



Sustainability Appraisal Workop Central Development Plan Document

Main Report

June 2021

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1. Introduction

1.1 This Sustainability Appraisal Report has been produced by Bassetlaw District Council as part of the integrated Sustainability Appraisal (SA) and Strategic Environmental Assessment for the Worksop Central Area DPD. This SA is consistent with the SA for the Local Plan.

1.2 This report relates specifically to the Worksop Central Development Plan Document (DPD) (June 2021) and it should be read in conjunction with that document.

1.3 Bassetlaw Local Plan is the development plan for Bassetlaw District. Worksop Central DPD forms part of Bassetlaw Local Plan and policies should be read in conjunction with policies in that document. Bassetlaw Local Plan is currently under development. The Council has undertaken public consultation on the Regulation 18 Draft Bassetlaw Local Plan from November 2020 to January 2021, and subsequently in January / February 2020.

Context for the Worksop Central Area DPD

1.4 Bassetlaw District is located within the north of Nottinghamshire and covers approximately 63,000ha with a population of approximately 116,800¹. The district is mostly rural but has three main towns, Worksop, Retford and Harworth and Bircotes. Worksop is the largest of these settlements with a population of 46,012² and is located to the south west of the district.

1.5 Worksop's location and infrastructure provision means it benefits from good rail links to the surrounding areas of Nottingham, Sheffield and Lincoln. It also has a well-connected strategic road network consisting of the A1, A57, and A60. These factors along with its size, make it the principle town and main retail and employment centre for the District.

The Worksop Central Area DPD

1.6 The production of the Bassetlaw Local Plan is currently underway, with expected adoption in 2022, and will be the primary development plan document used to guide land use and planning decisions in the District up to 2037. The spatial strategy for Bassetlaw directs a proportion of Worksop's growth to central Worksop, which has been identified as a priority regeneration area. Worksop Town Centre

¹ <https://www.nomisweb.co.uk/reports/lmp/la/1946157163/report.aspx?town=bassetlaw>

² <https://www.bassetlaw.gov.uk/media/6017/bassetlaw-hedna-nov-2020.pdf>

retail offer has experienced a steady decline in recent years. This has been further compounded by the effects of the Covid 19 pandemic. There is now a need to inject new life into Worksop Town Centre, delivering a mix of development which will promote a vibrant, viable community hub.

1.7 The Worksop Central DPD will be produced to support the Bassetlaw Local Plan. With the aim of providing a vision, strategy, and objectives to assist in the delivery of investment and regeneration in the area. The document will be produced in consultation with key stakeholders, businesses and the local community and will include planning policies, site allocations, place making parameters and design codes to be incorporated into future planning applications. A phasing, infrastructure and implementation plan will set out how the rate of development will be linked to the provision of the necessary physical, social and environmental infrastructure. The DPD is expected to be adopted after the Local Plan's adoption in 2023-24.

Sustainability Appraisal and Strategic Environmental Assessment

1.8 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.

1.9 Strategic Environmental Assessment (SEA) is also a statutory assessment process, required under the SEA Directive³, 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)⁴. 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'*.

1.10 Despite being separate processes, the SEA and SA have similar aims and objectives. Where the SEA focuses on the likely environmental effects of a plan, the SA includes a wider range of considerations, extending to social and economic impacts. National Planning Practice Guidance⁵ outlines how a joint SA/SEA can be undertaken, through an SA report being produced which incorporates the requirements of the SEA Regulations. The SA/SEA for the Worksop Central DPD is being undertaken using this integrated approach and throughout this report the abbreviation 'SA' refers to 'SA incorporating the requirements of SEA'.

1.11 The transition period for the UK leaving the EU ended on 31st December 2020. This currently has no effect on the requirement to undertake a SA/SEA.

Habitats Regulations Assessment

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

³ SEA Directive 2001/42/EC

⁴ Under EU Directives 85/337/EEC and 97/11/EC concerning EIA.

⁵ <http://planningguidance.planningportal.gov.uk/>

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.

The HRA for the Workso Central DPD is currently being produced as a separate document. As a result, the findings have not been taken into account in the SA, but upon publication of the HRA the SA can be amended moving forward. Reference has been made to the findings from the HRA for the Draft Bassetlaw Local Plan.

Structure of this report

1.12 This is the SA report for the Workso Central Development Plan Document. Table 1 below signposts how the requirements of the SEA Regulations have been met within this report.

Table 1 Requirements of the SEA Regulations and where these have been addressed 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).

SEA Regulations Requirements	Where this is covered in the SA report
a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes	Chapter 3/ 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/ Appendix 3
c) The environmental characteristics of areas likely to be significantly affected	Chapter 3/ 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/ 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/ Appendix 2
f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna,	Chapter 4, 5, 6 and 7 / Appendix 4 and 5

SEA Regulations Requirements	Where this is covered in the SA report
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)	
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;	Chapter 4 and 5
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
i) a description of measures envisaged concerning monitoring in accordance with Reg. 17;	Chapter 7
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 Workso Central DPD.
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: • 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 2021. A further consultation on the remaining stages of the SA is being undertaken between June and July 2021.
• 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	A consultation will be undertaken for the Workso Central Development Plan Document between June and July 2021 and will be accompanied by this SA report.

SEA Regulations Requirements	Where this is covered in the SA report
plan or programme and the accompanying environmental report before the adoption of the plan or programme (Reg. 13)	
<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)

SEA Regulations Requirements	Where this is covered in the SA report
Provision of information on the decision: When the plan or programme is adopted, the public and any bodies 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 Workop Central DPD is adopted.
Monitoring of the significant environmental effects of the plan's or programme's implementation (Reg. 17)	To be addressed after the Workop Central DPD is adopted.
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 Regulations have been met.

1.13 The table above introduced the SA process for the Workop Central DPD. 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 Workop Central DPD.
- **Chapter 3: Sustainability Context for Development in Workop Central Area** describes the relationship between the Workop Central DPD and other relevant plans, policies and programmes; summarises the social, economic and environmental characteristics of the town and identifies the key sustainability issues and opportunities.

- **Chapter 4: Sustainability Appraisal Findings for the Policy Options considered in the Workshop Central DPD**
- **Chapter 5: Sustainability Appraisal findings for the Site Options**
- **Chapter 6: Cumulative Effects of the Draft Local Plan and Workshop Central DPD policies and sites** summarises the expected cumulative effects of the current consultation document
- **Chapter 7: Monitoring and Recommendations** describes the approach that should be taken to monitoring the likely significant effects of the Workshop Central DPD and proposes monitoring indicators.
- **Chapter 8: Conclusions** summarises the key findings from the SA of the Workshop Central DPD and describes the next steps to be undertaken.

