocate development on greenfield land, which is classified as Grade 2 agricultural land, and therefore development here is likely to result in a significant negative effect in relation to SA objective 7: **land use and soils**. The site is not located within a Source Protection Zone; therefore a negligible effect is likely in relation to SA objective 8: **water**.
- 6.220 The entirety of the site is located within Flood Zone 1. As such, a negligible effect is likely in relation to SA objective 9: **flood risk**. Furthermore, the site is not within a Minerals Safeguarding Area. Therefore, a negligible effect is likely in relation to SA objective 12: **resource use and waste**.
- 6.221 The site off Ollerton Road is located adjacent to the Tuxford Conservation Area and within the setting of numerous Listed Buildings. The Council's heritage officer notes that there are no conservation concerns with development at the site. Nevertheless, the policy requires the scheme to be supported by a heritage statement and archaeological desk based assessment. Therefore, a negligible effect is identified in relation to SA objective 13: **cultural heritage**.
- 6.222 The Ollerton Road site is located within the Mid-Nottinghamshire Farmlands Landscape Character Area. The site is within Landscape Policy Zone MN11 and is classified for conserve and reinforce. The condition of the landscape is deemed 'good' and it received a sensitivity score of 'moderate'. However, the policy specifies that development will improve the wider character of the area and that high quality building design will support the sensitive development of the local area and meet the principles of the Council's Design Quality SPD. Development should also enhance the existing street scene. As such, a mixed (minor negative and minor positive) effect is likely in relation to SA objective 14: **landscape and townscape**, however this will remain uncertain until detailed proposals for the site come forward at the planning application stage.

Recommendations

- 6.223 No further recommendations have been identified.

Policy 25: Site NP11/NP18: Land at Ashvale Road, Tuxford

- 6.224 The policy proposes to allocate land at Ashvale Road in Tuxford, for up to 60 new dwellings, respectively. The site is not within close proximity of any biodiversity designations, being in excess of 500m from any statutory international or national designations, and more than 100m from any locally designated sites. As such, a negligible effect is likely in relation to SA objective 1: **biodiversity**.
- 6.225 The site will provide up to 60 new dwellings which will contribute to meeting the housing need within the District, and the policy requires that the site includes a mix of housing types, sizes and tenures, including affordable housing and housing for the elderly. As such, a minor positive effect is likely in relation to SA objective 2: **housing**. The site is within 800m of a key employment site, which may provide new residents with nearby employment opportunities. As such, a minor positive effect is likely in relation to SA objective 3: **economy and skills**.

- 6.226 The site policy may help to maintain and enhance existing community facilities and services as the site is in proximity to community facilities and services, including within 800m of a primary school, secondary school, and GP surgery, and parts of the site are within 800m of a post office and the Local Centre of Tuxford. New residents may support these services. In addition, development will be required to contribute towards education and healthcare provision and to improve the quality of Gilbert Avenue playing field. Therefore, a significant positive effect is likely in relation to SA objective 4: **regeneration and social inclusion**.
- 6.227 The site is situated within 800m of various open spaces, such as allotments, a cemetery, amenity green space, children's play area, and an outdoor sports facility which could be utilised by residents. Parts of the site are also within 800m of civic space and semi-natural green space. However, the northern part of the site contains the Gilbert Avenue playing field, which could be lost by the development of the site. However, the policy requires that development will improve the quality of the playing field. In addition, the majority of the site is within 800m of a GP surgery which could be used by new residents, subject to capacity. As such, a significant positive effect is likely in relation to SA objective 5: **health and wellbeing**.
- 6.228 The policy encourages the use of sustainable transport and seeks to provide connectivity to the sustainable movement network. In terms of existing links, the entirety of the Gilbert Avenue site, and most of the Lodge Lane site are located within 400m of a bus stop; however neither are within 1km of a railway station or 400m of a dedicated cycle path. As such, an overall minor positive effect is likely in relation to SA objectives 6: **transport**, 10: **air quality** and 11: **climate change**. The positive effect on SA objective 11: **climate change** is reinforced by the fact that the policy states that the site will incorporate design measures to support climate resilience, and low carbon methodologies during construction.
- 6.229 The policy proposes to allocate development on greenfield land, which is classified as Grade 2 agricultural land, and therefore development here is likely to result in significant negative effects in relation to SA objective 7: **land use and soils**. However, the site is not situated within a Source Protection Zone and as such, a negligible effect is likely in relation to SA objective 8: **water**.
- 6.230 The entirety of the site is located within Flood Zone 1. As such, a negligible effect is likely in relation to SA objective 9: **flood risk**. Furthermore, the site is not within a Minerals Safeguarding Area. Therefore, a negligible effect is likely in relation to SA objective 12: **resource use and waste**.
- 6.231 The sites off Gilbert Avenue and Lodge Lane are not located within a Conservation Area, or within proximity to any heritage assets. The Council's heritage officer notes that there are no conservation concerns with development at the sites. Therefore, a negligible effect is identified in relation to SA objective 13: **cultural heritage**.
- 6.232 Both sites are located within the Mid-Nottinghamshire Farmlands Landscape Character Area. The site is within Landscape Policy Zone MN11 and is classified for conserve and reinforce. The condition of the landscape is deemed 'good' and it received a sensitivity score of 'moderate'. However, the policy specifies that development will improve the wider character of the area and that high quality building design will support the sensitive development of the local area and meet the principles of the Council's Design Quality SPD. Development should also enhance the existing street scene. As such, a mixed (minor negative and minor positive) effect is likely in relation to SA objective 14: **landscape and townscape**, however this will remain uncertain until detailed proposals for the site come forward at the planning application stage.

Recommendations

- 6.233 No recommendations have been identified.

SA Findings for Delivering Quality Affordable Housing (Policies ST26-31)

6.234 The potential sustainability effects of Policies ST26 to 31 are set out below.

SA Objective	Policy ST26	Policy ST27	Policy ST28	Policy ST29	Policy 30	Policy 31
1. Biodiversity	0	0	0	0	0	0
2. Housing	++	++	++	++	+	+
3. Economy and skills	0	+	0	0	0	+
4. Regeneration and social inclusion	+	+	+	+	+	0
5. Health and wellbeing	0	+	+	+	+	0
6. Transport	0	+	+	0	+	0
7. Land use and soils	+	+	0	+	0	0
8. Water	0	0	0	0	0	0
9. Flood risk	+	0	0	+	0	0
10. Air quality	0	+	+	0	0	0
11. Climate change	0	+	+	0	0	0
12. Resource use and waste	0	0	0	0	0	0
13. Cultural heritage	0	+	0	0	0	0
14. Landscape and townscape	0	+	+	0	0	0

Policy ST26: Affordable Housing

6.235 Given its narrow focus, Policy ST26: Affordable Housing is expected to have mainly negligible effects on the SA objectives.

6.236 The policy is expected to have a significant positive effect on SA objective 2: **housing** as it specifically seeks to address the issue of affordable housing provision in Bassetlaw. The policy requires that sites providing more than five homes in rural areas and ten homes in other areas of the District should include at least 10% affordable housing unless specific viability issues are identified, in which case offsite contributions will be required. This approach has been set out to

help meet the affordable housing need in the District in line with the findings of the SHMA. The policy reflects viability evidence and as such the requirements of the policy are not expected to be overly onerous as to adversely impact the rate of housing delivery in the plan area.

- 6.237 The policy encourages development on brownfield sites by requiring a higher proportion of affordable housing provision on greenfield sites; therefore minor positive effects on SA objectives 7: **land use and soils** and 9: **flood risk** are likely.
- 6.238 A minor positive effect is also expected in relation to SA objective 4: **regeneration and social inclusion**. The provision of affordable housing as supported by this policy is expected to address this indicator of deprivation in the District, particularly because the policy requires affordable housing to be well-integrated with market housing within development sites in terms of both location and design.

Recommendations

- 6.239 As no likely negative effects have been identified, no mitigation is required. No recommendations have been identified.

Policy ST27: Housing Mix, Type and Density

- 6.240 Policy ST27 is expected to have mostly negligible effects in relation to the SA objectives given its narrow focus. As the policy requires that new housing developments respond to the needs of the area of the District in which they would be provided in terms of delivering an appropriate mix of housing tenures, types and sizes, a significant positive effect is expected in relation to SA objective 2: **housing**.
- 6.241 A minor positive effect is also expected in relation to SA objective 4: **regeneration and social inclusion**. The provision of an appropriate mix of new homes in line with requirements for District is expected to address specific elements of deprivation which might otherwise emerge in Bassetlaw, particularly because the policy requires a mix of market and affordable homes within the major development sites.
- 6.242 The policy requires that housing developments make efficient use of land while also respecting local character; therefore minor positive effects are likely in relation to SA objectives 7: **land use and soils**, 13: **cultural heritage** and 14: **landscape and townscape**. Maximising housing densities in town centres will maximise the number of people living in close proximity of the services, facilities, transport links and employment opportunities that are located in those areas; therefore minor positive effects are expected in relation to SA objectives 3: **economy and skills**, 4: **regeneration and social inclusion**, 6: **transport**, 10: **air quality** and 11: **climate change**. The positive effects on SA objectives 6, 10 and 11 are also reinforced by the requirement of the policy to have higher housing densities close to the transport hub in Bassetlaw Garden Village.
- 6.243 The requirement of the policy for housing developments to provide specialist housing for the elderly and disabled population means that minor positive effects on SA objective 5: **health and wellbeing** are also expected.

Recommendations

- 6.244 As no likely negative effects have been identified, no mitigation is required. No recommendations have been identified.

Policy ST28: Specialist Housing

- 6.245 Considering its narrow focus Policy ST28 is expected to have mainly negligible effects on the SA objectives. The policy is expected to have a significant positive effect in relation to SA objective 2: **housing** given that it specifically seeks to address the issue of specialist housing provision in Bassetlaw. The policy requires that at major development sites a minimum of 45% of dwellings must be accessible (in line with the requirements of M4(2) of the Building Regulations) in terms of meeting the needs of different types of occupants and the potential changing needs of occupants over time. Furthermore a minimum of 5% of homes at such sites must be wheelchair accessible.
- 6.246 A minor positive effect is also expected in relation to SA objective 4: **regeneration and social inclusion**. The provision of specialist homes (including specialist residential retirement schemes,

extra care housing and accessible housing) as supported by this policy is expected to accommodate the growing ageing population of the District. The policy also sets out that specialist retirement housing should have good access to services and facilities.

- 6.247 Policy ST28 is expected to have a minor positive effect in relation to SA objective 5: **health and wellbeing** given that the policy supports the provision of specialist housing for the elderly, people with disabilities and groups with specific requirements.
- 6.248 The policy supports specialist housing that is connected by safe and suitable walking/cycling routes or appropriate public transport for the intended occupier. Therefore, minor positive effects are expected in relation to SA objectives 6: transport, 10: air quality and 11: climate change.

Recommendations

- 6.249 As no likely negative effects have been identified, no mitigation is required. No recommendations have been identified.

Policy ST29: Sites for Gypsies, Travellers and Travelling Show people

- 6.250 The policy sets out criteria that will apply to proposals for accommodation for Gypsies, Travellers and Travelling Show People. The establishment or re-establishment of pitches/yards on vacant plots within a number of existing sites, designated through the policy, will be supported. As such, a significant positive effect is likely in relation to SA objective 2: **housing**, as the policy will help to ensure that an appropriate level of provision is made for the District's Gypsies, Travellers and Travelling Show People.
- 6.251 The policy requires proposals for new sites or pitches/yards to demonstrate that there will be no harm to local amenity and the site is close to, or has good public access to, key services including schools, medical facilities and shops. As such, minor positive effects are likely in relation to SA objectives 4: **regeneration and social inclusion** and 5: **health and wellbeing**.
- 6.252 The policy seeks to locate any new sites primarily within settlement boundaries and requires proposals for new sites outside of settlement boundaries to make effective use of brownfield land; therefore minor positive effects are likely in relation to SA objectives 7: **land use and soils** and 9: **flood risk** are likely.
- 6.253 The policy requires proposals to demonstrate that they are within or can be well integrated into the local townscape in a manner which would not adversely affect local character, using boundary treatments and screening materials which are sympathetic to the existing urban or rural form. As such, an minor positive effect is likely in relation to SA objective 14: **townscape and landscape**.

Recommendations

- 6.254 No further recommendations have been identified.

Policy 30: Houses in Multiple Occupation (HMO)

- 6.255 HMO can be more affordable and contributes to providing a range of housing options to meet the needs of a mix of people. It can also help to make best use of existing housing stock as existing residential spaces can be converted to HMO to provide accommodation for more people. Therefore policy 30 is expected to result in a minor positive effect on SA objective 2: **housing**. The affordability of HMO may also indirectly help to reduce inequality, giving a minor positive effect for SA objective 4: **regeneration and social inclusion**. A minor positive effect is also expected for SA objective 5: **health and wellbeing** as the policy states that conversion of existing buildings is only viable if it does not cause undue harm to the private amenity of future occupants, neighbours and the wider area. SA objective 6: **transport**, may result in a minor positive effect due to the requirement of including cycle storage, although car parking space is also required.

Recommendations

- 6.256 No further recommendations have been identified.

Policy 31: Agricultural and Forestry Workers Dwellings

6.257 Policy 31 will produce a minor positive effect for SA objective 2: **housing**, as it will allow some limited new housing where there is a need for agricultural and forestry workers to live in the open countryside, and for SA objective 3: **economy and skills**, as it will support the rural economy and may contribute towards rural diversification.

Recommendations

6.258 No further recommendations have been identified.

SA Findings for Local Character and Distinctiveness (Policies ST32-38)

6.259 The potential sustainability effects of Policies ST32 to 38 are set out below.

SA Objective	Policy ST32	Policy 33	Policy ST34	Policy ST35	Policy ST36	Policy ST37	Policy 38
1. Biodiversity	+	0	+	++	++	0	0
2. Housing	+	0	-?	0	0	0	0
3. Economy and skills	0	+	-?	0	0	+	+
4. Regeneration and social inclusion	+	+	+	+	0	0	0
5. Health and wellbeing	+	0	+	+	+	0	0
6. Transport	+	0	0	+	0	0	0
7. Land use and soils	0	0	0	+	0	0	+
8. Water	0	0	0	0	0	0	0
9. Flood risk	+	0	+	+	0	0	+
10. Air quality	+	0	0	+	0	0	0
11. Climate change	+	0	+	+	0	0	0
12. Resource use and waste	+	0	0	0	0	0	+
13. Cultural heritage	++	+	+	0	0	++	++
14. Landscape and townscape	++	+	++	+	+	++	++

Policy ST32: Design Quality

- 6.260 SA objective 1: **biodiversity** may result in a minor positive effect. This is due to the requirement for new developments to minimise their impacts on the natural environment and biodiversity. A minor positive effect is likely for SA objective 2: **housing** as the overarching theme of good design should ensure that homes and houses are constructed with a high quality design. Similarly, good design should protect and enhance the vitality and viability of the District's towns and villages and enhance the public realm. Further, accessibility is heavily addressed within this policy, facilitating a minor positive effect for SA objective 4: **regeneration and social inclusion** and SA objective 5: **health and well-being**. Minor positive effects for SA objectives 6: **transport** and 10: **air quality** are likely, as a result of the policy prioritising safe, easy and direct pedestrian movement and the creation of a network of attractive, well-connected public spaces, therefore minimising the need to travel. Cycle storage is also expected to be provided in new developments. Minor positive effects are expected for SA objective 9: **flood risk** and SA objective 11: **climate change**, as the policy states that new development should minimise its impact on the natural environment, adapt to a changing climate and use energy efficient design, which may include increased risk of flooding although this is not explicitly mentioned. The policy also requires proposals to consider opportunities for the integration of renewable energy generation, and to use low carbon methods of construction and materials, which will help reduce Bassetlaw's greenhouse gas emissions. The policy expects new developments to provide adequate spaces for waste and recycling, which could contribute to a minor positive effect for SA objective 12: **resource use and waste**. Significant positive effects are predicted for SA objective 13: **cultural heritage** and SA objective 14: **landscape and townscape** since the policy focuses on the design of new developments respecting the historic and traditional character of the local area, integrating into the existing settlement and improving the quality of local architecture, utilising modern construction methods and environmentally sustainable materials whilst minimising its impact on the surrounding built and natural character of the area. The policy also relates to both hard and natural landscaping, ensuring new development respects the surrounding context and contributes positively to the existing features.