1.14 The following appendices support the main body of the report:

- **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 Report for the Workshop Central DPD 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 Workshop.
- **Appendix 4:** presents SA matrices and significance criteria to be applied for the site options and policies considered for the Workshop Central DPD at earlier stages of plan making.
- **Appendix 5:** presents the site appraisal criteria for housing and employment sites that have been applied during the SA.

2. Methodology

2.1 As well as complying with legal requirements, the production of the SA/SEA for Workshop Central DPD follows the current best practice and guidance set out in National Planning Practice Guidance. This involves carrying out SA as an integral part of the plan-making process. The information below outlines the main stages of the plan-making process and shows how these correspond to the SA process.

Workshop Central DPD Step 1: Evidence Gathering and Stakeholder Engagement (Scoping)

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

Stage A involves:

- 1: Identifying other relevant policies, plans and programmes, and sustainability objectives
- 2: Collecting baseline information
- 3: Identifying sustainability issues and opportunities
- 4: Developing the SA framework
- 5: Consulting the Environment Agency, Historic England, and Natural England on the scope of the SA

Workshop Central DPD Step 2: SA Production

Stage B: Developing and refining options and assessing effects

Stage B involves:

- 1: Testing the Workshop Central DPD objectives against the SA framework
- 2: Developing the Workshop Central DPD policy options
- 3: Evaluating the effects of the Workshop Central DPD

- 4: Considering ways of mitigating adverse effects and maximising beneficial effects
- 5: Proposing measures to monitor the significant effects of implementing the Workso Central DPD

Stage C: Preparing the Sustainability Appraisal Report

Stage C involves preparing the SA Report.

Workso Central DPD Step 3: Public Engagement and Monitoring

Stage D: Seek representations on the Local Plan and the Sustainability Appraisal Report

Stage D involves public participation on Workso central DPD and the SA Report

Stage E: Monitoring the significant effects of implementing the Workso Central DPD

Stage E involves:

- 1: Finalising aims and methods for monitoring
- 2: Responding to adverse effects

SA Stage A: Scoping

2.2 The SA process began in February 2021 with the production of the Scoping Report for the Workso Central Development Plan Document. The Scoping Report is used to help provide an understanding of the social, economic and environmental baseline data for the proposed plan area, as well as the sustainability policy context and key sustainability issues. The Scoping Report presented the outputs for the following tasks:

- Policies, plans and programmes of relevance to the Workso Central DPD were identified, ranging from local to international level. The relationships between them and the Workso Central DPD were then considered, enabling any potential synergies to be exploited and any potential inconsistencies and incompatibilities to be identified and addressed.
- Baseline information was collected on the environmental, social and economic issues in Workso. In some instances data was not available for Workso specifically so information on Bassetlaw District was used. The 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 the Workso, namely the Central area 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 town 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.

2.3 The SA Scoping Report also sets out information about the methodology that is used for undertaking the SA, including proposed criteria for the appraisal of site options and definitions of significance which would inform the appraisal of policy options.

2.4 Public and stakeholder participation are important for SA production 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. Therefore, as required by the SEA directive, the Scoping Report was sent to the three statutory consultation bodies who have environmental responsibilities in England. These are; the Environment Agency, Natural England and Historic England. The consultation ran for 5 weeks from early March through to mid-April 2021.

2.5 **Appendix 1** displays the comments that were received through the Scoping Report consultation and identifies how these representations were addressed during the preparation of the Interim SA Report. As a result of the comments received, modifications were made to the scoping work during the production of the Interim SA Report. These changes have been carried forward in the SA work undertaken since.

2.6 In order to assist in the production process of the Worksop Central DPD, the SA baseline information, evidence and analysis are continually under review. This is due to external factors, including amendments to government guidance regarding the planning system. Updated versions of the plans, policies and programmes review and the baseline information are presented in this report in **Appendix 2 and Appendix 3**.

2.7 Table 2 presents the SA Framework for the Worksop Central Area under themes identified through the Baseline data collection process. 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 that an integrated approach has been taken to the SA and SEA of the Worksop Central DPD.

2.8 In order to ensure consistency in the appraisal of options and policies considered for the Worksop Central DPD, a set of significance criteria was developed and presented in the SA framework. These were displayed under the 14 headline objectives along with their associated sub-questions. The revisions made to the Scoping Report did not lead to changes in the 14 core SA Objectives identified. However, amendments were made to some of the significance criteria and illustrative guidance which were applied in the SA of site options and policies. These significance criteria are presented in **Appendix 4**.

Table 2: SA Framework for the Worksop Central Area

SA Objective	Guide Questions	Relevant topic(s) as set out in the SEA Regulations
<p>1. Biodiversity, Green and Blue Infrastructure: To conserve and enhance biodiversity and geodiversity and promote improvements to the District's green and blue infrastructure network.</p>	<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 consider local BAP requirements and UK protected species? • 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 offer protection to existing corridors and opportunities to create and enhance/connect habitats to offer a wider network? • 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 and blue infrastructure 	<ul style="list-style-type: none"> - Biodiversity - Fauna and Flora - Human Health
<p>2. Housing: To ensure that the District's housing needs are met.</p>	<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 Worksop Central's existing housing stock? • Will it help to ensure the provision of good quality, well designed homes? • Will it deliver housing to meet the needs of the elderly and those with special needs? 	<ul style="list-style-type: none"> - Population

SA Objective	Guide Questions	Relevant topic(s) as set out in the SEA Regulations
3. Economy and Skills: To promote a strong economy which offers high quality local employment opportunities.	<ul style="list-style-type: none"> • Will it deliver local economic growth? • Will it provide a supply of flexible, good quality employment land to meet the needs of the Worksop Central'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 promote a low carbon economy? • 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? 	- Population
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 help to promote shared community use and the co-location of services and facilities? • Will it protect and enhance the vitality and viability of Worksop Central? • Will it tackle deprivation in Worksop Central'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? 	- 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 and blue infrastructure, open space, leisure and recreational facilities for all? • Will it maintain and improve access to children's play areas? 	- Population - Human Health

SA Objective	Guide Questions	Relevant topic(s) as set out in the SEA Regulations
	<ul style="list-style-type: none"> • Will it increase the opportunities for physical activity and accessibility of recreational services and facilities? • Will it improve access to health and social care 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 and promote accessible buildings and public spaces? • 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? • Will it minimise noise levels associated with new development and avoid locating sensitive development in areas affected by noise? 	
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/Worksop Central's transportation infrastructure and support proposals identified in the Local Transport Plan? • Will it capitalise on Worksop's good transport accessibility, links to Robin Hood Airport, Worksop Station and Worksop Bus Station? • Will it help to develop a transport network that minimises the impact on the environment and public health? • Will it help deliver traffic management and calming measures to reduce road injuries? • Will it reduce the level of freight movement by road? 	<ul style="list-style-type: none"> - Population - Human Health - Air
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 make best use of and reduce the amount of derelict, degraded and underused land in Worksop Central? • Will it encourage the reuse of existing buildings and infrastructure? 	<ul style="list-style-type: none"> - Soil - Material Assets

SA Objective	Guide Questions	Relevant topic(s) as set out in the SEA Regulations
	<ul style="list-style-type: none"> • Will it prevent land contamination and facilitate remediation of contaminated sites? • Will it maintain and enhance soil quality? 	
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? 	- 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 avoid or reduce 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? 	- 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? 	- 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/ Workshop Central 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? 	- Climatic Factors
12. Resource Use and Waste: To encourage sustainable resource use and promote the waste hierarchy	<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? 	- Material Assets

SA Objective	Guide Questions	Relevant topic(s) as set out in the SEA Regulations
(reduce, reuse, recycle, recover).	<ul style="list-style-type: none"> • 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? 	
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 Worksop Central? • Will it help to conserve historic buildings, places and spaces that enhance local distinctiveness, character and appearance through sensitive adaptation and reuse? • 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? 	- 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 landscape character and townscapes? • Will it promote high quality design in context with its urban landscape? • Will it protect and enhance visual amenity? 	- Landscape

SA Stage B: Developing and refining options and assessing effects

2.9 Developing options for a plan is an iterative process involving a number of consultations with the public and stakeholders. Consultation responses and the SA help to identify where there may be other 'reasonable alternatives' to the options being considered for a plan.

2.10 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."

2.11 All policy and site alternatives considered for Worksop DPD 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 Bassetlaw Local Plan, Worksop DPD, or national policy (e.g. the National Planning Policy Framework) or site options that are unavailable or undeliverable.

2.12 The SA findings are not the only factors taken into account when determining a preferred option to take forward in a plan. 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 deliverability and conformity with national policy as well as public opinion also need to be taken into account by plan-makers when selecting preferred options for their plan.

2.13 Stage B describes how the appraisal of options has fed into the development of the Worksop DPD consultation document.

SA Stage C: Preparing the Sustainability Appraisal report

2.14 This SA Report describes the processes that have been undertaken to complete the SA of the Worksop Central DPD. It sets out the findings of the appraisal of options considered, as well as the SA findings for the draft policies 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).

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

2.15 Bassetlaw District Council is inviting comments on the Worksop Central DPD and this SA Report. Both documents are being published on the Council's website for consultation from 9th June 2021 to 21st July 2021.

2.16 Appendix 1 presents the consultation comments that were received in relation to the SA Scoping Report, which also includes the SA Methodology. It explains how comments received have been addressed.

SA Stage E: Monitoring Implementation of the Worksop Central DPD

2.17 Recommendations for monitoring the likely significant social, environmental and economic effects of implementing the Worksop Central DPD are presented in Chapter 7 and will be updated at later stages of the DPD preparation to reflect the final effects identified.

Appraisal methodology

2.18 Reasonable alternative policy and spatial options for the DPD have been appraised against the SA objectives in the SA framework, with score symbols being attributed to each option or policy to indicate its likely effects on each SA objective as follows:

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

Table 3: Key to symbols and colour coding used in the SA of the Workop Central DPD

2.19 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.).

2.20 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 significance. Effects from more minor effects (+ or -) are applied where 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 Appendices 4 and 5 and have been used to achieve consistency in making judgements.

Assumptions and uncertainty

2.21 Inevitably, SA 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 public transport services, employment, and public open space/recreation areas.

2.22 The site assessment criteria presented in Appendix 5 have been applied through the use of Geographical Information Systems (GIS) data where appropriate. The assumptions are set out in the Workop Central DPD SA Scoping report.

2.23 A number of factors have led to uncertainty in some of the assessments. These uncertainties are discussed within the assessment justification text within the findings chapters and appendices.

2.24 Many of the effects identified in the policy assessments depend on the exact location of development, which, aside from the site allocations, is yet to be decided. This has led to uncertainty in many of the assessments.

2.25 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 SSSI 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.

2.26 There could be undiscovered archaeological features at any location within the District. For the purposes of this SA, the focus is 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.

2.27 The rate at which emissions from private vehicles will change over the course of the DPD period as a result of technological improvements cannot be predicted or realistically factored into judgements about air quality.

2.28 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

2.29 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. This section identifies minor difficulties in relation to assessing the effects on biodiversity, non-designated heritage assets, and the effects of existing noise levels and crime in the Worksop Central area.

2.30 Uncertain effects regarding biodiversity due to lack of a detailed planning application. However, policies make provision for a net gain in biodiversity in accordance with the direction of national policy, so this should be addressed at the planning application stage.

2.31 As a town centre location, the SA has sought to assess the effects of noise and crime. Given the subjective nature of the impact of crime and noise, it has been difficult to determine the impact it would cause. The effects of noise and crime are only included in the site assessments and this has been informed through liaison with the Council's Environmental Health Team. However, whilst crime and noise can't easily be measured in SA, the policies relating to design, public realm, and transport should all have a positive effect on crime and noise.

3. Sustainability Context for Development in Worksop Central Area

Introduction

3.1 The Worksop Central SA Scoping Report identifies the sustainability context for Worksop central. One of the first steps in undertaking SA is to identify and review other relevant plans and programmes that could influence the Worksop Central Development Plan Document. 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 Full details of all relevant plans and programmes that could influence the Workso Central DPD can be viewed in Appendix 2 and they are listed below. The SA of the Bassetlaw Local Plan also includes a high level assessment of the strategic approach to Workso Central Area.