Recommendations

- 6.261 No further recommendations have been identified.

Policy 33: Shop fronts, Signage and Security

- 6.262 An uncertain minor positive effect is expected for SA objective 3: **economy and skills**, as traditional and attractive shopfronts may invite investment in the area. This policy aims to protect and enhance the vitality and viability of the District's towns and villages and enhance the public realm, therefore a minor positive effect is expected for SA objective 4: **regeneration and social inclusion**. In looking to protect the visual amenity of and public realm around shop fronts, this policy is expected to have minor positive effects on SA objective 14: **landscape and townscape**. A minor positive effect is also expected for SA objective 13: **cultural heritage** as the policy recognises that existing historic shopfronts and features of architectural and historic interest should be retained and new additions should respect and incorporate the area's existing qualities.

Recommendations

- 6.263 As no likely negative effects have been identified, no mitigation is required. No recommendations have been identified.

Policy ST34: Landscape Character

- 6.264 The overall purpose of this policy is to protect and enhance the landscape character of Bassetlaw, by requiring development proposals to take into account the landscape-related evidence base and to be appropriate in their location, scale, form, design and materials. A significant positive effect is therefore expected in relation to SA objective 14: **landscape and townscape**.
- 6.265 The designation of green gaps will have further positive effects on the landscape and townscape by avoiding settlement coalescence; however restricting development in these areas for landscape reasons could potentially limit the delivery of housing and employment development, therefore

potential minor negative effects are identified in relation to SA objectives 2: **housing** and 3: **economy and skills**. However, these effects are uncertain as it is not known whether this effect will in fact occur as such development proposals may not come forward in those areas anyway.

- 6.266 The policy expects development to protect and enhance landscape elements including watercourses, woodland trees, hedgerows and field boundaries, and their function as ecological corridors. As such, a minor positive effect is likely in relation to SA objective 1: **biodiversity**.
- 6.267 Furthermore, the policy expects development to protect and enhance the growing network of green infrastructure which will benefit health, wellbeing and social interaction. As such, minor positive effects are likely in relation to SA objectives 4: **regeneration and social inclusion** and 5: **health and wellbeing**. Promoting green infrastructure will also have a minor positive effect on SA objectives 9: **flood risk** and 11: **climate change**, as green infrastructure could help to minimise flood risk, promote the use of sustainable transport modes and increase the amount of vegetation, which acts as a carbon sink, as well as reinforcing the minor positive effect already identified in relation to SA objective 1: **biodiversity**.
- 6.268 A minor positive effect is likely in relation to SA objective 13: **cultural heritage** as the policy requires development proposals to protect and enhance views towards key heritage features.
- 6.269 The policy will have negligible effects in relation to SA objectives 2: **housing** and 3: **economy and skills**, 6: **transport**, 8: **water**, 10: **air quality** and 11: **climate change**.

Recommendations

- 6.270 As no likely negative effects have been identified, no mitigation is required. No recommendations have been identified.

Policy ST35: Green and Blue Infrastructure

- 6.271 Policy ST35 focuses on protecting, improving and extending green infrastructure by providing quality, safe and accessible network of well connected, multifunctional open spaces for recreation and play; whilst seeking to enhance visual amenity, biodiversity, landscape and productivity. The policy is therefore expected to have a significant positive effect in relation to SA objective 1: **biodiversity**. Furthermore, the protection and enhancement of biodiversity and existing green corridors is likely to help protect agricultural land from development therefore a minor positive effect is likely in relation to SA objective 7: **land use and soils**.
- 6.272 The policy is expected to have minor positive effects in relation to SA objective 4: **regeneration and social inclusion**, 5: **health and wellbeing**, 6: **sustainable transport** and SA objective 14: **landscape and townscape**. These effects are expected considering that the policy supports the provision of extending and enhancing green infrastructure, public rights of way and open space, at existing green corridors and new developments, mitigating the impact of development and demonstrating multiple benefits for people and wildlife. Furthermore, all major developments must include high quality structural landscaping along its boundaries and between different uses, mitigating the impacts of a development to ensure the protection and enhancement of landscape character. Open green spaces may help encourage residents to partake in healthier lifestyles and provide opportunities for physical activities leading to wellbeing benefits and social interaction. In addition, the policy includes the development of approximately 100 new allotments, allowing residents to grow their own food, potentially resulting in healthier diets.
- 6.273 Green infrastructure can have positive effects on climate change, as it allows for infiltration of surface water, therefore minimising flood risk. As a result, minor positive effects are expected in relation to SA objective 9: **flood risk**, SA objective 10: **air quality** and SA objective 11: **climate change**.

Recommendations

- 6.274 No further recommendations have been identified.

Policy ST36: Biodiversity and Geodiversity

- 6.275 Policy ST36 focuses on conserving and restoring or enhancing the natural environment by minimising impacts on biodiversity and geodiversity, protecting priority habitats and species and

sites of biodiversity and geological importance and (where possible) providing net gains in biodiversity. The policy outlines a Habitat Network; connecting designated sites of biodiversity and geological importance and enhancing the inter-connectivity of ecological corridors. The policy is therefore expected to have a significant positive effect in relation to SA Objective 1:

Biodiversity.

- 6.276 The policy is also expected to have minor positive effects in relation to SA Objective 5: **Health and wellbeing** by protecting green spaces that can be enjoyed by residents; improving their health and physical and mental wellbeing. Even in areas not accessible to the public, this policy will help to sustain ecosystem services, which ultimately impact human health and wellbeing.
- 6.277 Protecting and enhancing habitats could help contribute to landscape character, therefore a minor positive effect is likely with regards to SA objective 14: **Landscape and Townscape.**

Recommendations

- 6.278 No further recommendations.

Policy ST37: Conservation and Enhancement of the Historic Environment

- 6.279 The policy will likely lead to a significant positive effect for SA objective 13: **cultural heritage** as its purpose is to conserve and enhance existing features of the historic built environment and their settings, including archaeological assets, and to minimise harm to the historic environment. This includes protecting heritage assets that are listed as being 'at risk', enhancing local character and distinctiveness, and providing opportunities for people to value and enjoy Bassetlaw's cultural heritage. The policy also requires development to ensure greater access and understanding of heritage assets. Given the strong links between cultural heritage, the historic environment and the landscape and townscape, this also contributes towards a significant positive effect for SA objective 14: **landscapes and townscapes.** This policy may have indirect minor positive effects for SA objective 3: **economy and skills**, by improving local visual amenity and attractiveness to investors.

Recommendations

- 6.280 No further recommendations.

Policy 38: Heritage Assets

- 6.281 Proposals involving the viable new use of a designated heritage asset or temporary use of a heritage asset at risk that conserves significance, could help to encourage the reuse of existing buildings, therefore, a minor positive effect is expected for SA objective 7: **land use and soils**, 9: **flood risk** and 12: **resource use and waste.** Significant positive effects are expected for SA objective 13: **cultural heritage** and SA objective 14: **landscape and townscape**, as the policy will help to conserve and enhance existing features of the historic built environment and their settings, which will likely include features that contribute to the landscape and townscape. Minor positive uncertain effects may arise for SA objective 3: **economy and skills** as conservation and enhancement of the character and local visual amenity of the area may help to attract visitors and investors.

Recommendations

- 6.282 No further recommendations identified.

SA Findings for Healthy Communities (Policies ST39-44)

6.283 The potential sustainability effects of Policies ST39 to 44 are set out below.

SA Objective	Policy ST39	Policy ST40	Policy ST41	Policy ST42	Policy 43	Policy 44
1. Biodiversity	+	0	+	0	0	0
2. Housing	0	0	0	0	0	0
3. Economy and skills	+	+	0	0	0	0
4. Regeneration and social inclusion	+	++	+	++	0	+
5. Health and wellbeing	++	++	++	++	+	+
6. Transport	+	++	0	0	0	0
7. Land use and soils	0	0	0	+	0	+/-
8. Water	0	0	0	0	0	+
9. Flood risk	0	0	+	-?	0	0
10. Air quality	+	+	+	0	+	0
11. Climate change	+	+	+	0	0	0
12. Resource use and waste	0	0	0	0	0	0
13. Cultural heritage	0	0	0	0	0	0
14. Landscape and townscape	0	+	+	0	0	0

Policy ST39: Promoting Healthy and Active Lifestyles

6.284 Policy ST39 is expected to have a minor positive uncertain effect for SA objective 1: **biodiversity**, as it may result in habitat creation through open space and creating green environments and open spaces. This policy could have a minor positive effect on SA objective 3: **economy and skills** as a healthy population is likely to lead to fewer working days lost to sickness and therefore a more productive economy. A minor positive effect is also expected for SA objective 4: **regeneration and social inclusion** due to the encouragement of the co-location of facilities so that different types of open space and facilities for sport and recreation can be located next to each other and in close proximity to other community facilities for education and health, thus promoting engagement in community activities. Promoting local food growing could also

contribute to SA objective 4, as it may encourage social cohesion and community interaction through food growing. A significant positive effect is likely for SA objective 5: **health and well-being** as the policy focuses entirely on creating sustained impacts on healthy lifestyles and improving well-being through physical activity, recreational activity, and improved environmental quality, whilst also taking into consideration different groups within the society, delivering new healthcare facilities and open space, and reducing crime through design and other safety measures. The policy also requires schemes of more than 50 dwellings to provide a Health Impact Assessment and promotes the Council's 'Healthy Bassetlaw' scheme, which should help to ensure that physical and mental health and wellbeing are promoted. A minor positive effect is expected for SA objective 6: **transport** as the policy looks to increase opportunities for walking, cycling and encouraging more sustainable travel choices. This, along with the requirement to maintain and improve air pollution, minimise and mitigate harm from environmental hazards, such as climate change and supporting energy efficient design is also likely to result in minor positive effects for SA objective 10: **air quality** and SA objective 11: **climate change**. Promoting local food growing could also contribute positively to SA objective 11 by reducing emissions from transportation of food and encouraging local resilience to changing global food supplies.

Recommendations

- 6.285 As no likely negative effects have been identified, no mitigation is required.

Policy ST40: Protection and Enhancement of Community Facilities

- 6.286 This policy seeks to protect existing services and facilities and supports the provision of appropriate new facilities. Therefore, the policy directly aims to improve access to local services, and a significant positive effect is expected for SA objective 4: **regeneration and social inclusion**. A significant positive effect is also likely in relation to SA objective 5: **health and wellbeing** as services and facilities may include health-related services such as GPs. In addition, community buildings (which are protected through this policy) may provide valuable space for services such as baby clinics which will also benefit health. The policy requires that services must be accessible and should be operational without detriment to local residents e.g. as a result of noise in the evenings which could otherwise adversely impact on peoples' wellbeing.
- 6.287 The protection and enhancement of community facilities may help to improve the vitality and viability of local centres in the District to the benefit of the local economy. As such, a minor positive effect is expected in relation to SA objective 3: **economy and skills**. In addition, a minor positive effect is expected on SA objective 14: **landscape and townscape** as the policy requires that new facilities and services should be adjacent to the built-up area of an existing settlement. Ensuring that facilities are accessible in this way and the requirement for new community facilities to promote access by sustainable transport will also have significant positive effects on SA objective 6: **transport** and minor positive effects on SA objectives 10: **air quality** and 11: **climate change**. This positive effect is further reinforced as the policy requires new community facilities to be accessible by sustainable transport, which would have beneficial effects on transport and air quality.

Recommendations

- 6.288 No further recommendations identified.

Policy ST41: Delivering Quality, Accessible Open Space

- 6.289 Policy ST41 focuses on maintaining and enhancing publicly accessible open space including parks, children's play space, amenity greenspace and natural and semi-natural greenspace. The policy will help protect open spaces and recreation facilities and ensure suitable provision is made at new developments, which provide health and wellbeing benefits for residents. Therefore, a significant positive effect is expected in relation to SA objective 5: **health and wellbeing**. In addition, this could benefit social interaction. As such, a minor positive effect is likely in relation to SA objectives 4: **regeneration and social inclusion**.
- 6.290 Open green spaces have the potential to mitigate the impacts of climate change, including minimising flood risk, and can provide habitats and improve habitat connectivity in Bassetlaw. As

such, minor positive effects have been identified in relation to SA objectives 1: **biodiversity**, 9: **flood risk** and 11: **climate change**. Green and open spaces that include vegetation, particularly high numbers of trees, can act as a carbon sink and can also help filter air pollutants. A minor positive effect has been identified in relation to SA objective 10: **air quality**.

6.291 Maintaining and enhancing open spaces will help conserve and improve the visual amenity and the existing character of Bassetlaw. As such, a minor positive effect has been identified in relation to SA objective 14: **landscape and townscape**.

6.292 As this policy is relatively narrow in its focus, negligible effects are expected in relation to the remaining SA Objectives.

Recommendations

6.293 No further recommendations have been identified.

Policy ST42: Promoting Sport and Physical Activity

6.294 This policy focuses on the provision of sports and leisure facilities across the district; providing improvements to physical and mental well-being and encouraging healthy lifestyles. As such, a significant positive effect is expected in relation to SA objective 5: **health and wellbeing**. The policy will lead to provision of new facilities and improving community access to facilities. As such, a significant positive effect is likely with regards to SA objective 4: **regeneration and social inclusion**. Both of the proposed playing pitch allocation sites do not consist of agricultural land and could help to maintain these sites as greenfield (depending on what the hubs consist of), therefore minor positive uncertain effects are expected for SA objective 7: **land use and soils**. The playing pitch hub site at Worksop lies partly within flood zones 2 and 3 and could therefore be unusable if flooded, therefore minor negative effects are expected on SA objective 9: **flood risk**. However, this is uncertain as flood defences are in place.

Recommendations

6.295 No further recommendations.

Policy 43: Protecting Amenity

6.296 This policy sets the requirement for development proposals to demonstrate how matters including adverse noise and vibration; adverse impacts on air quality from odour, fumes, smoke, and dust; and adequate storage, sorting and collection of household and commercial waste including provision for increasing recyclable waste, have been considered, in relation to both the construction and life of the development. Thus uncertain minor positive effects are expected for SA objective 5: **health and well-being** and SA objective 10: **air quality**, dependent on the strength of the mitigation measures from the proposals.

Recommendations

6.297 No further recommendations.

Policy 44: Contaminated and Unstable Land

6.298 For SA objective 4: **regeneration and social inclusion**, Policy 44 could produce a minor positive uncertain effect as remediation of brownfield land could help to enable regeneration. The policy will likely produce a minor positive effect on SA objective 5: **health and wellbeing**, as it aims to ensure that new developments are safe for their purpose and inhabitants. A minor mixed effect is expected for SA objective 7: **land use and soils**, reflecting the policy's aim to prevent further land contamination. Attempts to reduce contaminated land may have indirect effects on improving the quality of water courses by reducing pollution run-off and so a minor positive uncertain effect may be expected for SA 8: **water**.

Recommendations

6.299 As no likely negative effects have been identified, no mitigation is required. No recommendations have been identified.