Plans and Programmes Reviewed for the SA Scoping Report of the Workso Central Area DPD

Level: International/European Plan/Programme

- 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)
- 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
- United Nations (2015) Sustainable Development Goals

- UNESCO World Heritage Convention (1972)
- UNFCCC (1997) The Kyoto Protocol to the UNFCCC
- World Commission on Environment and Development (1987) Our Common Future (The Brundtland Report)
- The World Summit on Sustainable Development (WSSD), Johannesburg, September 2002

Level: National

- 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
- 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 (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 (2020) UK Biodiversity Indicators 2020
- 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
- Defra (2019) Clean Growth Strategy
- Defra (2019) Clean Air Strategy
- Defra (2020) Nature Recovery Network
- Defra (2020) England Tree Strategy- Consultation
- BEIS (2019) Industrial Strategy- Building a Britain fit for the future
- Department of Health (2011) Healthy Lives, Healthy People: Our Strategy for Public Health in England
- Department for Transport (DfT) (2011) Strategic Framework for Road Safety
- Department for Transport (DfT) (2017) Cycling and walking investment strategy
- Environment Agency (2016) Managing Water Abstraction
- Environment Agency (2013) Water Stress Areas – Final Classifications
- Historic England (2015) Historic Environment Good Practice Advice in Planning: 1, The Historic Environment in Local Plans
- Historic England (2015) Historic Environment Good Practice Advice in Planning: 2, Managing Significance in Decision-Taking in the Historic Environment
- Historic England (2017) Historic Environment Good Practice Advice in Planning: 3 (2nd Edition), The Setting of Heritage Assets
- Historic England (2020) Historic Environment Good Practice Advice in Planning: 4, Enabling Development and Heritage Assets
- Historic England (2019) Historic England Advice Note 1 (second edition) - Conservation Area Appraisal, Designation and Management

- Historic England (2016) Historic England Advice Note 2 - Making Changes to Heritage Assets
- Historic England (2015) Historic England Advice Note 3 - The Historic Environment and Site Allocations in Local Plans
- Historic England (2021) Historic England Advice Note 7 (second edition) - Local Heritage Listing: Identifying and Conserving Local Heritage
- Historic England (2016) Historic England Advice Note 8 - Sustainability Appraisal and Strategic Environmental Assessment
- Historic England (2018) Historic England Advice Note 10 - Listed Buildings and Curtilage
- Historic England (2019) Historic England Advice Note 12 - Statements of Heritage Significance: Analysing Significance in Heritage Assets
- Historic England (2018) Wellbeing and the Historic Environment
- Historic England (2019) There's No Place Like Old Homes; Re-use and Recycle to Reduce Carbon
- HM Government (1979) Ancient Monuments and Archaeological Areas Act
- The Wildlife and Countryside Act 1981
- 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 (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
- HM Government (2018) Reducing Emissions from Road Transport: Road to Zero Strategy
- Department for Transport (DfT) (2020) Decarbonising transport: setting the challenge
- NHS England (2014) Five Year Forward View
- Sensory Trust (2017) By All Reasonable Means, Least Restrictive Access to the Outdoors

Level: Regional

- Anglian Water (2015) Water Resources Management Plan
- Natural England (2009) East Midlands Landscape Character Assessment
- Natural England (2020) Natural Capital Atlas
- Network Rail (2010) East Midlands Route Utilisation Strategy
- Severn Trent Water (2019) Water Resources Management Plan
- Environment Agency (2015) Part 1: Humber river basin district River basin management plan

Level: Sub-Regional

- D2N2 Local Economic Partnership (2013) Strategy for Growth 2013-2023
- Environment Agency (2010) River Trent Catchment Flood Management Plan
- Nottinghamshire Biodiversity Action Group (1998) Nottinghamshire Local Biodiversity Action Plan
- Nottinghamshire County Council (2020) A Strategy for Improving Educational Opportunities for All
- 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)
- Nottinghamshire County Council (2020) Joint Strategic Needs Assessment
- River Idle Catchment Partnership Action Plan (undated)
- Sheffield City Region Local Enterprise Partnership (2020) Strategic Economic Plan 2021-2041
- Sheffield City Region (2017) Sheffield City Region Transport Strategy 2018 – 2040

Level: Local

- Bassetlaw Clinical Commissioning Group (2016) Primary Care Strategy 2016-2020
- 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
- Bassetlaw District Council (2016) The Canch Management Plan 2016 - 2019
- Bassetlaw District Council (2013) Climate Change Strategy 2013
- 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 (2019) Council Plan 2019-2023
- 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 (due update late spring)
- Bassetlaw District Council (2020) Draft Bassetlaw Local Plan November 2020
- Bassetlaw District Council (2011) Worksop Conservation Area Appraisal and Management Plan
- Bassetlaw District Council (2011) Mr Straw's Conservation Area Appraisal
- Bassetlaw District Council (2016) Worksop Intervention Strategy
- Bassetlaw District Council (2021) Worksop Masterplan
- Bassetlaw District Council (2020) Bassetlaw Local Plan Habitats Regulations Assessment
- Bassetlaw District Council (Due 2021) Recreational Impact Assessment
- Woodland Trust Hannah Park Woodland Management Plan 2017 – 2022
- JBA Consulting (2020) Bassetlaw Strategic Flood Risk Assessment Progress Update
- JBA Consulting (2021) Bassetlaw Strategic Flood Risk Assessment: Level 2

Key Objectives and Policy Issues

3.3 The review of plans and programmes presented in Appendix 2 has identified a number of objectives and policy issues relevant to the Worksop Central DPD and the scope of the SA across the following topic areas:

Social

- The use of sustainable transport methods is a core principle of the NPPF. Therefore, the community need to have access to a range of local services that both reflect their needs and are accessible via walking, cycling and public transport. This involves the enhancement of Green and Blue infrastructure within the DPD boundary and receives local coverage in the BDC's 'Canch Management Plan'. A Green Infrastructure Strategy has been produced specifically for Worksop Central.
- There is a recognition to reduce deprivation and inequality, locally this is addressed through the Council Plan 2019-2023- Investing in Bassetlaw. At a sub-regional level this is demonstrated with the Nottinghamshire County Council and Nottinghamshire Health and Wellbeing Board's publication of their 'Strategic Plan 2018-2022', which seeks to improve the health and wellbeing of the people of Nottinghamshire.
- The Bassetlaw CCG Primary Care Strategy⁶ sets out how primary health care will be delivered and improved in Bassetlaw over a five year period; currently 2016 to 2021.
- Improve skills to reduce unemployment and deprivation. This is highlighted through partnerships which have influence in the Worksop DPD area, such as D2N2's N2 Town Centres Programme. Funding of £1.8 million has been provided by D2N2 and Midlands Engine through the 'Unlocking Growth in N2 Town Centres' programme for the Middleton's Project. This is transforming a number of derelict and underused buildings in Worksop Town Centre into a modern and multipurpose business hub that will create employment opportunities, offer new start-ups and small businesses with a place to grow and thrive, and bring increased footfall into the town centre the Sheffield City Regions 'Strategic Economic Plan' that seeks to develop the SCR skills base, labour mobility and education performance.
- At a Sub regional level, there is a move to improve educational attainment and upskilling residents, as identified in Nottinghamshire County Council's Strategy for improving educational opportunities for all⁷ The Worksop Access to Skills Hub being developed at Bridge Court in the town centre will provide a state of the art education and training hub to support residents in securing better outcomes in a range of sectors including health, construction and green energy.

Environmental

- In 2018, JBA Consultants prepared a Level 1 Strategic Flood Risk Assessment (SFRA) to inform the emerging Bassetlaw Local Plan, which covered Worksop. The Level 1 SFRA brought together the latest information on all sources of flooding from a range of stakeholders including the District Council, County Council, Environment Agency, Severn Trent Water, Internal Drainage Boards and the Canal and River Trust. The report can be accessed on the District Council website⁸. Although the Level 1 SFRA strategically covers the flooding issues for

⁶ <http://www.bassetlawccg.nhs.uk/publication/10866-primary-care-strategy-2016-2020>

⁷ <https://www.nottinghamshire.gov.uk/media/2326866/a-strategy-for-improving-educational-opportunities-for-all.pdf>

⁸ <https://www.bassetlaw.gov.uk/planning-and-building/the-draft-bassetlaw-local-plan/draft-bassetlaw-local-plan-evidence-base/greening-bassetlaw/>

Worksop Central, the Bassetlaw Level 2 assessment does not. This is due to ongoing flow modelling work to the River Ryton catchment by the Environment Agency. The release of this data should be available in August 2021. A screening assessment has been produced to analyse the flood risk to proposed sites in Worksop Central

- A separate Level 2 SFRA will be produced for the Worksop Central DPD later this year once the River Ryton Modelling becomes available. This assessment will provide the necessary information and, where appropriate, flood mitigation measures that are needed for sites with a risk of flooding to be considered appropriate for development. In addition, the Council is working closely with the Environment Agency on a potential Flood Management Scheme for the River Ryton catchment.
- The Bassetlaw Local Plan and the Worksop Central DPD have included policies and proposals to support and capture any future scheme. When the information on a scheme becomes available, this will be included within the Worksop Central SFRA Level 2 and within future versions of the DPD.
- Since the UK became the first major economy to pass law requiring greenhouse gas emissions to be net zero by 2050⁹, focus on the environment and climate change mitigation has become increasingly prevalent across all levels of plans, policies and programmes. From national legislation down to the local level publications such as; Bassetlaw District Councils 'Climate Change Strategy'. There is an increased focus on the use of renewable energy resources, energy efficiency and the protection and management of natural resources, including water resource management.
- On 30 January 2020, the Government reintroduced the Environment Bill, which is currently making its way through Parliament. The progress of the Bill, including provisions for biodiversity net gain will be monitored throughout the production of the SA.
- Trees and woodlands deliver benefits for all of us by capturing carbon and creating space for nature. The government recognised this in its A Green Future: Our 25 Year Plan to Improve the Environment¹⁰, and committed to increase woodland cover in England from 10% to 12% by 2060, this was supported through Defra's publication of the England Tree Strategy- Consultation¹¹.
- Following on from the 25 year plan, a number of additional Governmental environmental initiatives have been published. These include the mandatory Biodiversity Net Gain, the Nature Recovery Network¹² and the overarching concept of enhancing Natural Capital. The Biodiversity net gain aim as set out in the Environment Bill, requires development to deliver at least a 10% improvement in biodiversity value. An example of Biodiversity improvements include the addition of a sedum roof on a building or an nature reserve on a new housing development. The Nature Recovery Network (NRN) aims to bring together partners, legislation and funding, in order to restore and enhance the natural environment. The Nature Recovery Network seeks to address challenges associated with: biodiversity loss, climate change and wellbeing, through initiatives including improving the landscape's resilience to climate change, providing natural solutions to reduce carbon and manage flood risk, and sustaining vital ecosystems such as improved soil, clean water and clean air. Finally the Natural

⁹ https://www.legislation.gov.uk/ukdsi/2019/9780111187654/pdfs/ukdsi_9780111187654_en.pdf

¹⁰

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/693158/25-year-environment-plan.pdf

¹¹ https://consult.defra.gov.uk/forestry/england-tree-strategy/supporting_documents/englandtreestrategyconsultationdocument%20%20correctedv1.pdf

¹² <https://www.gov.uk/government/publications/nature-recovery-network/nature-recovery-network>

Capital approach seeks to incorporate the wider benefits of the environment into decision making at all levels, from local to national. To help with applying the approach, Defra has provided the Enabling a Natural Capital Approach¹³ (ENCA) resource. It contains guidance, data, tools and case studies help with understanding natural capital and to know how to take natural capital into account.

- Natural England has produced a Natural Capital Atlas¹⁴ which identifies Indicators to explore the distribution and condition of natural assets in Nottinghamshire and the benefits they provide to society.
- Historic England's publication 'There's No Place Like Old Homes' highlights Heritage Counts research and examines the opportunities associated with the reuse and repurposing of existing buildings and making use of embodied carbon in contrast to increasing carbon footprint through new builds. This will also help achieve wider Governmental targets such as Net Zero Emissions by 2050. Additionally, the reuse and recycling of historic buildings can reduce other negative environmental impacts such as waste production, resource depletion, water pollution, land-take, erosion and health impacts. There are also important social and economic impacts – historic buildings form a vital part of the nation's infrastructure providing homes, amenities, utilities and premises for businesses. They add to the unique character of places and play an important part in society, enhancing our wellbeing and quality of life. However, in order to achieve the level of benefit reported in the Heritage Counts research findings, retrofit measures must be sympathetically and responsibly implemented. Inappropriate retrofit measures can lead to unintended consequences and actually damage buildings.
- The review highlighted the efforts being made to reduce air, water and noise pollution. These are namely covered in European legislation including the EU Environmental Noise Directive and EU Air Quality Directive.
- Reducing waste and the promotion of recycling.
- The use of open spaces to encourage healthy and active lifestyles. Increasing the accessibility to quality open space and diversity of current open spaces at the local level, including 'The Canch Management Plan 2016-2019' and the Green Infrastructure Strategy.
- Water resource and management is a key message across different publication levels. Regionally, the Environment Agency 'Water Stress Areas - Final Classifications' identifies the Anglian Water area, in which Worksop Central would apply, as a "serious stress classification". Where current or future household demand for water is a high proportion of the current effective rainfall which is available to meet that demand.
- The review examined the implications of flood zones and how appropriate water management can be used. This includes European legislation, with the 'Water Framework Directive' (2000), which examines how protection and enhancement of water courses can come about through physical modification. Lower down the hierarchy, there is an increased understanding of the locality and situation surrounding water courses on local areas. This is demonstrated through sub-regional documents such as the, 'Idle Catchment Partnership Action Plan'. Which identifies priority areas for improvement to the water environment, including community use and water resource management.
- As a main water supplier for the district Anglian Water recognises the impact a growing population will have on resources and infrastructure and produces its Water Resources Management Plan which sets out how they will manage the water supplies in the region to

¹³ <https://www.gov.uk/guidance/enabling-a-natural-capital-approach-enca>

¹⁴ <http://publications.naturalengland.org.uk/publication/6672365834731520>

meet current and future needs over a minimum of 25 years. The current Plan, published in 2019, covers the period from 2020-2045.