SA Findings for Greening Bassetlaw (Policies ST45-ST48)

6.300 The potential sustainability effects of Policies ST45 to ST48 are set out below.

SA Objective	Policy ST45	Policy ST46	Policy ST47	Policy ST48
1. Biodiversity	+	0	+	+
2. Housing	0	0	0	0
3. Economy and skills	0	0	0	0
4. Regeneration and social inclusion	0	0	+	0
5. Health and wellbeing	+	+/-?	+	+
6. Transport	+	0	0	0
7. Land use and soils	0	0	0	0
8. Water	+	0	+	++
9. Flood risk	0	0	++	0
10. Air quality	+	0	+	0
11. Climate change	++	++	+	0
12. Resource use and waste	+	0	0	0
13. Cultural heritage	0	+/-?	0	0
14. Landscape and townscape	+	+/-?	0	0

Policy ST45: Climate Change Mitigation and Adaptation

- 6.301 The overarching purpose of this policy is to achieve climate change mitigation. It requires all new developments to be designed and built in a sustainable way, increasing energy efficiency, minimising waste and avoiding pollution. Therefore, the policy will have a significant positive effect on SA objective 11: **climate change** and minor positive effects on SA objectives 8: **water**, 10: **air quality** and 12: **resource use and waste**.
- 6.302 The policy requires developments to contribute towards tree planting. As such, a minor positive effect is likely in relation SA objective 1: **biodiversity** as well as SA objective 5: **health and wellbeing**. A minor positive effect is also likely in relation to SA objective 14: **landscape and townscape** as tree planting can benefit the street scene and the planting of new community woodlands will enhance the wider landscape.
- 6.303 Both residential and commercial developments with off-road parking will be expected to provide electrical vehicle charging. Encouraging the increased use of electric vehicles will help reduce traffic emissions, noise and improve air quality. As such, minor positive effects are likely in relation to SA objectives 6: **transport** and 10: **air quality**.
- 6.304 The policy will have a negligible effect on SA objective 2: housing, 3: economy and skills, 4: regeneration and social inclusion, 7: land use and soil, 9: flood risk and 13: cultural heritage.

Recommendations

- 6.305 As no likely negative effects have been identified, no mitigation is required. No recommendations have been identified.

Policy ST46: Renewable Energy Generation

- 6.306 Policy ST46 is likely to have a significant positive effect on SA objective 11: **Climate change** as the policy would support development proposals for renewable and low carbon energy, in line with the Greening Bassetlaw SPD, and would support installation of renewable energy generation on new and existing roof space. Policy ST46 indicates that renewable energy generation will not cause 'unreasonable adverse' impacts on nearby communities, heritage assets, and the landscape. The wording of this, however, suggests that some impacts may occur, but it is unclear what is considered to be acceptable. Therefore SA objectives 5: **Health and wellbeing**, 13: **Cultural heritage** and 14: **Landscape and townscape** may have uncertain mixed minor positive and minor negative effects.

Recommendations

- 6.307 No further recommendations have been identified.

Policy ST47: Flood Risk

- 6.308 Minor positive and negligible effects are mostly expected in relation to Policy ST46. The policy is expected to have a significant positive effect on SA objective 9: **flood risk** as it directly addresses this SA objective, requiring that developments are supported by a Flood Risk Assessment where necessary, which must demonstrate that development will be safe and will not increase flood risk on site or elsewhere, and where possible will reduce flood risk overall, maximising opportunities for flood mitigation schemes. Furthermore, land that is required to manage flood risk will be safeguarded from development and major developments should incorporate Sustainable Drainage Systems (SuDS).
- 6.309 The policy is likely to have minor positive effects on SA objectives 1: **biodiversity**, 4: **regeneration and social inclusion**, 5: **health and wellbeing**, 8: **water** and 10: **air quality** 11: **climate change**. These effects are expected given that the policy supports the creation of green infrastructure, which may provide wider biodiversity benefits including habitat provision, and may also encourage people to engage in active outdoor recreation depending on the nature of the green infrastructure provided, which will benefit social interaction. The provision of green infrastructure is also likely to improve the wellbeing of residents by creating a more attractive environment and help benefit air quality. The policy also helps to reduce the risk of adverse physical and mental health impacts associated with flooding. Green infrastructure also has the potential to mitigate impacts of climate change as vegetation acts as a carbon sink. A minor positive effect is also likely in relation to SA objective 8: **water** as SuDS may help to improve water quality.
- 6.310 The support that the policy provides in relation to the incorporation of green infrastructure within new development means that a further minor positive effect is expected in relation to SA objective 14: **landscape and townscape** as green infrastructure is expected to benefit landscape character and the general visual amenity of the District.
- 6.311 While the requirements of the policy could be seen as potentially restrictive to housing, employment and other forms of new development, any such development taking place within areas of high risk or without appropriate mitigation could not be considered to be high quality; therefore negligible effects are identified in relation to SA objectives 2: **housing** and 3: **economy and skills**.

Recommendations

- 6.312 As no likely negative effects have been identified, no mitigation is required. No recommendations have been identified.

Policy ST48: Protecting Water Quality

- 6.313 Policy ST48 is likely to have a significant positive effect on SA objective 8: **water**. The significant positive effect in relation to water quality and resources is expected because the policy directly addresses this objective, requiring that water efficiency is maximised and water quality is maintained at new developments. A minor positive effect on SA objective 1: **biodiversity** is also expected, as the policy requires that new development is not permitted where drainage of surface water could adversely affect areas important for biodiversity. In addition, a minor positive effect on SA objective 5: **health and wellbeing** is expected, as the policy requires development proposed within Source Protection Zones to demonstrate that groundwater quality would be protected throughout the construction and operational phases of development.

Recommendations

- 6.314 As no likely negative effects have been identified, no mitigation is required. No recommendations have been identified.

SA Findings for Transport and Infrastructure (Policies ST49-ST52)

SA Objective	Policy ST49	Policy ST50	Policy ST51	Policy ST52
1. Biodiversity	-?	0	-?	+
2. Housing	0	0	0	+
3. Economy and skills	+	+	+	+
4. Regeneration and social inclusion	0	+	+	+
5. Health and wellbeing	+	+	+	+
6. Transport	++/-	++	+/-?	+
7. Land use and soils	-	0	++/--	0
8. Water	0	0	--	0
9. Flood risk	0	0	0	+
10. Air quality	+/-	++	+/-?	+
11. Climate change	+/-	++	+/-?	+
12. Resource use and waste	0	0	--	0
13. Cultural heritage	-?	0	-?	+
14. Landscape and townscape	+/-?	0	+/-?	+

Policy ST49: Transport Infrastructure

- 6.315 This policy identifies 12 key highways/transport infrastructure improvements that will be prioritised for investment. While further development of the highway network could be seen as encouraging and facilitating ongoing car use with the associated emissions, the level of housing and employment development proposed through the Local Plan will inevitably require some improvements to the highway network in order to avoid congestion which would have adverse impacts in terms of creating and exacerbating pockets of poor air quality. However, the policy also lists some public and sustainable transport links to and from new development as priorities for investment. These proposals will encourage the use of sustainable transport, therefore helping to minimise air pollution and greenhouse gas emissions. In addition, the policy states that proposals that promote improvements to the existing transport network that improve air quality and encourage use of sustainable modes of transport will be supported. As such, overall mixed (significant positive and minor negative) effects are therefore expected in relation to SA objective 6: **transport**, while a mixed minor positive and negative effect is likely in relation to SA objectives 10: **air quality** and 11: **climate change**.
- 6.316 The policy also encourages proposals that promote improvements to the existing transport network which increase safety, which is expected to have minor positive effects on SA objective 5: **health and wellbeing**.
- 6.317 The highway improvements supported through the policy will have a minor positive effect on SA objective 3: **economy and skills** as the improvements will contribute to the maintenance of an effective transport network in the District which will support economic growth. The policy outlines that proposals which contribute towards making towns and villages more attractive will be supported, which could also help to encourage inward investment. Furthermore, the policy could help towns and villages to be more aesthetically attractive. However, there is potential for infrastructure projects identified could have negative effects on landscape and townscape. Therefore, mixed, uncertain minor positive and minor negative effects are expected in relation to SA objective 14: **landscape and townscape**.
- 6.318 The infrastructure improvements identified in the policy could also have negative effects on SA objectives 1: **biodiversity** and 13: **cultural heritage** depending on the exact nature of the improvements that eventually result in each location. Two of the roundabouts (the A57/A60 Sandy Lane roundabout and the A57/Claylands Ave/Shireoaks Common roundabout) are within 500m of Ancient Woodland and parts of the proposed link road for Peaks Hill Farm is within 100m of a Local Wildlife Site and 500m of Ancient Woodland. Therefore, potential but uncertain minor negative effects are identified for these SA objectives. It is assumed that each proposal would also be subject to detailed assessment at the planning application stage.
- 6.319 Because the schemes listed in the policy are mainly improvements to existing roundabouts there is not expected to be a significant level of land-take. While the strategic highway link road at Peaks Hill Farm and the new public transport facilities at Bassetlaw Garden Village and Cottam Power Station sites will involve more land-take, this is within the area of the site allocation which has been assessed separately elsewhere in this SA. Overall, a minor negative effect on SA objective 7: **land use and soils** is identified, although this is currently uncertain until more is known about the nature of the proposed roundabout improvements.

Recommendations

- 6.320 No further recommendations have been identified.

Policy ST50: Promoting Sustainable Transport

- 6.321 The policy will have a negligible effect on most of the SA objectives, as the subject matter of the policy is fairly specific.
- 6.322 The overarching purpose of the policy is to ensure that new development supports improvements to the sustainable transport network. It requires that developments of 10 or more dwellings should contribute towards an efficient and safe public transport network and offer a range of transport choices for goods and the movement of people, such as through the integration of public transport and active travel networks (i.e. walking, cycling and buses). The policy promotes

and support improvements to the transport network which increase safety, improve air quality, encourage use of sustainable modes of transport and/or make Bassetlaw's towns and villages more attractive. In addition, the policy requires developments to make provision for charging electric vehicles. The creation of Bassetlaw Garden Village must include a range of transport options to nearby larger settlements, such as a new railway station. As such, significant positive effects are likely for SA objectives 6: **transport** 10: **air quality** and 11: **climate change**.

- 6.323 The policy will have minor positive effects on SA objectives 3: **economy and skills** and 4: **regeneration and social inclusion**, as the measures in the policy to improve accessibility via sustainable modes of transport will enable people to more easily access employment opportunities, services and facilities.
- 6.324 The policy requires developments to give the highest priority to pedestrians, cyclists and other 'active travel' modes when developing or maintaining streets and roads. The policy also requires new developments to have adequate cycle provision, including safe storage, and that new workplaces contain showers and clothes drying areas which will facilitate walking and cycling to work. Moreover, the policy supports development that recognises the needs and responses of different social groups, particularly those experiencing health inequalities and disabilities. As such, a minor positive effect is likely in relation to SA objective 5: **health and wellbeing**.
- 6.325 While the development of sustainable transport infrastructure could have negative effects on SA objectives 1: **biodiversity** and 14: **landscape and townscape**, this will depend on the exact nature and location of proposals which is not determined through this policy. It is also recognised that the improvements to air quality likely to result from this policy could have indirect benefits for biodiversity. Overall, negligible effects on SA objectives 1: **biodiversity** and 14: **landscape and townscape** are therefore likely.

Recommendations

- 6.326 As no likely negative effects have been identified, no mitigation is required. No recommendations have been identified.

Policy ST51: Safeguarded Land

- 6.327 The policy safeguards land for new link roads at Peaks Hill Farm (Worksop) and Harworth, and for a railway station and public transport hub at Bassetlaw Garden Village. The safeguarded areas for Bassetlaw Garden Village and Peaks Hill Farm are located within 5km of the Sherwood Forest ppSPA. The western corner of the Peaks Hill Farm site is within 100m of a Local Wildlife Site (Nab's Ashes Wood). It is possible that development of the safeguarded land could have adverse effects on this feature. As such, minor negative effects are likely in relation to SA objective 1: **biodiversity**, however this will remain uncertain until detailed proposals for the sites come forward at the planning application stage. Additionally, it is unlikely the effects will be experienced within the short-medium term.
- 6.328 Safeguarding land will not provide new dwellings and thus will not contribute to meeting the housing need within the District. Potential development of a link road at Peaks Hill Farm may result in the loss of one dwelling. As such an overall negligible effect is identified in relation to SA objective 2: **housing**, however this will remain uncertain until detailed proposals for the Peaks Hill Farm site come forward at the planning application stage.
- 6.329 In safeguarding land for new link roads and transport provision, this policy may provide residents with improved access to employment opportunities and services and facilities, including health and recreation facilities. As such, a minor positive effect is likely in relation to SA objective 3: **economy and skills**, SA objective 4: **regeneration and social inclusion** and SA objective 5: **health and wellbeing**. However this will remain uncertain until detailed proposals for the infrastructure schemes come forward at the planning application stage. It is unlikely the effects will be experienced within the short-medium term.
- 6.330 The policy seeks to improve transport connections, which may include sustainable transport modes, particularly with regards to the potential new passenger rail link at Bassetlaw Garden Village, and reduce congestion in town centres. However, provision for travel by private car, such as the link roads, could also promote the ongoing use of motorised vehicles by making car travel

an attractive transport option. As such a mixed (significant positive and minor negative) but uncertain effect is likely in relation to SA objectives 6: **transport**, 10: **air quality** and 11: **climate change**. It is unlikely the effects will be experienced within the short-medium term.

- 6.331 The policy safeguards both brownfield land and greenfield land. Therefore, development of the safeguarded land for these infrastructure schemes is likely to result in mixed (significant positive and significant negative) effects in relation to SA objective 7: **land use and soils**, however it is unlikely the effects will be experienced within the short-medium term. Parts of the Peaks Hill Farm site are within a Minerals Safeguarding Area for Sherwood Sandstone. Therefore, a significant negative effect is likely in relation to SA objective 12: **resource use and waste**.
- 6.332 All of the safeguarded areas are located within a Source Protection Zone and therefore development may have a negative effect on ground and surface water quality. As such, significant negative effects are likely in relation to SA objective 8: **water**. The safeguarded areas are located entirely within Flood Zone 1. Therefore, a negligible effect is likely in relation to SA objective 9: **flood risk**, but this is uncertain until detailed proposals for the infrastructure schemes come forward at the planning application stage.
- 6.333 Numerous heritage assets are located within proximity to all of the safeguarded areas, including a non-designated heritage asset which falls within the boundary of the Peaks Hill Farm site. It has been assumed that any infrastructure coming forward would avoid the loss of these features, but could be within close proximity to them. Therefore, a minor negative effect is identified in relation to SA objective 13: **cultural heritage**, however this will remain uncertain until detailed proposals for the sites come forward at the planning application stage. Additionally, it is unlikely the effects will be experienced within the short-medium term.
- 6.334 The safeguarded areas are located within the Sherwood and Idle Lowlands Landscape Character Areas. Bassetlaw Garden Village lies within a landscape policy zones for 'conserve and create' and part of Peaks Hill Farm lies within, a landscape policy zones for 'conserve and reinforce'. The other part of Peaks Hill Farm and the area surrounding Howarth lie within landscape policy zones for 'create'. As such, overall mixed (minor positive and minor negative) effects are expected for SA objective 14: **landscape**. However, it is unlikely the effects will be experienced within the short-medium term, and these effects will remain uncertain until detailed proposals for the sites come forward at the planning application stage.

Recommendations

- 6.335 No further recommendations have been identified.

Policy ST52: Provision and Delivery of Infrastructure

- 6.336 Policy ST52 sets out the requirements for the funding and provision of infrastructure necessary to support new development in the District through developer contributions. This includes the delivery of physical infrastructure relating to flood risk, transport, telecommunications, security, water supply and wastewater; social infrastructure relating to education, health and highways; and green infrastructure including open spaces, habitat and wildlife creation, waterways, pathways, connections and corridors. As such, minor positive effects are expected in relation to SA objective 1: **biodiversity**, SA objective 4: **regeneration and social inclusion**, SA objective 5: **health and wellbeing**, SA objective 6: **transport**, SA objective 10: **air quality** and SA objective 11: **climate change**. An additional minor positive effect is also expected in relation to SA objective 3: **economy and skills**, given that the policy requires developer contributions which would help to secure strategic infrastructure improvements in the District and will help to make the area more attractive to investors.
- 6.337 While the development of physical infrastructure, such as roads, could have negative effects on some of the environmental SA objectives, the nature and location of any such infrastructure is not determined through this policy which relates only to funding mechanisms. It is assumed that any such proposals would be subject to detailed assessment at the planning application stage.
- 6.338 A minor positive effect is expected in relation to SA objective 9: **flood risk** as the provision of flood risk management infrastructure would reduce flood risk across the District, which is predominantly within a 1 in 1,000 year floodplain. In addition, a minor positive effect is expected

in relation to SA objectives 13: **cultural heritage** and 14: **landscape and townscape**, as the provision of green infrastructure could help to protect and enhance the established character (including historic character and landscape character) of Bassetlaw.

- 6.339 While the requirements for developer contributions towards infrastructure could be seen as potentially deterring developers, risking the delivery of housing and employment development, such requirements are likely to be similar in other districts and the policy includes a caveat that in exceptional circumstances the requirements may be relaxed if it would otherwise make the development unviable. This will help to ensure that development is still delivered and a minor positive effect is therefore expected in relation to SA objective 2: **housing**. However, it is noted that this could also involve relaxing the requirement for affordable housing development; therefore the minor positive effect is uncertain.

Recommendations

- 6.340 No further recommendations have been identified.

Recommendations

- 6.341 The SA process identified a number of recommendations for the Local Plan, which were sent to Bassetlaw District Council in November 2019 to mitigate negative effects and maximise the positive sustainability effects of the policies. The Council revised the policies to take some of these recommendations and other evidence into account, and the assessments above were updated accordingly. The recommendations sent to the Council in November 2019 and the Council responses to these are summarised in **Table 6.1**.

Table 6.1: Policy recommendations made during preparation of this SA Report and Council responses

Policy Name	Recommendation	Council's Response
Policy ST1: Bassetlaw's Spatial Strategy	<p>Some specific recommendations have been made for the individual site allocation policies that make up the Spatial Strategy elsewhere in this SA.</p> <p>With regards to the effective and efficient use of land, where there are 'overriding amenity, biodiversity or heritage matters', the policy could require that effects on these issues are mitigated, rather than being a total barrier to re-use of previously developed land.</p>	These changes would be contrary to National Planning Policy.
Policy ST2: Rural Bassetlaw	<p>The following mitigation measures are recommended to help address the potential negative effects identified:</p> <ul style="list-style-type: none"> • The policy could explicitly refer to the need for development to avoid adverse effects on biodiversity or geodiversity conservation sites. • The policy could prioritise housing in areas with better sustainable transport links or require development to deliver or facilitate improvements to sustainable transport links. • The policy could prioritise use of brownfield land and/or land that is not considered to be best and most versatile agricultural land. • The policy could explicitly refer to the need for development to avoid contamination of groundwater. • Where development would coincide with mineral resources, the policy could require minerals to be worked, and preferably used on site, if possible, prior to development. <p>The policy could be further enhanced by including stronger protection for Green Infrastructure and the natural environment, not just where this contributes to local character. The policy could also include requirements for SuDS, where suitable and promote retention and enhancement of community facilities in rural Bassetlaw.</p>	<p>This is detailed in Policy ST36.</p> <p>This is covered by Policy ST50.</p> <p>This is mentioned in Policy ST2 for exception sites.</p> <p>This is detailed in Policy 48.</p> <p>Added into ST2.</p> <p>This is detailed within separate policies.</p>

Policy Name	Recommendation	Council's Response
Policy ST3: Bassetlaw Garden Village	<p>The policy could provide biodiversity mitigation measures as the site is within 5km of Sherwood ppSPA.</p> <p>Where development would coincide with mineral resources, the policy could require minerals to be worked, and preferably used on site, if possible, prior to development.</p>	Added to policy. The policy requires a project-level HRA screening and for development to follow the requirements in the Nottinghamshire Minerals Local Plan.
Policy ST4: Workso Central Area	<p>The policy could be strengthened by:</p> <ul style="list-style-type: none"> Referring to the need for development to enhance biodiversity, particularly in relation to the waterways. Explicitly refer to the need for development to avoid contamination of ground and surface water. 	<p>This has now been added to ST4.</p> <p>This is detailed in Policy ST48.</p>
Policy ST5: Cottam Priority Regeneration Area	<p>The policy could be strengthened by:</p> <ul style="list-style-type: none"> Where contributions are required to service provision, this should go towards provision on site if possible. If contributions provide or expand services elsewhere, these should be easily accessible from the site by sustainable modes of transport. If the heritage assets on site cannot be retained, they should be documented for the historic record. 	<p>Not sure on the need of services and contributions at this point and therefore this will be detailed in the IDP.</p> <p>There is already a requirement in the policy to ensure that development is supported by a heritage impact assessment and archaeological desk based assessment.</p>
Policy ST6: Provision of Land for Employment Development	<p>As no likely negative effects have been identified, no mitigation is required. The policy could be strengthened by referring to recommended mitigation measures detailed for the site-specific appraisals.</p>	N/A
Policy ST7: EM007 High Marnham Energy Hub	<p>The policy could be more explicit regarding the need to protect and enhance biodiversity and air quality.</p> <p>The policy could require the green buffer to be accessible for recreation purposes and incorporate biodiversity enhancements.</p>	<p>This is covered by Policy ST36.</p> <p>There is already a public right of way from the site to High</p>

Policy Name	Recommendation	Council's Response
	The policy should restrict development in the parts of the site within Flood Zones 2 and 3 or require proposals to demonstrate how the risk of flooding will be addressed. The policy could require a SuDS strategy to minimise potential contribution to flood risk.	Marnham village, but the green buffer area will remain arable land and it would be unreasonable to state that there should be recreational access. Further requirements regarding flooding have been added to the policy.
Policy ST8: Strategic Employment Sites	As no likely negative effects have been identified, no mitigation is required. The policy could be strengthened by referring to recommended mitigation measures detailed for the site-specific appraisals (Employment site options).	N/A
Policy 9: Site SEM1: Apleyhead Junction, Worksop	The policy could provide biodiversity mitigation measures as the site is within 5km of Sherwood ppSPA.	Added to policy. The policy requires a project-level HRA screening.
Policy ST10: Existing Employment Sites and Buildings	As no likely negative effects have been identified, no mitigation is required. The policy could be strengthened by expressing a preference for sites with good sustainable transport links and requiring any potential adverse effects, particularly on transport and landscape, to be mitigated.	This is covered by other policies in the Local Plan.
Policy ST11: Rural Economic Growth	The policy could be strengthened by clarifying the approach to development on best and most versatile agricultural land, particularly by safeguarding this where possible.	Added to supporting text, which now refers to the need to recognize the benefits of Grade 1, 2 and 3a agricultural land.

Policy Name	Recommendation	Council's Response
Policy ST12: Visitor Economy	As no likely negative effects have been identified, no mitigation is required. No recommendations have been identified for this policy.	N/A
Policy ST13: Town Centres and Local Centres	As no likely negative effects have been identified, no mitigation is required. No recommendations have been identified.	N/A
Policy ST14: Housing Distribution	Although potential negative effects from the policy have been identified in relation to SA objectives 1: biodiversity , 7: land and soils , 8: water , 9: flood risk , 13: cultural heritage and 14: landscape and townscape , some of these are mixed with positive effects, and most should be able to be mitigated through implementation of other policies in the Local Plan.	N/A

Policy Name	Recommendation	Council's Response
Policy ST15: Site HS1: Peaks Farm, Workop	<p>The policy could provide biodiversity mitigation measures as the site is within 5km of Sherwood ppSPA.</p> <p>Where development would coincide with mineral resources, the policy could require minerals to be worked, and preferably used on site, if possible, prior to development.</p>	Added to policy. The policy requires a project-level HRA screening and for development to follow the requirements in the Nottinghamshire Minerals Local Plan.
Policy 16: Site HS2: Former Pupil Referral Centre, Workop	<p>The policy could provide biodiversity mitigation measures as the site is within 5km of Sherwood ppSPA.</p> <p>The policy could explicitly refer to the need for development to avoid contamination of groundwater.</p>	<p>Added to policy. The policy requires a project-level HRA screening.</p> <p>Avoiding contamination of groundwater is covered by Policy ST48: Protecting Water Quality.</p>
Policy 17: Site HS3: Canal Road, Workop	<p>The policy could provide biodiversity mitigation measures as the site is within 5km of Sherwood ppSPA.</p> <p>The policy could require the protection of archaeological earthworks on site and determine an appropriate mitigation strategy.</p> <p>Built development within the site should be directed away from the area of Flood Zone 3.</p> <p>The policy could explicitly refer to the need for development to avoid contamination of groundwater.</p>	<p>Added to policy. The policy requires a project-level HRA screening and for development to be informed by a heritage impact assessment, archaeological desk-based assessment and a flood risk assessment.</p> <p>Avoiding contamination of groundwater is covered by Policy ST48: Protecting Water Quality.</p>

Policy Name	Recommendation	Council's Response
Policy 18: Site HS4: Former Manton Primary School, Worksop	<p>The policy could provide biodiversity mitigation measures as the site is within 5km of Sherwood ppSPA.</p> <p>The policy could explicitly refer to the need for development to avoid contamination of groundwater.</p>	<p>Added to policy. The policy requires a project-level HRA screening.</p> <p>Avoiding contamination of groundwater is covered by Policy ST48: Protecting Water Quality.</p>
Policy 19: Site HS5: Talbot Road, Worksop	<p>The policy could provide biodiversity mitigation measures as the site is within 5km of Sherwood ppSPA.</p> <p>The policy could explicitly refer to the need for development to avoid contamination of groundwater.</p>	<p>Added to policy. The policy requires a project-level HRA screening.</p> <p>Avoiding contamination of groundwater is covered by Policy ST48: Protecting Water Quality.</p>
Policy 20: Site HS6: Former Knitwear Factory, Retford Road, Worksop	<p>The policy could refer to consideration of biodiversity mitigation measures as the site is within 5km of Sherwood ppSPA.</p> <p>The policy could require the protection of heritage assets and their setting within close proximity to the site.</p> <p>The policy could require the protection of archaeological earthworks on site and determine an appropriate mitigation strategy.</p>	<p>Added to policy. The policy requires a project-level HRA screening and for the scheme to be supported by a heritage impact assessment and archaeological desk based assessment.</p>
Policy 21: Site HS7: Leafields Allotment, Retford	<p>The policy could refer to consideration of biodiversity mitigation measures as the site is within 100m of Retford Cemetery Local Nature Reserve.</p>	<p>Although the Council encourages biodiversity net gain, it is not a requirement in national policy due to the size of the site.</p>

Policy Name	Recommendation	Council's Response
Policy 22: Site HS8: Trinity Farm, Retford	The policy should restrict development in the parts of the site within Flood Zone 3 and should require a SuDS strategy and explicitly refer to the need for development to avoid contamination of groundwater. Where development would coincide with mineral resources, the policy could require minerals to be worked, and preferably used on site, if possible, prior to development.	Added to policy, with exception of groundwater which is covered by Policy ST48: Protecting Water Quality.
Policy 23: Site HS9: Sandhills, Retford	No recommendations have been identified.	N/A
Policy 24: Site NP04: Ollerton Road, Tuxford	The policy could require the protection of heritage assets and their setting within close proximity to the site.	Added to policy. The policy requires the scheme to be supported by a heritage impact assessment and archaeological desk based assessment.
Policy 25: Site NP11/NP18: Land at Ashvale Road, Tuxford	No recommendations have been identified.	N/A
Policy ST26: Affordable Housing	As no likely negative effects have been identified, no mitigation is required. No recommendations have been identified.	N/A
Policy ST27: Housing Mix, Type and Density	As no likely negative effects have been identified, no mitigation is required. No recommendations have been identified.	N/A
Policy ST28: Specialist Housing	As no likely negative effects have been identified, no mitigation is required. No recommendations have been identified.	N/A

Policy Name	Recommendation	Council's Response
Policy ST29: Sites for Gypsies, Travellers and Travelling Show people	It is recommended that the policy wording is amended to require 'no harm to the built or natural heritage' as the current use of the word 'significant' implies that some level of harm will be acceptable.	This criteria has been removed from the policy.
Policy 30: Housing in Multiple Occupation (HMO)	As no likely negative effects have been identified, no mitigation is required. The Council should consider whether there is a need to adopt optional additional technical housing standards.	The Council has recently designated an Article 4 direction for HMOs. No further action is required.
Policy 31: Agricultural and Forestry Workers Dwellings	As no likely negative effects have been identified, no mitigation is required. The policy could be strengthened by requiring such dwellings to be sensitively sited and designed in terms of landscape, biodiversity, flooding, agricultural land classification and the historic environment.	This point is covered by the design policy (Policy ST32) and will form part of the design SPD.
Policy ST32: Design Quality	<p>As no likely negative effects have been identified, no mitigation is required.</p> <p>The policy could be further strengthened by specifying the elements of the natural environment that need to be considered. In addition, the policy could be strengthened by requiring not only minimising and maintaining the natural environment but enhancing it.</p> <p>The policy could also require good wayfinding standards, particularly for larger schemes, which can help build more user-friendly development and encourage walking and cycling.</p> <p>The policy could cross-reference the requirements of the Policy ST48: Protecting Water Quality and could require energy efficient design, as well as</p>	<p>Consideration of and enhancement of the natural environment is included in other policies, particularly those in the Local Character and Distinctiveness chapter.</p> <p>Designing development to encourage walking and cycling is a detailed matter, which is covered by the Design Quality SPD.</p> <p>BDC considers there is no need to cross-reference Policy ST48, as this would be repetition.</p>

Policy Name	Recommendation	Council's Response
	referencing the need for development that is resilient and adaptable to climate change.	Reference to energy efficient design has been added to the policy.
Policy 33: Shopfronts, Signage and Shop Security Measures	As no likely negative effects have been identified, no mitigation is required. No recommendations have been identified.	N/A
Policy ST34: Landscape Character	As no likely negative effects have been identified, no mitigation is required. No recommendations have been identified.	N/A
Policy ST35: Green and Blue Infrastructure	<p>As no likely negative effects have been identified, no mitigation is required.</p> <p>The policy could provide more certainty regarding what will be expected of developers with regards to the elements of the GI network identified. For example, where GI features are present on a site they should be protected and enhanced, and development should seek to create and enhance links with the wider GI network.</p> <p>Whilst the policy mentions woodland creation for carbon sequestration it could do more to recognise the role of GI in both mitigating and adapting to climate change.</p>	<p>This has been added to the policy.</p> <p>Reference to new community woodland and carbon sequestration has now been removed.</p>
Policy ST36: Biodiversity and Geodiversity	As no likely negative effects have been identified, no mitigation is required. However, the policy could specify the Council's approach to the ppSPA and developments that could affect this. As a minimum, it should be clarified whether the reference to 'candidate sites' includes the ppSPA. In addition, the policy could prioritise biodiversity net gain on site, unless there is particular benefit to providing off-site biodiversity improvements (e.g. linking nearby habitat corridors).	<p>The policy now refers specifically to the ppSPA.</p> <p>The supporting text suggests that biodiversity net gain is expected to be delivered through good design of the site.</p>
Policy ST37: Conservation and enhancement of	As no likely negative effects have been identified, no mitigation is required. The policy could be further strengthened by promoting public access to and understanding of heritage assets.	Ensuring greater access and understanding of heritage assets has been added to the policy.

Policy Name	Recommendation	Council's Response
the Historic Environment		
Policy 38: Heritage Assets	As no likely negative effects have been identified, no mitigation is required. However, as for the strategic policy, the policy could be further strengthened by promoting public access to and understanding of heritage assets.	The recommendations are considered to be covered by the update to the strategic policy, ST37.
Policy ST39: Promoting Healthy and Active Lifestyles	As no likely negative effects have been identified, no mitigation is required. The policy could specifically refer to the need for climate change adaptation, including through green infrastructure. Climate change can have adverse impacts on health, for example through overheating, flooding and extreme weather events. In order to ensure Bassetlaw is able to adapt to the effects of climate change, it is recommended that an overarching climate change adaptation policy be included at the start of this chapter.	Green Infrastructure added to policy. There is a climate change policy (Policy ST45) in the Greening Bassetlaw section.
Policy ST40: Protection and Enhancement of Communities Facilities	As no likely negative effects have been identified, no mitigation is required. However, the policy wording could be strengthened with regards to phasing by requiring sufficient infrastructure to be in place before the site is in use. The policy could support community facilities and services that actively promote access to sustainable travel such as public transport, walking or cycling.	Infrastructure cannot be delivered before the site is in use because of viability issues. Reference to sustainable transport added.
Policy ST41: Delivering Quality, Accessible Open Space	As no likely negative effects have been identified, no mitigation is required. However, the policy could be clearer by stating how the quality standards will be measured. It could also require open space to be multifunctional e.g. also having biodiversity or climate change mitigation benefits.	A reference has been added to the policy about standards, but separate policies cover biodiversity and climate change.
Policy ST42: Promoting Sport and Physical Activity	Whilst recreational space can play a role in flood risk management, a playing pitch at risk of flooding may become unusable. The policy could add a requirement for this to be considered further before development of the playing pitch hub goes ahead. Furthermore, if the playing pitches include artificial, impermeable surfaces, it could exacerbate local flood risk. As such,	Surface water runoff / appropriate surface requirements are covered by Policy ST47: Flood Risk.