- Similarly to the above Severn Trent Water produces a 'Strategic Water Resources Management Plan' which outlines out how much water is available for use now and how this may change in the future. They also consider the impact of climate change and potential reductions in the volume of water that will be available to take from rivers and groundwater.
- Historic England has published a number of Advice Notes which assist with implementing; historic environment legislation, policy in the National Planning Policy Framework (NPPF) and related guidance given in the Planning Practice Guidance (PPG). For example, Advice Note 2: Making Changes to Heritage Assets¹⁵ illustrates the application of policies set out in the NPPF in determining applications for planning permission and listed building consent, as well as other non-planning heritage consents, including scheduled monument consent.
- Historic Environment Good Practice Advice in Planning: 3 (2nd Edition)¹⁶ sets out guidance, against the background of the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guide (PPG), on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes. It gives general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views contribute to setting. The suggested staged approach to taking decisions on setting can also be used to assess the contribution of views to the significance of heritage assets. The guidance has been written for local planning authorities and those proposing change to heritage assets. Additionally, GPA: 4 Enabling Development and Heritage Assets looks at the process of enabling development that would not be in compliance with local and/or national planning policies, and not normally be given planning permission, except for the fact that it would secure the future conservation of a heritage asset. Whilst only applicable in certain circumstances, enabling development can be a useful tool. The advice in the document is intended to help all those involved in enabling development proposals, including local authorities, to work through the possible options in relation to the asset in question, and to understand whether they are acceptable. Through analysis of the process, the likely alternatives to and the potential impacts of enabling development, it sets out a model against which to consider proposals.
- Locally, Bassetlaw District Council's Local Plan Habitat Regulations Assessment¹⁷ examined the proposed site allocations and policies in the most recent draft of the Bassetlaw Local Plan, including the Worksop Central proposal. The screening of this policy considered the provision for at least 660 new dwellings, associated infrastructure and commercial development. Central Worksop is located approximately 2km away from the Sherwood Forest potential proposed Special Protection Area (ppSPA) and Clumber Park SSSI at the nearest point. Whilst details will be set out in the DPD to follow the Local Plan, this policy sets the framework for such development. The provision of new homes and economic development is likely to relate to an increase in population and therefore result in an increase in traffic flows on roads throughout the District. The increase in population at this location as a result of future development could potentially contribute to an increase in visitors to Clumber Park SSSI and could result in effects arising from increased recreation on Clumber Park SSSI. Therefore this

¹⁵ <https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/>

¹⁶ <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

¹⁷ https://www.bassetlaw.gov.uk/media/5991/hra-report-for-further-reg-18-consutlation_autumn-2020.pdf

should be considered further at the Appropriate Assessment stage. Additionally, as Central Worksop is located around 13.5km from Sherwood Forest Visitor Centre. The Sherwood Forest Visitor Centre is within 150m of the Birklands and Bilhaugh SAC, and is likely to attract visitors from within the district, this should also be considered further at the Appropriate Assessment stage. The Council is producing, with Natural England and neighbouring authorities, a Recreational Impact Assessment which will assess in detail the potential impacts from recreation from sites within the District as well as cumulatively with development from authorities within Clumber Park SSSI's impact zone.

Economic

- There is a need to develop and sustain a vibrant economy. The NPPF states that that planning policies and decisions should support the role that town centres play at the heart of local communities. This includes the ability for diversification within town centres, and where appropriate to expand beyond their traditional operating times and uses to include increased leisure and housing provision. This is demonstrated with local level documents such as the Worksop Town Centre Masterplan and BDC's 'Night Time Economy Strategy'.
- The local level recognition of the need to change and redevelop areas is demonstrated through the Worksop Masterplan, Bassetlaw District's 'Regeneration and Growth Strategy 2014 – 2028', and through the Bassetlaw Council Plan 2019-2023. This outlines possible ways to strengthen the area's economic competitiveness by neighbourhood, in order to retain current business and attract new investment, while ensuring the promotion of sustainable growth. These documents align with D2N2's Recovery and Growth Strategy. Therefore, the Worksop Central DPD should focus on diversifying the range of employment opportunities, including for retail, leisure, cultural, business and service sectors, encouraging greater footfall and expenditure in the town.
- Strong place design is highlighted within the document review. This includes ensuring town centres and their public realm, public spaces, green infrastructure and movement network are aesthetically pleasing, distinctive, attractive and easy to use. Locally this is shown in BDC's Worksop Central Characterisation Study and Design Codes as well as 'A Guide to Good Shopfronts and Signage SPD'.

Baseline Information

3.4 The collection of Baseline information provides the context for assessing the sustainability of proposals in the Worksop Central DPD and assists in identifying trends, predicting the likely effects of the plan and monitoring its outcomes. The data collected covers relevant environmental, social and economic issues, and must be sensitive to change and should ideally relate to records that are sufficient to identify trends.

3.5 Schedule 2 of the SEA Regulations requires data to be gathered on a number of different topic areas. These include: 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, the baseline information relating to other sustainability topics has also been included; for example information about housing, education, transport, waste and economic growth. This information was originally presented in the Scoping Report (March 2021), and was updated in order to reflect relevant consultation responses received from the Statutory Bodies. The full baseline analysis is presented in Appendix 3. 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 and Opportunities

3.6 Through analysis of the baseline presented in Appendix 3, a number of key sustainability issues and opportunities relating to Worksop Central have been identified. These are summarised in Table 4.

Table 4: Sustainability Issues and Opportunities in Workso Central

Environment- Sustainability Issues and Opportunities

Sustainability Theme	Sustainability Issues	Town Centre opportunities	Possible Planning Policy Options for Workso Central	SEA Topic(s)
Biodiversity	<ul style="list-style-type: none"> The Town Centre contains two Local Wildlife Sites (Chesterfield Canal and Sandhill Lake) which require protection and enhancement Increased public access to Local Wildlife Sites may potentially have negative impacts on biodiversity. Proximity to Clumber Park SSSI and Sherwood ppSPA: within 5km 	<ul style="list-style-type: none"> More limited opportunities to incorporate a net gain in biodiversity on site, but there are strategic opportunities in the Town Centre to capture off site measures, in line with the Governments Environmental Bill. Waterways, green buildings and public realm provide potential to enhance ecological connectivity and/or create ecological corridors. 	<ul style="list-style-type: none"> Conserve and enhance biodiversity assets including sites designated for their nature conservation value, waterways and locally important semi natural greenspace, and enhance connectivity between each. Actively identify site(s) within the boundary to deliver off site biodiversity net gain and make provision for minimum 10% net gain, Promote opportunities to green the urban landscape particularly relating to buildings, streets and public realm. Create space for trees and street trees to help meet the 20% target for canopy cover in line with England's Tree Strategy. Ensure biodiversity is not adversely affected by new development. Creation and implementation of a recreational management plan to protect sensitive habitats e.g. Sandhill Lake and Chesterfield Canal. 	Biodiversity Fauna Flora