Policy Name	Recommendation	Council's Response
	this policy could make reference to maintaining greenfield runoff rates or specifying the types of surface that would be permitted.	
Policy 43: Protecting Amenity	As no likely negative effects have been identified, no mitigation is required. The policy wording could be strengthened by requiring that the relevant matters have been adequately resolved, rather than 'considered'.	'considered' has been changed to 'addressed'.
Policy 44: Contaminated and Unstable Land	As no likely negative effects have been identified, no mitigation is required. No recommendations have been identified.	N/A
Policy ST45: Climate Change Mitigation and Adaptation	As no likely negative effects have been identified, no mitigation is required. No recommendations have been identified.	N/A
Policy ST46: Renewable Energy Generation	Given the importance of the current 'climate emergency' and the UK target to reach net zero greenhouse gas emissions by 2050 , the policy could be more positively worded, by strongly supporting proposals for renewable energy by re-stating the first sentence as "Proposals for the generation of renewable energy will be strongly supported where they meet the requirements stated in the Greening Bassetlaw SPD." The policy could also be strengthened by providing more details on what would be considered an acceptable impact or otherwise, including recognition that many negative effects could be made acceptable with appropriate mitigation. In addition, part 2 of the policy could more strongly encourage provision of renewable energy generation on existing development, and could require provision of this in new developments, where possible, especially larger new developments.	Reference to SPD & implementation added. With regards to 'acceptable' impacts, mitigation will be considered on a site by site basis, reflecting the technology, scale of development etc. The Council cannot require renewable energy in new development because it has no evidence to support this (although it is encouraged). The Greening Bassetlaw SPD will look at this in more detail.
Policy ST47: Flood Risk	As no likely negative effects have been identified, no mitigation is required. No recommendations have been identified.	N/A

Policy Name	Recommendation	Council's Response
Policy ST48: Protecting Water Quality	As no likely negative effects have been identified, no mitigation is required. No recommendations have been identified.	N/A
Policy ST49: Transport Infrastructure	The policy could refer to the need for specific assessment of potential impacts on biodiversity, heritage and landscape associated with each highway improvement.	No need as this is covered in other policies.
Policy ST50: Promoting Sustainable Transport	As no likely negative effects have been identified, no mitigation is required. No recommendations have been identified.	N/A
Policy ST51: Safeguarded Land	The policy could include reference to the need to also address any environmental issues that may arise as a result of development coming forward at these safeguarded sites.	There is already a reference in the policy about a proposal needing to conform to other relevant policies in the plan.
Policy ST52: Provision and Delivery of Infrastructure	As no likely negative effects have been identified, no mitigation is required. However, the policy wording could be strengthened with regards to phasing by requiring sufficient infrastructure to be in place before the site is in use.	The timing of infrastructure provision is referenced in the supporting text.

7 Cumulative Effects of the Draft Local Plan

- 7.1 This Chapter presents an assessment of the likely significant effects of the Draft Plan as a whole on each of the SA objectives, i.e. an assessment of cumulative effects. **Table 7.1** at the end of this section presents a summary of the likely effects for all of the policies in the Draft Bassetlaw Local Plan, including the Vision, the 12 Strategic Objectives, the 52 policies (including 15 site allocation policies).

SA 1: Biodiversity and Geodiversity

- 7.2 The development proposed through the Local Plan could adversely affect biodiversity and geodiversity, particularly because the majority of the proposed site allocations are located in proximity to local and national nature conservation designations, as well as the Sherwood Forest ppSPA, and Regionally Important Geological Sites. As such, the majority of site allocation policies are expected to have minor or significant negative effects on biodiversity and geodiversity. In addition, several policies, such as Policy ST49: Transport Infrastructure and Policy ST51: Safeguarded Land, could result in development in that could potentially harm designated sites and therefore are also expected to have minor negative (but uncertain) effects on biodiversity and geodiversity.
- 7.3 However, the majority of site allocations policies require development to enhance the natural environment, provide new green infrastructure and green space, and achieve biodiversity net gain. In addition, the Local Plan makes good provision for the protection and enhancement of biodiversity and geodiversity, particularly through Policy ST35: Green and Blue Infrastructure, which requires the protection, improvement and extension of green infrastructure, and Policy ST36: Biodiversity and Geodiversity, which requires the protection of priority habitats and species and sites of biodiversity and geological importance and (where possible) the provision of net gains in biodiversity. In addition, strategic objectives 8 and 9 support the delivery of biodiversity enhancements and conservation of the natural environment, including green infrastructure in the District. The Local Plan could therefore help to mitigate the potential negative effects of development upon biodiversity and geodiversity.
- 7.4 The separate Habitats Regulations Assessment (HRA) that has been carried out in relation to the Local Plan concluded that the Bassetlaw Local Plan, either alone or in combination, will not result in likely significant effects on the integrity of nearly all surrounding European sites on account of distance (all of which lie outside of the Bassetlaw district boundary) and a lack of pathways by which impacts could travel between source and receptor. The HRA identified that adverse effects on the integrity of Sherwood ppSPA as a result the Local Plan cannot be ruled out until further information is available with regards to traffic modelling and consultation is undertaken with Natural England. However, it is noted that this is precautionary as the ppSPA is not yet a designated site. Nevertheless, the HRA identifies potential for the plan could lead to significant adverse effects on populations of nightjar and woodlark in the area.
- 7.5 Overall, a cumulative **mixed effect with minor positive and significant negative uncertain effect** is likely in relation to biodiversity and geodiversity.

SA 2: Housing

- 7.6 As set out in Policy ST1: Bassetlaw Spatial Strategy, the Local Plan makes the provision for a minimum of 9,082 dwellings for the period 2018-2037 to meet the minimum housing need for the District. The Local Plan makes provision for the delivery of a suitable amount and mix of housing, particularly through Policy ST14: Housing Distribution, which outlines provision for a minimum of 1,703 dwellings over the duration of the Local Plan, meeting the identified local needs. In addition, Policy ST26: Affordable Housing requires that sites providing more than five homes in rural areas and ten homes in other areas of the District should include at least 10% affordable

housing (unless specific viability issues are identified, in which case offsite contributions will be required). Policy ST27: Housing Mix, Type and Density requires that new housing developments respond to the needs of the area of the District in which they would be provided in terms of delivering an appropriate mix of housing tenures, types and sizes. Policy ST28: Specialist Housing specifically seeks to address the issue of specialist housing provision, and Policy ST29: Sites for Gypsies, Travellers and Travelling Show people specifically seeks to establish or re-establish pitches/yards on vacant plots within a number of existing sites. In addition, strategic objective 2 seeks to ensure that the housing stock meets the needs of residents by providing a range of market, affordable and specialist housing types, tenures and sizes.

- 7.7 The spatial strategy highlights that most new housing development will be focussed in Worksop, Retford and Harworth, however it also makes notable provision for housing on sites to be allocated within Neighbourhood Plans for the Large Rural Settlements, at Bassetlaw Garden Village and Cottam Priority Regeneration Area.
- 7.8 All residential site allocations will contribute to the provision of housing within the District and as such are expected to have minor or significant positive effects on housing. No site allocations are expected to result in the loss of residential dwellings.
- 7.9 It is noted that only one policy, ST34: Landscape Character, is expected to have a minor negative effect, as the policy designates green gaps, which could potentially limit the delivery of housing, however this effect is uncertain as such development proposals may not come forward in those areas.
- 7.10 Overall, a cumulative **significant positive effect** is likely in relation to housing.

SA 3: Economy and Skills

- 7.11 As set out in Policy ST1: Bassetlaw's Spatial Strategy, the Local Plan makes provision for a total of 454.85 ha of employment land. This includes 76.14 ha of employment land already completed or committed, 26.11ha of new employment land and 352.6ha of strategic employment land to address the sub-regional/regional employment need. The Local Plan makes provision for the delivery of high quality local employment opportunities, including through Policy ST4: Worksop Central Area, which seeks to support the diversification and regeneration of the town centre, which is expected to boost its vitality and viability. In addition, Policy ST6: Provision of Land for Employment Development allocates a sufficient amount of new employment land to meet projected needs, and Policy ST8: Strategic Employment Sites identifies sites that could come forward to meet the needs of regional and national business investment. Policy ST11: Rural Economic Growth promotes rural diversification, providing more employment opportunities in proximity to existing settlements and services, and supporting the new development of educational facilities. In addition, strategic objective 3 seeks to encourage and support economic growth in the District.
- 7.12 The majority of site allocations either provide employment land or propose residential sites within 800m of major employment sites, increasing accessibility to jobs, and as such the majority of sites are expected to have minor or significant positive effects on economy and skills.
- 7.13 It is noted that only two policies are expected to have a minor negative effect. Policy 17: Site HS3: Canal Road, Worksop, will result in the loss of approximately 1.6 ha of employment land in order to develop housing, which could reduce employment opportunities for local residents. However, a net increase of employment land is proposed by the Draft Plan across the District as a whole. In addition, ST34: Landscape Character, is expected to have a minor negative effect, as the policy designates green gaps which could potentially limit the delivery of employment development, however this effect is uncertain as such development proposals may not come forward in those areas.
- 7.14 Overall, a cumulative **significant positive effect** is likely in relation to economy and skills.

SA 4: Regeneration and Social Inclusion

- 7.15 Policy ST1: Bassetlaw's Spatial Strategy highlights that the local plan will focus most new development at the larger settlements, which will help ensure that most new residents have

generally good access to services and as such this policy is expected to have a minor positive effect. However this effect is also mixed with a potential minor negative effect, as focussing most new development in the larger towns could contribute to poor access to services for rural residents.

- 7.16 However, the Local Plan makes provision for the promotion of regeneration and social inclusion, particularly through Policy ST3: Bassetlaw Garden Village, which will contribute towards health and educational facilities and will provide a new local centre and community hub, supporting well-being and social cohesion and helping to create a vibrant community. In addition, Policy ST4: Worksop Central Area promotes the regeneration of central Worksop and supports development including recreational, commercial, leisure, cultural, retail and temporary uses, helping ensure residents and visitors have good access to services and facilities. Policy ST13: Town Centres and Local Centres promotes vibrancy and vitality of town centres, supports co-location of housing with town centre uses, and provides community services in new local centres. Policy ST40: Protection and Enhancement of Community Facilities seeks to protect existing services and facilities and supports the provision of appropriate new facilities, and Policy ST42: Promoting Sport and Physical Activity will lead to the provision of new sports and leisure facilities and improvement of community access to facilities. In addition, strategic objectives 5 and 12 seek to enhance the vitality of town centres and access to community facilities, while improving the provision of necessary physical, social and green infrastructure. The Local Plan could therefore help to mitigate any potential negative effects of development upon regeneration and social inclusion.
- 7.17 In addition, the residential site allocations are located in proximity to key services and/or town centres, which could therefore provide good access to services for all residents. Moreover, Policy ST3: Bassetlaw Garden Village and Policy ST5: Cottam Priority Regeneration Area state that some services and facilities would be provided within these sites, and all residential site allocation policies require developments to contribute towards education and healthcare provision. As such, all residential site allocations are expected to have minor or significant positive effects on regeneration and social inclusion. In addition, Policy ST7: Site EM007: High Marnham Energy Hub allocates employment development that would repurpose the site of a former coal-fired power station, which will contribute to regeneration in the area and is expected to have a minor positive effect on regeneration and social inclusion. Policy ST51: Safeguarded Land is expected to have minor positive effects, as in safeguarding land for new link roads and transport provision, this policy may provide residents with improved access to services and facilities, however this will remain uncertain until detailed proposals for the infrastructure schemes come forward at the planning application stage.
- 7.18 Overall, a cumulative **significant positive effect** is likely in relation to regeneration and social inclusion.

SA 5: Health and Wellbeing

- 7.19 Minor and significant positive effects are expected for all housing allocation policies with regards to health and wellbeing as all sites are either located in proximity to open spaces and GP surgeries, and/or the allocation policy requires development to contribute to health and wellbeing, such as by improving opportunities for access to sport and physical activities, incorporating public green space for recreational purposes or contributing to healthcare facilities. In addition, minor positive effects are expected for the employment site allocations, as they require development to contribute to health and wellbeing, such as by providing open space, footpaths and cycle paths. Policy ST51: Safeguarded Land is expected to have minor positive effects, as in safeguarding land for new link roads and transport provision, this policy may provide residents with improved access to services and facilities, including healthcare facilities, however this will remain uncertain until detailed proposals for the infrastructure schemes come forward at the planning application stage.
- 7.20 A few allocation policies are also expected to have negative effects. For example, development proposed through Policy ST7: Site EM007: High Marnham Energy Hub and Policy 19: Site HS5: Talbot Road, Worksop could result in the loss of footpaths and open space respectively, which could reduce access to such features and therefore have uncertain minor and significant negative effects on health and wellbeing. However, Local Plan policies seek to improve health and reduce

health inequalities, particularly through Policy ST39: Promoting Healthy and Active Lifestyles focuses on improving recreational activity, improved environmental quality, delivering new healthcare facilities and open space and reducing crime through design and other safety measures. The policy also requires larger residential schemes to provide a Health Impact Assessment and promote the Council's 'Healthy Bassetlaw' scheme. Policy ST4: Worksop Central Area will provide more residents with opportunities to walk and cycle day-to-day, seeks to improve pedestrian and cycle connectivity and encourages the improvement in the quality of public spaces and the social amenity of the Chesterfield Canal and River Ryton. In addition, Policy ST14: Housing Distribution, focusses most housing development in locations with more opportunities for walking and cycling day-to-day. Policy ST40: Protection and Enhancement of Community Facilities seeks to protect existing and create new services and facilities (such as GPs) and Policy ST41: Delivering Quality, Accessible Open Space seeks to maintain and enhance publicly accessible open space. Policy ST42: Promoting Sport and Physical Activity seeks to provide sports and leisure facilities across the district. In addition, strategic objective 7 directly seeks to address health and wellbeing in Bassetlaw through the provision of enhanced and improved social and environmental infrastructure.

- 7.21 Overall, a cumulative **significant positive effect** is likely in relation to health and wellbeing.