Sustainability Theme	Sustainability Issues	Town Centre opportunities	Possible Planning Policy Options for Workshop Central	SEA Topic(s)
Green and Blue Infrastructure	<ul style="list-style-type: none"> Town Centre has links to strategic green and blue infrastructure, including the River Ryton, the Chesterfield Canal, Sandhill Lake and The Canch. Has little neighbourhood/local green space for every day recreation. Green space can provide multiple benefits including for recreation, health, movement and flood management and biodiversity. 	<ul style="list-style-type: none"> Through the production of the Workshop Central GI Strategy: Identify opportunities for enhancement of GI and BI, including creation of additional space and the improvement of connections between networks for wildlife and people. Identify funding opportunities for GI & BI schemes. Identify opportunities to improve the multi functionality of the GI and BI networks Identify space for water to go 	<ul style="list-style-type: none"> Identify and create new multifunctional GI spaces and connections to existing GI and BI. Protect and enhance existing green/blue infrastructure assets. The creation and implementation of a recreational management plan to protect GI sensitive habitats e.g. Chesterfield Canal and Sandhill Lake. Space for tree planting and street trees Create safe, accessible GI and BI for all, and improve measures at existing Identify opportunities for local food growing/community orchards Consider opportunities for waterspaces to include appropriate leisure uses Safeguard space for flood management and drainage Requirement for developer contributions to make provision for new/improved green infrastructure 	Biodiversity Water Landscape Material Assets
Transport / Highways	<ul style="list-style-type: none"> The Town Centre experiences high levels of traffic, including through traffic, which leads to busy roads 	<ul style="list-style-type: none"> Through the production of the Workshop Central transport Assessment identify: highway improvements 	<ul style="list-style-type: none"> Requirement for necessary developer contributions to improve transport infrastructure. 	Air Human Health Population Material Assets

Sustainability Theme	Sustainability Issues	Town Centre opportunities	Possible Planning Policy Options for Workshop Central	SEA Topic(s)
	<p>particularly in the morning and evening peaks</p> <ul style="list-style-type: none"> The Town Centre provides good access to Public Transport. Workshop Bus Station and Workshop Railway Station are located within the Workshop Town Centre DPD boundary. National Cycle Network route 6 runs through the Central area but connectivity beyond this is limited so there is a need to improve connectivity for cyclists within the Central area. 	<ul style="list-style-type: none"> Improve connectivity for cycling to and through the town centre to adjoining neighbourhoods, interchanges and for more cycle storage facilities. Approximately 24% of households in Workshop do not have a car; this accounts for around 4,400 households. Whilst much of the area has good public transport accessibility levels, improvements could be made. Improve walking routes, connecting the town centre to waterways and open spaces. 	<ul style="list-style-type: none"> The use of travel assessments and travel plans for all relevant new development, particularly for school and workplaces. Requirement for schemes to be functionally well designed, to be accessible by a range of modes of transport. Proposals should improve connectivity / permeability within and around the town centre. Provide for new walking and cycling routes and facilities, and where appropriate improve the quality and accessibility of existing Improve access to public transport by locating development within close proximity to bus/rail station and stops. To locate new development within 15 minute walk/cycle of local shops, community facilities and services, and jobs so as to reduce the need to travel. A requirement for higher density housing within the DPD area would reduce the need to travel by private vehicle. Car parking requirements and standards for new development, 	

Sustainability Theme	Sustainability Issues	Town Centre opportunities	Possible Planning Policy Options for Workshop Central	SEA Topic(s)
			<p>including car free neighbourhoods.</p> <ul style="list-style-type: none"> Public land within the town centre provides more opportunities for the creation of EV charging hubs e.g. public car parks. 	
Land Use	<ul style="list-style-type: none"> The decline of retail has resulted in an increase in vacant units in the Town Centre. This has resulted in a less vibrant Town Centre. 	<ul style="list-style-type: none"> Opportunity to adopt policies that promote a mix of uses that generate vibrancy and support the vitality of the Town Centre including leisure and education uses, which will create vibrant neighbourhoods. Achieving the right type and mix of development which will enhance the town centre environment will encourage inward investment into the town centre to help deliver regeneration priorities. Opportunity to introduce a range of housing to the DPD area to encourage better positive use of places and spaces during the day/evenings/weekends 	<ul style="list-style-type: none"> Identify a vision and priorities for each of the seven character areas in the Masterplan Identify policies which promote a mix of appropriate land uses which respond to opportunities and constraints Site allocation policies Safeguard land for strategic infrastructure improvements e.g. flood management/transport works 	Landscape Material Assets
<p>Water:</p> <ul style="list-style-type: none"> Water quality and supply Flood Risk 	<ul style="list-style-type: none"> Areas of the Town Centre – especially along the River Ryton are located within Flood Zones 2 and 3 which are considered to be of a high-risk. 	<ul style="list-style-type: none"> Through the production of the DPD SFRA identify: Opportunity to create an improved waterfront environment along both the River Ryton and the Chesterfield Canal. 	<ul style="list-style-type: none"> A strategic approach to managing the volume water through the town centre. This will be linked to a wider flood prevention scheme led by the Environment Agency. 	<p>Water</p> <p>Biodiversity</p> <p>Climatic Factors</p> <p>Human Health</p> <p>Material Assets</p>