SA 6: Transport

- 7.22 Local Plan policies seek to reduce the need to travel by car, would encourage the use of sustainable travel, and would support investment in transportation infrastructure, particularly through Policy ST50: Promoting Sustainable Transport, which ensures that new development supports improvements to the sustainable transport network. Policy ST40: Protection and Enhancement of Community Facilities requires that new community facilities to promote access by sustainable transport and requires that new facilities and services should be adjacent to the built-up area of an existing settlement to ensure they are accessible. In addition, Policy ST49: Transport Infrastructure identifies 12 key highways/transport infrastructure improvements that will be prioritised for investment and lists some public and sustainable transport links to and from new development as priorities for investment. All site allocation policies are expected to have minor positive effects on transport as they encourage sustainable transport usage, such as by locating sites in proximity to and providing additional access to sustainable transport modes. In addition, Strategic objective 11 promotes good access to public transport, highway improvements and sustainable travel such as pedestrian and cycle routes.
- 7.23 However, some policies are also expected to have minor negative effects on transport by potentially increasing private car usage, including Policy ST2: Rural Bassetlaw, Policy ST4: Worksop Central Area, Policy ST10: Existing Employment Sites and Buildings and Policy ST49: Transport Infrastructure, as well as site allocation Policies 9: Site SEM1: Apleyhead Junction, Worksop and ST15: Site HS1: Peaks Hill Farm, Worksop, and Policy ST51: Safeguarded Land.
- 7.24 Policy ST1: Bassetlaw Spatial Strategy highlights that most new housing development will be focussed in Worksop, Retford and Harworth. Focussing development around these existing main centres should increase accessibility to services and facilities, reducing the need to travel, particularly by private car, and encourage walking and cycling. The spatial strategy also allocates a notable proportion of new housing to Bassetlaw Garden Village and Cottam Priority Regeneration Area. Policies ST3: Bassetlaw Garden Village and ST5: Cottam Priority Regeneration Area require development to include the provision of some services and facilities, as well as walking, cycling and public transport routes through the development and an onsite public transport facility, although it is acknowledged that these sites are unlikely to be entirely self-sufficient. As such, residents may still need to travel to access work or larger facilities.
- 7.25 Overall, a cumulative **minor positive effect** is likely in relation to transport.

SA 7: Land Use and Soils

- 7.26 The majority of site allocations are located on the best and most versatile agricultural land and/or greenfield land on and as such are expected to have minor and significant negative effects on land use and soils.

- 7.27 Several Local Plan policies include criteria that will encourage the efficient use of land and conserve and enhance soils, such as Policy ST1: Bassetlaw's Spatial Strategy, Policy ST10: Existing Employment Sites and Buildings, Policy ST35: Green and Blue Infrastructure and Policy 44: Contaminated and Unstable Land. However, some policies could result in the loss of high-quality agricultural land, such as Policy ST11: Rural Economic Growth, Policy ST14: Housing Distribution and Policy ST49: Transport Infrastructure.
- 7.28 Overall, a cumulative **mixed minor positive and minor negative effect** is likely in relation to land use and soils.

SA 8: Water

- 7.29 Much of the western part of the District, including large areas of Worksop, Retford and Harworth, lie within a Source Protection Zone. As such, high levels of growth in these areas has the potential to adversely impact the quality of groundwater sources. In addition, development at Worksop and Retford also has the potential to increase surface water run-off into the Rivers Ryton and Idle, and the Chesterfield Canal respectively, with greater potential for localised adverse effects on water quality. As such, several policies within the Local Plan, including Policy ST1: Bassetlaw's Spatial Strategy, Policy ST2: Rural Bassetlaw, Policy ST4: Worksop Central Area and Policy ST14: Housing Distribution, are expected to have minor negative effects on water quality. In addition, the majority of site allocations and safeguarded land defined under Policy ST51: Safeguarded Land are located within a Source Protection Zone and as such are expected to have significant negative effects on water quality.
- 7.30 Several Local Plan policies seek to conserve and enhance water quality and resources, particularly Policy ST48: Protecting Water Quality, which requires that water efficiency is maximised, and water quality is maintained at new developments. In addition, strategic objective 10 seeks to improve water efficiency. These Local Plan policies could therefore help to mitigate the potential negative effects of development on water.
- 7.31 Overall, a cumulative **minor positive uncertain effect** is likely in relation to water.

SA 9: Flood Risk

- 7.32 Several policies within the Local Plan, including Policy ST1: Bassetlaw's Spatial Strategy, Policy ST4: Worksop Central Area, Policy ST14: Housing Distribution and Policy ST42: Promoting Sport and Physical Activity, could result in development in areas of higher flood risk, notably within the towns of Worksop (adjacent to the River Ryton) and Retford (along the River Idle and Retford Beck as well as larger areas to the north, south and east of the town). In addition, Policy ST11: Rural Economic Growth could encourage development on greenfield land, thereby increasing flood risk. As such, these policies are expected to have minor negative effects, however this is uncertain due to the presence of flood defences and dependent on the exact locations of development.
- 7.33 Furthermore, several site allocations are located within flood zones and as such are expected to have negative effects on flood risk. However, many of the allocation policies also require development to consider mitigation and be informed by a Flood Risk Assessments, and as such many of these effects are also uncertain.
- 7.34 In addition, several Local Plan policies seek to reduce flood risk, particularly Policy ST47: Flood Risk, which requires that developments are supported by a Flood Risk Assessment where necessary, that land that is required to manage flood risk will be safeguarded from development and that major developments incorporate Sustainable Drainage Systems (SuDS). The Local Plan could therefore help to mitigate the potential negative effects of development upon flood risk.
- 7.35 Overall, a cumulative an **uncertain minor positive effect** is likely in relation to flood risk.

SA 10: Air Quality

- 7.36 Several Local Plan policies are expected to have minor negative effects on air quality by potentially increasing private car usage, and thereby associated air pollution, including Policy ST2: Rural Bassetlaw, Policy ST4: Worksop Central Area and Policy ST49: Transport Infrastructure, as

well as site allocation Policies 9: Site SEM1: Apleyhead Junction, Worksop, Policy ST7: Site EM007: High Marnham Energy Hub and ST15: Site HS1: Peaks Hill Farm, Worksop, and Policy ST51: Safeguarded land.

- 7.37 However, the Local Plan makes good provision for protecting air quality, particularly through Policy ST50: Promoting Sustainable Transport, which ensures that new development supports improvements to the sustainable transport network and thereby improves air quality through reduced private transport emissions. In addition, Policy ST7: Site EM007: High Marnham Energy Hub allocates the site for renewable energy generation, with an emphasis on low carbon operations. This could help to minimise air pollution by reducing fossil fuel consumption for energy production. Strategic objective 10 supports low carbon technology and renewable energy and strategic objective 11 aims to reduce the need to travel by car and supports sustainable transport.
- 7.38 In addition, Policy ST1: Bassetlaw Spatial Strategy highlights that most new housing development will be focussed in Worksop, Retford and Harworth. Focussing development around these existing main centres, this should increase accessibility to services and facilities, reducing the need to travel, particularly by private car, and encourage walking and cycling, thereby limiting transport-related pollution. The spatial strategy also allocates a notable proportion of new housing at Bassetlaw Garden Village and Cottam Priority Regeneration Area. Policy ST3: Bassetlaw Garden Village and Policy ST5: Cottam Priority Regeneration Area require development to include the provision of some services and facilities, as well as walking, cycling and public transport routes through the development and an onsite public transport facility, although it is acknowledged that the site is unlikely to be entirely self-sufficient. As such, the provision of housing in this location may still present the need to travel to access work or larger facilities and contribute to transport-related pollution.
- 7.39 Overall, a **cumulative mixed minor positive and minor negative effect** is likely in relation to air quality.

SA 11: Climate Change

- 7.40 The Local Plan makes provision for the minimisation of greenhouse gas emissions and adaption to the effects of climate change, particularly through Policy ST45: Climate Change Mitigation and Adaptation, which requires all new developments to be designed and built in a sustainable way, increasing energy efficiency, minimising waste and avoiding pollution. In addition, Policy ST46: Renewable Energy Generation supports development proposals for renewable and low carbon energy, in line with the Greening Bassetlaw SPD, and would support installation of renewable energy generation on new and existing roof space. Policy ST50: Promoting Sustainable Transport ensures that new development supports improvements to the sustainable transport network and thereby limits private transport emissions. Furthermore, Policy ST7: Site EM007: High Marnham Energy Hub allocates the site for renewable energy generation, with an emphasis on low carbon operations. This could help to minimise greenhouse gas emissions by reducing fossil fuel consumption for energy production. In addition, strategic objective 10 supports low carbon technology and renewable energy, as such it seeks to deliver increased climate change resilience and mitigation in the District, while strategic objective 11 aims to reduce the need to travel by car and supports sustainable transport
- 7.41 Policy ST1: Bassetlaw Spatial Strategy highlights that most new housing development will be focussed in Worksop, Retford and Harworth. Focussing development around these existing main centres should increase accessibility to services and facilities, reducing the need to travel, particularly by private car, and encourage walking and cycling, thereby limiting transport-related greenhouse gas emissions. However, the spatial strategy also highlights a notable proportion of new housing will be developed at Bassetlaw Garden Village and Cottam Priority Regeneration Area. Policies ST3: Bassetlaw Garden Village and ST5: Cottam Priority Regeneration Area require development to include the provision of some services and facilities, as well as walking, cycling and public transport routes through the development and an onsite public transport facility, although it is acknowledged that these sites are unlikely to be entirely self-sufficient. As such, residents in these locations may still need to travel to access work or larger facilities and contribute to transport-related greenhouse gas emissions.

- 7.42 Furthermore, several Local Plan policies are expected to have minor negative effects on climate change by potentially increasing private car usage, and thereby associated greenhouse gas emissions, including Policy ST2: Rural Bassetlaw, Policy ST4: Worksop Central Area and Policy ST49: Transport Infrastructure, as well as site allocation Policies 9: Site SEM1: Apleyhead Junction and ST15: Site HS1: Peaks Hill Farm, Worksop, and Policy ST51: Safeguarded land. However, many site allocation policies encourage low carbon design. The scale of development proposed by the Local Plan will result in a net increase in District-wide emissions, although the Local Plan will help to minimise these by enabling forward planning for sustainable transport.
- 7.43 Overall, a cumulative **mixed minor positive and minor negative effect** is likely in relation to climate change.

SA 12: Resource Use and Waste

- 7.44 Several policies are expected to have minor or significant negative effects on resource use and waste, including Policy ST1: Bassetlaw's Spatial Strategy, Policy ST2: Rural Bassetlaw, Policy ST11: Rural Economic Growth and Policy ST14: Housing Distribution, as well as site allocation Policies ST5: Cottam Priority Regeneration Area and ST7: Site EM007: High Marnham Energy Hub. This is because these policies would result in development within Minerals Safeguarding Areas and as such may result in the sterilisation of finite mineral resources. However, effects are dependent on the exact locations of development and whether sterilisation of mineral resources may already have occurred in the case of previously developed sites.
- 7.45 Several Local Plan policies include criteria that will encourage sustainable resource use and promote the waste hierarchy, such as Policy ST10: Existing Employment Sites and Buildings, Policy ST32: Design Quality and Policy ST45: Climate Change Mitigation and Adaptation. In addition, strategic objective 10 seeks to make more sustainable use of land and resources and minimise waste generation.
- 7.46 Overall, a cumulative **mixed uncertain minor positive and minor negative effect** is likely in relation to resource use and waste.

SA 13: Cultural Heritage

- 7.47 Bassetlaw District Council officers have identified that the majority of site allocations are in locations where development could have potential negative effects on designated heritage assets and archaeology, and as such are expected to have minor and significant negative effects on cultural heritage. In addition, there are several policies within the Local Plan that could result in development adversely affecting heritage assets and archaeology and as such are expected to have minor negative effects on cultural heritage, such as Policy ST2: Rural Bassetlaw, Policy ST14: Housing Distribution and Policy ST49: Transport Infrastructure.
- 7.48 Several Local Plan policies seek to conserve and enhance the District's historic environment, cultural heritage, character and setting, particularly Policy ST32: Design Quality, which focuses on the design of new developments respecting the historic and traditional character of the local area. In addition, Policy ST37: Conservation and Enhancement of the Historic Environment seeks to conserve and enhance existing features of the historic built environment and their settings, including archaeological assets, and to minimise harm to the historic environment. Policy 38: Heritage Assets will help to conserve and enhance existing features of the historic built environment and their settings. In addition, strategic objective 8 aims to conserve, and where possible, enhance the District's historic environment.
- 7.49 The Local Plan could therefore help to mitigate the potential negative effects of development upon cultural heritage. However, development proposals will need to be considered on an individual basis to determine whether effects on the historic environment can be suitably mitigated.
- 7.50 Overall, a cumulative **mixed minor positive and minor negative uncertain effect** is likely in relation to cultural heritage.

SA 14: Landscape and Townscape

- 7.51 Several site allocations are located within Landscape Policy Zones of good condition and high sensitivity or urban areas containing landscape features, the development of which could harm the landscape character and townscape. Conversely, several site allocations are located within Landscape Policy Zones of poor condition and low sensitivity or urban areas on derelict/degraded land, the development of which could improve the landscape character and townscape. Site allocation Policies ST5: Cottam Priority Regeneration Area and ST7: Site EM007: High Marnham Energy Hub would redevelop former power station sites and all site allocation policies require high quality design. As such, site allocations are expected to have minor or significant positive effects on landscape and townscapes. Moreover, the Policy ST1: Bassetlaw Spatial Strategy highlights that most new housing development will be focussed in Worksop, Retford and Harworth. Focussing development around these existing main centres may help limit the impact of development on the wider countryside landscape, as well as having potential to enhance the townscapes of these centres.
- 7.52 In addition, there are several policies within the Local Plan that could result in development that adversely impacts landscape character and townscape, including Policy ST2: Rural Bassetlaw, Policy ST14: Housing Distribution and Policy ST49: Transport Infrastructure.
- 7.53 However, the Local Plan makes good provision for the conservation and enhancement of the District's landscape character and townscapes, particularly through Policy ST32: Design Quality, which focuses on the design of new developments respecting the character of the local area, integrating into the existing settlement and improving the quality of local architecture, and minimising its impact on the surrounding built and natural character of the area. Policy ST34: Landscape Character requires development proposals to take into account the landscape-related evidence base and to be appropriate in their location, scale, form, design and materials. In addition, Policy ST37: Conservation and enhancement of the Historic Environment and Policy 38: Heritage Assets seek to conserve and enhance existing features of the historic built environment and their settings, which will likely include features that contribute to the landscape and townscape. The Local Plan could therefore help to mitigate the potential negative effects of development upon landscape and townscape.
- 7.54 Overall, a cumulative **uncertain minor positive effect** is likely in relation to landscape and townscape.

Table 7.1: Summary of SA scores for the policies and site allocations in the Draft Local Plan

Policy	SA1: Biodiversity and geodiversity	SA2: Housing	SA3: Economy and skills	SA4: Regeneration and social inclusion	SA5: Health and wellbeing	SA6: Transport	SA7: Land use and soils	SA8: Water	SA9: Flood risk	SA10: Air quality	SA11: Climate change	SA12: Resource use and waste	SA13: Cultural heritage	SA14: Landscape and townscape
Bassetlaw's Vision and Objectives														
Bassetlaw Vision	+	++	++	++	++	+	+?/-	+	+	+	+	0	+	+
Bassetlaw Strategic Objectives: SO1	0	+	0	0	0	0	+/-?	0	0	0	0	0	0	+?
Bassetlaw Strategic Objectives: SO2	0	++	0	0	0	0	+/-?	0	0	0	0	0	0	-?
Bassetlaw Strategic Objectives: SO3	0	0	++	0	0	0	0	0	0	0	0	0	0	0
Bassetlaw Strategic Objectives: SO4	0	+	0	0	0	0	0	0	0	0	0	0	0	0
Bassetlaw Strategic Objectives: SO5	0	0	+	++	0	0	0	0	0	0	0	0	0	0
Bassetlaw Strategic Objectives: SO6	0	+	0	0	0	0	0	0	0	0	0	0	0	+?
Bassetlaw Strategic Objectives: SO7	0	0	0	0	++	0	0	0	0	0	0	0	0	0
Bassetlaw Strategic Objectives: SO8	++	0	0	0	0	0	0	0	0	0	0	0	++	+?
Bassetlaw Strategic Objectives: SO9	++	0	0	0	0	0	0	0	0	0	0	0	0	0
Bassetlaw Strategic Objectives: SO10	0	0	0	0	0	0	0	++	++	++	++	++	0	0
Bassetlaw Strategic Objectives: SO11	0	0	0	0	0	++	0	0	0	++	++	0	0	0
Bassetlaw Strategic Objectives: SO12	0	0	+	++	0	0	0	0	0	0	0	0	0	0
Bassetlaw Spatial Strategy														
Policy ST1: Bassetlaw's Spatial Strategy	+/-	++	++	+/-	+	+	+/-	-	-?	+	+	-?	0	0
Policy ST2: Rural Bassetlaw	-?	+	0	+	0	-	-?	+/-?	0?	-	-	-	+/-?	+/-?
Policy ST3: Bassetlaw Garden Village	++/-?	++	++	++	++	+	--	--	0	+	+	+	-?	+/-
Policy ST4: Worksop Central Area	+	+	++	++	++	+/-	+	+/-	-?	+/-	+/-	0	+?	+?

Policy	SA1: Biodiversity and geodiversity	SA2: Housing	SA3: Economy and skills	SA4: Regeneration and social inclusion	SA5: Health and wellbeing	SA6: Transport	SA7: Land use and soils	SA8: Water	SA9: Flood risk	SA10: Air quality	SA11: Climate change	SA12: Resource use and waste	SA13: Cultural heritage	SA14: Landscape and townscape
Policy ST5: Cottam Priority Regeneration Area	++/-?	++	++	+++?	+++?	+	++	+	+/-?	+	+	+/-?	--?	+++?
Promoting Economic Growth														
Policy ST6: Provision of Land for Employment Development	0	0	++	0	0	0	0	0	0	0	0	0	0	0
Policy ST7: Site EM007: High Marnham Energy Hub	+/-?	0	++	+	+/-?	+	+/-	+	-?	+/-?	++	--?	-	+
Policy ST8: Strategic Employment Sites	0	0	+++?	0	0	0	+	0	+	0	+	0	0	0
Policy 9: Site SEM1: Apleyhead Junction, Worksop	+/-?	0	++	0	+	+/-	--	--	0	+/-	+/-	0	-	+/-
Policy ST10: Existing Employment Sites and Buildings	0	0	+	+	0	+/-?	+	0	+	0	0	+	+/-?	+/-?
Policy ST11: Rural Economic Growth	0	0	++	+	0	+	+/-?	0	+/-?	0	0	+/-	+	+
Policy ST12: Visitor Economy	0	0	+	+	0	+	+	0	+	+	+	+	+	+
Policy ST13: Town Centres and Local Centres	0	+	+	++	0	0	+	0	+	0	0	+	0	0
Living Communities														
Policy ST14: Housing Distribution	+/-	++	+	+	++	+	+/-	-?	-?	+	+	-?	-?	+/-?
Policy ST15: Site HS1: Peaks Farm, Worksop	+/-?	++	0	++	++	+/-	--	--	0	+/-	+/-	+	-?	+/-?
Policy 16: Site HS2: Former Pupil Referral Centre, Worksop	-	+	+	++	++	+	++	--	0	+	+	0	0?	+
Policy 17: Site HS3: Canal Road, Worksop	+/-?	+	-	++	++	++	++	--	0	++	++	0	-?	+
Policy 18: Site HS4: Former Manton Primary School, Worksop	+/-?	++	+	+	++	+	++	--	0	+	+	0	0?	+
Policy 19: Site HS5: Talbot Road, Worksop	+/-?	+	+	++	+/-?	+	-	--	0	+	+	0	0?	+

Policy	SA1: Biodiversity and geodiversity	SA2: Housing	SA3: Economy and skills	SA4: Regeneration and social inclusion	SA5: Health and wellbeing	SA6: Transport	SA7: Land use and soils	SA8: Water	SA9: Flood risk	SA10: Air quality	SA11: Climate change	SA12: Resource use and waste	SA13: Cultural heritage	SA14: Landscape and townscape
Policy 20: Site HS6: Former Knitwear Factory, Retford Road, Worksop	+/-	+	+	+	+/-	+	++	0	-	+	+	0	-?	+
Policy 21: Site HS7: Leafields Allotment, Retford	+/-?	+	+	+	+	+	-	--	0	+	+	0	0	+
Policy 22: Site HS8: Trinity Farm, Retford	+/-?	++	+	+	+	+	--	--	-?	+	+	+	-?	+/-?
Policy 23: Site HS9: Sandhills, Retford	+	+	+	++	+	+	-	--	0	+	+	0	0	+
Policy 24: Site NP04: Ollerton Road, Tuxford	+	+	+	+	++	+	--	0	0	+	+	0	--	-/+?
Policy 25: Site NP11/NP18: Land at Ashvale Road, Tuxford	0	+	+	++	++	+	--	0	0	+	+	0	0	+/-
Delivering Quality Affordable Housing														
Policy ST26: Affordable Housing	0	++	0	+	0	0	+	0	+	0	0	0	0	0
Policy ST27: Housing Mix, Type and Density	0	++	+	+	+	+	+	0	0	+	+	0	+	+
Policy ST28: Specialist Housing	0	++	0	+	+	+	0	0	0	+	+	0	0	0
Policy ST29: Sites for Gypsies, Travellers and Travelling Showpeople	0	++	0	+	+	0	+	0	+	0	0	0	0	0
Policy 30: Houses in Multiple Occupation	0	+	0	+	+	+	0	0	0	0	0	0	0	0
Policy 31: Agricultural and Forestry Workers Dwellings	0	+	+	0	0	0	0	0	0	0	0	0	0	0
Local Character and Distinctiveness														
Policy ST32: Design Quality	+	+	0	+	+	+	0	0	+	+	+	+	++	++
Policy 33: Shop fronts, Signage and Security	0	0	+	+	0	0	0	0	0	0	0	0	+	+
Policy ST34: Landscape Character	+	-?	-?	+	+	0	0	0	+	0	+	0	+	++

Policy	SA1: Biodiversity and geodiversity	SA2: Housing	SA3: Economy and skills	SA4: Regeneration and social inclusion	SA5: Health and wellbeing	SA6: Transport	SA7: Land use and soils	SA8: Water	SA9: Flood risk	SA10: Air quality	SA11: Climate change	SA12: Resource use and waste	SA13: Cultural heritage	SA14: Landscape and townscape
Policy ST35: Green and Blue Infrastructure	++	0	0	+	+	+	+	0	+	+	+	0	0	+
Policy ST36: Biodiversity and Geodiversity	++	0	0	0	+	0	0	0	0	0	0	0	0	+
Policy ST37: Conservation and Enhancement of the Historic Environment	0	0	+	0	0	0	0	0	0	0	0	0	++	++
Policy 38: Heritage Assets	0	0	+	0	0	0	+	0	+	0	0	+	++	++
Healthy Communities														
Policy ST39: Promoting Healthy and Active Lifestyles	+	0	+	+	++	+	0	0	0	+	+	0	0	0
Policy ST40: Protection and Enhancement of Community Facilities	0	0	+	++	++	++	0	0	0	+	+	0	0	+
Policy ST41: Delivering Quality, Accessible Open Space	+	0	0	+	++	0	0	0	+	+	+	0	0	+
Policy ST42: Promoting Sport and Physical Activity	0	0	0	++	++	0	+	0	-?	0	0	0	0	0
Policy 43: Protecting Amenity	0	0	0	0	+	0	0	0	0	+	0	0	0	0
Policy 44: Contaminated and Unstable Land	0	0	0	+	+	0	+	+	0	0	0	0	0	0
Green Bassetlaw														
Policy ST45: Climate Change Mitigation and Adaptation	+	0	0	0	+	+	0	+	0	+	++	+	0	+
Policy ST46: Renewable Energy Generation	0	0	0	0	+/-?	0	0	0	0	0	++	0	+/-?	+/-?
Policy ST47: Flood Risk	+	0	0	+	+	0	0	+	++	+	+	0	0	0
Policy ST48: Protecting Water Quality	+	0	0	0	+	0	0	++	0	0	0	0	0	0
Transport and Infrastructure														

Policy	SA1: Biodiversity and geodiversity	SA2: Housing	SA3: Economy and skills	SA4: Regeneration and social inclusion	SA5: Health and wellbeing	SA6: Transport	SA7: Land use and soils	SA8: Water	SA9: Flood risk	SA10: Air quality	SA11: Climate change	SA12: Resource use and waste	SA13: Cultural heritage	SA14: Landscape and townscape
Policy ST49: Transport Infrastructure	-?	0	+	0	+	++/-	-	0	0	+/-	+/-	0	-?	+/-?
Policy ST50: Promoting Sustainable Transport	0	0	+	+	+	++	0	0	0	++	++	0	0	0
Policy ST51: Safeguarded Land	-?	0	+	+	+	+/-?	++/-	--	0	+/-?	+/-?	--	-?	+/-?
Policy ST52: Provision and Delivery of Infrastructure	+	+	+	+	+	+	0	0	+	+	+	0	+	+

8 Monitoring and Recommendations

- 8.1 The SEA Regulations require that *'the responsible authority shall monitor the significant environmental effects of the implementation of each plan or programme with the purpose of identifying unforeseen adverse effects at an early stage and being able to undertake appropriate remedial action'* and that the environmental report should provide information on *'a description of the measures envisaged concerning monitoring'*.
- 8.2 Although National Planning Practice Guidance states that monitoring should be focused on the significant environmental effects of implementing the Local Plan, the reasons for this is to enable local planning authorities to identify unforeseen adverse effects at an early stage and to enable appropriate remedial actions. Since effects which the SA expects to be minor may become significant and vice versa, monitoring measures have been proposed in this SA Report in relation to all of the SA objectives in the SA framework. As the Local Plan is implemented and the likely significant effects become more certain, the Council may wish to narrow down the monitoring framework to focus on those effects of the Local Plan likely to be significantly adverse. Note that the indicators proposed are included as suggestions at this stage and may change once the Council has finalised the Local Plan and the Council's proposed monitoring framework.
- 8.3 **Table 8.1** below sets out a number of suggested indicators for monitoring the potential sustainability effects of implementing the Local Plan. The table also identifies policies in the Draft Plan which may help to ensure that any negative effects which result over the plan period are mitigated. The data used for monitoring in many cases will be provided by outside bodies, for example the Environment Agency. It is therefore recommended that the Council remains in dialogue with statutory environmental consultees and other stakeholders and works with them to agree the relevant sustainability effects to be monitored and to obtain information that is appropriate, up to date and reliable.

Table 8.1 Proposed monitoring indicators for the Draft Bassetlaw Local Plan and potential mitigation through relevant plan policies

SA objectives	Proposed monitoring indicators	Mitigation
1. Biodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the District's green infrastructure network.	<p>Spatial extent of designated sites within the District.</p> <p>Ecological potential assessments.</p> <p>Distance from development site to nearest:</p> <ul style="list-style-type: none"> SSSI. LWS. Ancient Woodland. Other sensitive designated or non-designated receptors. <p>Condition of the nearest sensitive receptors (where available).</p> <p>Site visit surveys on typical abundance and frequency of habitats (DAFOR scale²²).</p> <p>Percentage of permitted developments providing biodiversity value e.g. green/brown roof, living wall, native planting.</p> <p>Number of trees within development site with preservation orders in place.</p> <p>Number of planning applications with conditions to ensure works to manage or enhance the condition of SSSI features of interest.</p> <p>Hectares of biodiversity habitat delivered through strategic site allocations.</p>	<p>Policy ST35: Green and Blue Infrastructure requires the protection, improvement and extension of green infrastructure.</p> <p>Policy ST36: Biodiversity and Geodiversity requires the protection of priority habitats and species and sites of biodiversity and geological importance and (where possible) the provision of net gains in biodiversity.</p> <p>In addition, a number of policies include criteria that relate to the conservation and enhancement of biodiversity, such as Policy ST41: Delivering Quality, Accessible Open Space, Policy ST45: Climate Change Mitigation and Adaptation, and Policy ST52: Provision and Delivery of Infrastructure.</p>
2. Housing: To ensure that the District's housing needs are met.	<p>Average house prices.</p> <p>Number of affordable dwelling completions.</p> <p>Annual dwelling completions.</p> <p>Population projections and forecasts.</p> <p>Percentage reduction of unfit/non-decent homes.</p>	<p>Policy ST1: Bassetlaw's Spatial Strategy makes provision for a minimum of 9,082 dwellings over the duration of the Local Plan, meeting the identified local needs.</p> <p>Policy ST14: Housing Distribution outlines provision for a minimum of 1,703 dwellings over the duration of the Local Plan, meeting the identified local needs.</p>

²² This is a method of measuring relative abundance of plant species. DAFOR stands for 'Dominant, Abundant, Frequent, Occasional, Rare'.

SA objectives	Proposed monitoring indicators	Mitigation
	<p>Net additional transit and residential pitches (gypsy, traveller and travelling Showpeople) permitted and completed to meet identified requirement.</p> <p>Quantum of new self-build housing.</p> <p>Mix of new housing delivered.</p>	<p>Policy ST26: Affordable Housing requires that sites providing more than five homes in rural areas and ten homes in other areas of the District should include at least 10% affordable housing (unless specific viability issues are identified, in which case offsite contributions will be required).</p> <p>Policy ST27: Housing Mix, Type and Density requires that new housing developments respond to the needs of the area of the District in which they would be provided in terms of delivering an appropriate mix of housing tenures, types and sizes.</p> <p>Policy ST28: Specialist Housing specifically seeks to address the issue of specialist housing provision.</p> <p>Policy ST29: Sites for Gypsies, Travellers and Travelling Show people, specifically seeks to establish or re-establish pitches/yards on vacant plots within a number of existing sites.</p> <p>In addition, a number of policies include criteria that relate to ensuring sufficient housing provision, such as Policy 30: Houses in Multiple Occupation (HMO) and Policy 31: Agricultural and Forestry Workers Dwellings and Policy ST32: Design Quality.</p>
<p>3. Economy and Skills: To promote a strong economy which offers high quality local employment opportunities.</p>	<p>Employment land availability.</p> <p>Typical amount of job creation (jobs per ha) within different use classes.</p> <p>Percentage change and comparison in the total number of VAT registered businesses in the area.</p> <p>Businesses by industry type.</p> <p>Amount of vacant industrial floorspace.</p> <p>Travel to work flows.</p> <p>Employment status by residents and job type.</p> <p>Economic activity of residents.</p>	<p>Policy ST1: Bassetlaw's Spatial Strategy makes provision for a total of 454.85 ha of employment land.</p> <p>Policy ST4: Worksop Central Area seeks to support the diversification and regeneration of the town centre, which is expected to boost its vitality and viability.</p> <p>Policy ST6: Provision of Land for Employment Development allocates a sufficient amount of new employment land to meet projected needs.</p> <p>Policy ST8: Strategic Employment Sites identifies sites that could come forward to meet the needs of regional and national business investment.</p>

SA objectives	Proposed monitoring indicators	Mitigation
	<p>Average gross weekly earnings.</p> <p>Implemented and outstanding planning permissions for retail, office and commercial use.</p> <p>Current and planned broadband coverage.</p> <p>Additional capacity of local schools.</p> <p>GCSE or equivalent performance.</p> <p>Level 2 qualifications by working age residents.</p> <p>Level 4 qualifications and above by working age residents.</p> <p>Increase in GVA of the District.</p> <p>Increase in investment in the District.</p>	<p>Policy ST11: Rural Economic Growth promotes rural diversification, providing more employment opportunities in proximity to existing settlements and services, and supporting the new development of educational facilities.</p> <p>In addition, a number of policies include criteria that relate to ensuring sufficient employment provision, such as Policy ST10: Existing Employment Sites.</p>
<p>4. Regeneration and Social Inclusion: To promote regeneration, tackle deprivation and ensure accessibility for all.</p>	<p>Amount of retail, leisure and office floorspace in town centres.</p> <p>Implemented and outstanding planning permissions for retail, office and commercial use.</p> <p>Total gains and losses of services and facilities.</p> <p>Pedestrian footfall count in town and village centres.</p> <p>Indices of Multiple Deprivation Score – particularly Barriers to Housing and Services Domain and the Living Environment Deprivation Domain.</p> <p>Utilisation rates of local services and facilities.</p>	<p>Policy ST3: Bassetlaw Garden Village will contribute towards health and educational facilities and will provide a new local centre and community hub, which will support well-being and social cohesion and help to create a vibrant community.</p> <p>Policy ST4: Worksop Central Area promotes the regeneration of central Worksop and supports development including recreational, commercial, leisure, cultural, retail and temporary uses, helping ensure residents and visitors have good access to services and facilities.</p> <p>Policy ST13: Town Centres and Local Centres will promote regeneration promotes vibrancy and vitality of town centres, supports co-location of housing with town centre uses, and provides community services in new local centres.</p> <p>Policy ST40: Protection and Enhancement of Community Facilities seeks to protect existing services and facilities and supports the provision of appropriate new facilities.</p> <p>Policy ST42: Promoting Sport and Physical Activity will lead to the provision of new sports and leisure facilities and improvement of community access to facilities.</p>

SA objectives	Proposed monitoring indicators	Mitigation
		In addition, a number of policies include criteria that relate to promote regeneration, tackle deprivation and ensure accessibility for all, such as Policy ST10: Existing Employment Sites, Policy ST26: Affordable Housing and Buildings and Policy ST39: Promoting Healthy and Active Lifestyles.
5. Health and Wellbeing: To improve health and reduce health inequalities.	<p>Life Expectancy.</p> <p>Percentage of people who regularly take 30 minutes exercise more than three times a week.</p> <p>Indices of Multiple Deprivation – Health and Disability sub-domain scores.</p> <p>Residents’ opinion on availability of open space/leisure facilities.</p> <p>Location and extent of accessible open space to development sites.</p> <p>Total gains and losses of public open space.</p> <p>Hectares of accessible open space per 1000 population.</p> <p>Provision of accessible greenspace against Natural England Accessible Natural Greenspace Standards (ANGSt).</p> <p>Location and extent of recreational facilities close to development site.</p> <p>Location and extent of accessible greenspace close to development site.</p> <p>Proximity of site to healthcare facilities.</p> <p>Percentage of population obese.</p> <p>Number of GPs and dentists accepting new patients.</p> <p>Percentage or number of open spaces receiving Green Flag Award.</p> <p>Recorded key offences.</p> <p>KSI casualties for adults and children.</p> <p>Street level crime statistics.</p>	<p>Policy ST4: Worksop Central Area will provide more residents with opportunities to walk and cycle day-to-day, seeks to improve pedestrian and cycle connectivity and encourages the improvement in the quality of public spaces and the social amenity of the Chesterfield Canal and River Ryton.</p> <p>Policy ST14: Housing Distribution focusses most housing development in locations with more opportunities for walking any cycling day-to-day.</p> <p>Policy ST39: Promoting Healthy and Active Lifestyles focuses on improving recreational activity, improved environmental quality, delivering new healthcare facilities and open space, reducing crime through design and other safety measures, and requiring larger residential schemes to provide a Health Impact Assessment and promote the Council’s ‘Healthy Bassetlaw’ scheme.</p> <p>Policy ST40: Protection and Enhancement of Community Facilities seeks to protect existing and create new services and facilities (such as GPs).</p> <p>Policy ST41: Delivering Quality, Accessible Open Space seeks to maintain and enhance publicly accessible open space.</p> <p>Policy ST42: Promoting Sport and Physical Activity seeks to provide sports and leisure facilities across the district.</p> <p>In addition, a number of policies include criteria that relate to improving health and reducing health inequalities, such as Policy ST35: Green and Blue Infrastructure, Policy 44: Contaminated</p>

SA objectives	Proposed monitoring indicators	Mitigation
		and Unstable Land, Policy ST50: Promoting Sustainable Transport.
6. Transport: To reduce the need to travel, promote sustainable modes of transport and align investment in infrastructure with growth	<p>Access to services and business' by public transport. Travel to work methods and flows.</p> <p>Car ownership.</p> <p>Network performance on roads.</p> <p>Public transport capacity, punctuality and efficiency.</p> <p>Length of Public Rights of Way created/enhanced; number of Rights of Way Improvement Plans implemented.</p> <p>Length of cycleways created/enhanced.</p>	<p>Policy ST40: Protection and Enhancement of Community Facilities requires that new community facilities promote access by sustainable transport and requires that new facilities and services should be adjacent to the built-up area of an existing settlement to ensure they are accessible.</p> <p>Policy ST49: Transport Infrastructure identifies 12 key highways/transport infrastructure improvements that will be prioritised for investment and lists some public and sustainable transport links to and from new development as priorities for investment.</p> <p>Policy ST50: Promoting Sustainable Transport ensures that new development supports improvements to the sustainable transport network.</p> <p>In addition, a number of policies include criteria that relate to reducing the need to travel, promoting sustainable modes of transport and aligning investment in infrastructure with growth, such as Policy ST35: Green and Blue Infrastructure, Policy ST39: Promoting Healthy and Active Lifestyles and Policy ST52: Provision and Delivery of Infrastructure.</p>
7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.	<p>Percentage of new development on brownfield land.</p> <p>Area of high quality agricultural land in District.</p> <p>Number or area of contaminated sites remediated.</p>	A number of policies include criteria that relate to encouraging the efficient use of land and conservation and enhancement of soils, such as Policy ST10: Existing Employment Sites and Buildings, Policy ST35: Green and Blue Infrastructure and Policy 44: Contaminated and Unstable Land.
8. Water: To conserve and enhance water quality and resources	Percentage of water bodies at good ecological status or potential.	Policy ST48: Protecting Water Quality requires that water efficiency is maximised, and water quality is maintained at new development.

SA objectives	Proposed monitoring indicators	Mitigation
	<p>Percentage of water bodies assessed at good chemical status.</p> <p>Water cycle study capacity in sewerage and water resources.</p> <p>Percentage of new development incorporating water efficiency measures.</p> <p>Number of planning permissions granted contrary to the advice of the Environment Agency on water quality grounds.</p> <p>Number of developments in Source Protection Zones.</p>	<p>In addition, a number of policies include criteria that relate to conserving and enhancing water quality and resources, such as Policy 44: Contaminated and Unstable Land, Policy ST45: Climate Change Mitigation and Adaptation and Policy ST47: Flood Risk.</p>
<p>9. Flood Risk: To minimise flood risk and reduce the impact of flooding to people and property in the District, taking into account the effects of climate change.</p>	<p>Spatial extent of flood zones 2 and 3.</p> <p>Residential properties flooded from main rivers.</p> <p>Planning permission in identified flood zones granted permission contrary to advice from the Environment Agency.</p> <p>Incidences of flooding (and flood warnings) and location.</p> <p>SFRA results.</p> <p>Percentage or number of permitted developments incorporating SuDS.</p>	<p>Policy ST47: Flood Risk requires that developments are supported by a Flood Risk Assessment where necessary, that land that is required to manage flood risk will be safeguarded from development and that major developments incorporate Sustainable Drainage Systems (SuDS).</p> <p>In addition, a number of policies include criteria that relate to minimising flood risk and reducing the impact of flooding to people and property in the District, such as, Policy ST35: Green and Blue Infrastructure, Policy ST41: Delivering Quality, Accessible Open Space and Policy ST52: Provision and Delivery of Infrastructure.</p>
<p>10. Air Quality: To improve air quality</p>	<p>Number of potentially significant junctions for air quality in the District.</p> <p>NO₂ emissions.</p> <p>PM₁₀ and PM_{2.5} emissions.</p> <p>Percentage of residents driving a car or van.</p> <p>Percentage of trips made using walking or cycling.</p> <p>Travel to work methods.</p>	<p>Policy ST50: Promoting Sustainable Transport ensures that new development supports improvements to the sustainable transport network and thereby improves air quality through reduced private transport emissions.</p> <p>In addition, a number of policies include criteria that relate to improving air quality, such as Policy ST39: Promoting Healthy and Active Lifestyles, Policy ST45: Climate Change Mitigation and Adaptation and Policy ST49: Transport Infrastructure.</p>
<p>11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.</p>	<p>Greenhouse gas emissions (carbon dioxide equivalent).</p> <p>Energy consumption (GWh/household).</p> <p>Percentage of energy supplied from renewable sources.</p>	<p>Policy ST45: Climate Change Mitigation and Adaptation requires all new developments to be designed and built in a sustainable way,</p>

SA objectives	Proposed monitoring indicators	Mitigation
	<p>Number of new renewable energy developments.</p> <p>Renewable energy capacity installed and permitted (by type) (Megawatt).</p> <p>Percentage of residents driving a car or van.</p> <p>Percentage of trips made using walking or cycling.</p> <p>Travel to work methods.</p>	<p>increasing energy efficiency, minimising waste and avoiding pollution.</p> <p>Policy ST46: Renewable Energy Generation supports development proposals for renewable and low carbon energy, in line with the Greening Bassetlaw SPD, and would support installation of renewable energy generation on new and existing roof space.</p> <p>Policy ST50: Promoting Sustainable Transport ensures that new development supports improvements to the sustainable transport network and thereby limits private transport emissions.</p> <p>In addition, a number of policies include criteria that relate to minimising greenhouse gas emissions and adapting to the effects of climate change, such as Policy ST32: Design Quality, Policy ST35: Green and Blue Infrastructure and Policy ST47: Flood Risk.</p> <p>Furthermore, Policy ST7: Site EM007: High Marnham Energy Hub allocates the site for renewable energy generation, with an emphasis on low carbon operations. This could help to minimise greenhouse gas emissions by reducing fossil fuel consumption for energy production.</p>
<p>12. Resource Use and Waste: To encourage sustainable resource use and promote the waste hierarchy (reduce, reuse, recycle, recover).</p>	<p>Amounts of household, construction and demolition and commercial and industrial waste produced.</p> <p>Percentage increase in waste recycled.</p> <p>Percentage reduction in production of hazardous waste</p>	<p>A number of policies include criteria that relate to encouraging sustainable resource use and promoting the waste hierarchy, such as Policy ST10: Existing Employment Sites and Buildings, Policy ST32: Design Quality and Policy ST45: Climate Change Mitigation and Adaptation.</p>
<p>13. Cultural Heritage: To conserve and enhance the District's historic environment, cultural heritage, character and setting.</p>	<p>Number and percentage of Listed Buildings (all grades), Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields, conservation areas and heritage assets at Risk.</p> <p>Percentage of Conservation Areas with an up-to-date character appraisal.</p> <p>Percentage of Conservation Areas with published management proposals.</p>	<p>Policy ST32: Design Quality focuses on the design of new developments respecting the historic and traditional character of the local area.</p> <p>Policy ST37: Conservation and Enhancement of the Historic Environment seeks to conserve and enhance existing features of the historic built environment and their settings, including</p>

SA objectives	Proposed monitoring indicators	Mitigation
	<p>Number of historic buildings repaired and brought back into use.</p> <p>Number of major development projects that enhance the significance of heritage assets or historic landscape character.</p> <p>Number of major development projects that detract from the significance of heritage assets or historic landscape character.</p> <p>Improvements in the management of historic and archaeological sites and features.</p> <p>Percentage change in visits to historic sites.</p> <p>Percentage of planning applications where archaeological investigations were required prior to approval.</p> <p>Percentage of planning applications where archaeological mitigation strategies (were developed and implemented).</p> <p>Number of actions taken in response to breach of listed building control.</p>	<p>archaeological assets, and to minimise harm to the historic environment.</p> <p>Policy 38: Heritage Assets will help to conserve and enhance existing features of the historic built environment and their settings.</p> <p>In addition, a number of policies include criteria that relate to conserving and enhancing the District's historic environment, cultural heritage, character and setting, such as Policy ST12: Visitor Economy, Policy 33: Shop fronts, Signage and Security, and Policy ST34: Landscape Character.</p>
<p>14. Landscape and Townscape: To conserve and enhance the District's landscape character and townscapes.</p>	<p>Changes to landscape condition recorded in Landscape Character Assessment.</p> <p>Percentage of new development in an area of high sensitivity according to the Landscape Character Assessment.</p> <p>Development on previously developed land or conversion of existing buildings.</p> <p>Number of permitted developments within Conservation Areas.</p>	<p>Policy ST32: Design Quality focuses on the design of new developments respecting the character of the local area, integrating into the existing settlement and improving the quality of local architecture, and minimising its impact on the surrounding built and natural character of the area.</p> <p>Policy ST34: Landscape Character requires development proposals to take into account the landscape-related evidence base and to be appropriate in their location, scale, form, design and materials.</p> <p>Policy ST37: Conservation and Enhancement of the Historic Environment seeks to conserve and enhance existing features of the historic built environment and their settings.</p> <p>Policy 38: Heritage Assets helps to conserve and enhance existing features of the historic built environment and their settings, which will likely</p>

SA objectives	Proposed monitoring indicators	Mitigation
		<p>include features that contribute to the landscape and townscape.</p> <p>In addition, a number of policies include criteria that relate to conserving and enhancing the District's landscape character and townscapes, such as Policy ST11: Rural Economic Growth, Policy 33: Shop fronts, Signage and Security and Policy ST40: Protection and Enhancement of Community Facilities.</p>

9 Conclusions

- 9.1 The Draft Bassetlaw Local Plan has been subject to a detailed sustainability appraisal against the SA objectives, which were developed at the scoping stage of the SA process. This stage of the SA has built on the assessments carried out for the Part 1 Draft Bassetlaw Plan in 2018/2019 and has updated these, where relevant. This SA report also includes assessment of a number of site options and policies that were not included in the preparation of the Part 1 Draft Bassetlaw Plan.
- 9.2 The Draft Bassetlaw Local Plan makes provision for a relatively high level of development to be delivered in Bassetlaw over the plan period to 2037. The SA has identified overall significant positive effects in relation to housing provision, employment growth, regeneration and social inclusion and health and wellbeing. This is partly because the spatial distribution of this growth would provide higher levels of development at the larger settlements of the District as well as creating two new settlements and some growth in Rural Bassetlaw. As such, it is expected that the level of growth and the spatial strategy would provide new residents with good access to new and existing essential services.
- 9.3 Considering the amount of land take required to support this level of growth, and the additional pressures residential development will result in, in terms of increased numbers of journeys being made in the District as well as the potential for habitat loss, fragmentation and disturbance negative effects are likely to occur in relation to many of the environmental objectives. Overall significant negative effects have been identified in relation to biodiversity and geodiversity only and this is largely a result of the potential for development to adversely affect the Sherwood Forest ppSPA. It should be noted that the SA has taken a precautionary approach and therefore some of these effects may not occur and it may be possible to mitigate many potential negative effects. Monitoring the effects of the plan using the proposed indicators in **Table 8.1** can help the Council identify when negative effects occur, and it can then take action to prevent those effects becoming significant.
- 9.4 The Draft Bassetlaw Local Plan would deliver a portion of the new development at two new settlements, located at Upper Morton and Cottam. These are expected to deliver more than 1,000 homes between them within the plan period, and at least 3,400 homes between them in the longer term. In addition, both are expected to provide employment opportunities and a local centre with various new services and facilities to the benefit of achieving the wider regeneration of the District. This would make up a sizeable portion of the overall growth to be delivered in Bassetlaw. The details of any development coming forward would be guided by both the other policies in the Draft Bassetlaw Local Plan and the masterplan required by these. The site allocation policies place an emphasis on climate change mitigation by requiring development to make provision for opportunities to champion green and low carbon energy and technology. In addition, the allocation of High Marnham Energy Hub provides a focus for renewable energy production and promotes a low carbon economy in the District. This ambition is also reflected in Policy ST45, Climate Change Mitigation and Adaptation, which seeks to minimise carbon emissions. The site allocation policies also champion good design, sufficient transport links and green infrastructure, all of which are likely to contribute to creating pleasant places to live and work, as well as minimising environmental harm and moving towards environmental enhancement, including biodiversity net gain.
- 9.5 The Draft Bassetlaw Local Plan includes a number of development management (DM)-style policies guide future development in the plan area. These policies set out requirements which new development in the plan area must meet. As such, they are expected to help mitigate the potential adverse effects of delivering a high level of growth in the plan area and furthermore are likely to help enhance the positive effects expected in relation to this delivery.

Next steps

- 9.6 This SA Report will be available for consultation alongside the Draft Bassetlaw Local Plan from January 2020. Following the consultation on the SA of Draft Bassetlaw Local Plan, the responses received, and the findings of the SA will be considered and incorporated into the next iteration of the Bassetlaw Local Plan.

LUC
January 2020