Sustainability Theme	Sustainability Issues	Town Centre opportunities	Possible Planning Policy Options for Workshop Central	SEA Topic(s)
	<ul style="list-style-type: none"> Regular flooding events within parts of the town centre. The River Ryton channel is particularly narrow in some locations and existing infrastructure such as bridges contribute to a build-up of water volume in wetter periods. Current water storage capacity within the town centre is limited and comprises largely of open space or sports facilities such as the Canch Park and Cricket Ground. Chesterfield Canal can regularly be polluted by rubbish and walkways alongside are of poor quality. There is little space for boat moorings along the canal. 	<ul style="list-style-type: none"> Improvements to water quality through improved public realm. Opportunities to create a sustainable and effective flood prevention scheme in partnership with partner organisations such as the Environment Agency and Canals and Rivers Trust. Opportunity to produce a Flood Risk Strategy for the town centre. Opportunities for development sites to contribute towards reducing the flood risk within the town centre. 	<ul style="list-style-type: none"> The potential for pooling (off-site) contributions to assist with the delivery of a strategic flood prevention scheme. Onsite mitigation requirements through the incorporation of flood prevention measures through design/layout and through the use of SUDS. Improvements to the surrounding waterfront environment and water quality and linked to the open space/design policies following advice from the Environment Agency and the Canals and Rivers Trust. 	
Climate Change	<ul style="list-style-type: none"> Increase in climate change is a key issue facing the town. Buildings of the future will need to be able to adapt to increased temperatures, drier summers and wetter winters. The main source of carbon dioxide is from combustion of fossil fuels i.e. through electricity generation, or vehicle emissions. 	<ul style="list-style-type: none"> Opportunities for communities and buildings to adapt to the likely effects of climate change. Adaptive public realm Opportunity to include climate change mitigation through green and blue infrastructure Increase options for sustainable transport 	<p>Reducing carbon emissions</p> <ul style="list-style-type: none"> The need to address climate change through seeking opportunities to deliver renewable energy schemes where appropriate. <p>Mitigation</p> <ul style="list-style-type: none"> The requirement for the use of sustainable construction methods. 	<p>Climatic Factors</p> <p>Air</p> <p>Human Health</p> <p>Water</p>

Sustainability Theme	Sustainability Issues	Town Centre opportunities	Possible Planning Policy Options for Workshop Central	SEA Topic(s)
	<ul style="list-style-type: none"> Current lack of green buildings and energy efficient buildings in Workshop. Need to conserve natural resources e.g. through energy efficiency, conservation of materials and water. 		<ul style="list-style-type: none"> The requirement to meet relevant environmental building and design standards. <p>Adaption</p> <ul style="list-style-type: none"> The requirement for good design through the inclusion of energy efficient materials and products, and renewable energy within development schemes. The requirement for good design which improves connections/accessibility, reducing the need to travel by private vehicle. 	
Air Quality	<ul style="list-style-type: none"> The main source of air pollution is the large volumes of road and air traffic. Air pollution hotspots are located in Workshop, where pollution has been shown over a number of years to be close to the legal limits. The need to minimise the emission of pollutants within the environment. 	<ul style="list-style-type: none"> Using renewable energy technology in design to improve air quality The use of low carbon and sustainable construction methods to reduce emissions The use of electric vehicle charging points to reduce emissions To make sure development is to the highest standard of design efficiency 	<ul style="list-style-type: none"> Policy options covered by the Transport and Climate Change themes are relevant to air quality Requirement for Air Quality Assessment for identified uses expected to have an adverse impact on air quality 	Climatic Factors Air Human Health
Noise	<ul style="list-style-type: none"> Noise is generated from the range and mix of uses found in the town centre. 	<ul style="list-style-type: none"> Review operating hours The use of Noise Assessments to monitor an area to establish a baseline and then project likely impacts of new developments on 	<ul style="list-style-type: none"> Inclusion of relevant criteria in site allocations policies to secure mitigation to address any impacts identified 	Human Health

Sustainability Theme	Sustainability Issues	Town Centre opportunities	Possible Planning Policy Options for Worksop Central	SEA Topic(s)
		the environment and suggesting possible mitigation strategies.	<ul style="list-style-type: none"> Requirement for noise assessments for development within specific zones expected to experience noise caused by existing land uses due to the effect it would have on amenity and established businesses. Inclusion of a policy which seeks to ensure development is functionally well designed 	
Resource Use and Waste	<ul style="list-style-type: none"> In 2018/19 the area covered by Bassetlaw District Council had a recycling rate of 25%, which was the lowest recycling rate in the East Midlands. There are multiple potential contaminated land sites distributed throughout the Worksop Central Area, these would need to be assessed on an individual basis. Some sites may have viability constraints due to contamination / remediation requirements. 	<ul style="list-style-type: none"> Opportunity for the Council to increase recycling rates and provide facilities for dealing with waste locally. Opportunity to redevelop / remediate brownfield sites Opportunity for the incorporation of well-designed / well-functioning waste facilities within the town centre 	<ul style="list-style-type: none"> The need to make best use of existing buildings, vacant brownfield land, and infrastructure. Requirement for a contaminated land survey/report as part of relevant site allocation policies (the general requirement is covered by the Local Plan). The requirement for remediating despoiled, degraded, derelict, contaminated and unstable land as part Incorporation of well-designed recycling waste facilities into development schemes and within the Town Centre Policies relating to developer contributions for infrastructure and affordable housing should take into consideration any 	

Sustainability Theme	Sustainability Issues	Town Centre opportunities	Possible Planning Policy Options for Workshop Central	SEA Topic(s)
			abnormal costs of land reclamation / construction where necessary.	
Cultural Heritage	<ul style="list-style-type: none"> • Short-term visions for the development and demand for new housing and other needs can result in inappropriate development and demolition, which can affect the character of a historic area or individual building. Potentially, the loss of character by incremental change is the biggest pressure. • There is potential for the character of the conservation area to be harmfully affected by change, e.g. through insensitive housing development. • Ongoing sustainable use of heritage assets, as management and maintenance can be more costly 	<ul style="list-style-type: none"> • Opportunity for regeneration to benefit and enhance the historic environment e.g. through the Townscape Heritage Project • Bringing older buildings back into use through regeneration. • Bringing older buildings back into use through regeneration is offers the opportunity to consider repurposing existing building fabric in the town centre and making use of embodied carbon in contrast to increasing carbon footprint through new build. • Supporting the sustainable use of the Castle SAM. 	<ul style="list-style-type: none"> • To conserve and enhance the historic environment and their settings, including Heritage at Risk within the DPD area or adjoining areas. • The need to seek opportunities to bring vacant heritage assets back into viable use to protect their long-term future. • The need to protect and enhance the town's cultural heritage assets and their settings. • To protect non-designated heritage assets and enhance these where possible. • The need to tackle heritage at risk. • The need to ensure public realm contributes positively towards the historic environment • The need to provide opportunities to promote enjoyment of and access to cultural heritage 	Cultural Heritage Material Assets Landscape
Landscape and Townscape –	<ul style="list-style-type: none"> • There is potential for the character of the landscape and townscape to be harmfully affected by change, e.g. through insensitive housing development. 	<ul style="list-style-type: none"> • The quality of new developments and the quality of public realm, civic spaces and general soft/hard landscaping is of high importance to the attractiveness of the town 	<ul style="list-style-type: none"> • The need to promote high quality design that respects local character and distinctiveness, including through use of design codes. 	Cultural Heritage Material Assets Landscape

Sustainability Theme	Sustainability Issues	Town Centre opportunities	Possible Planning Policy Options for Workshop Central	SEA Topic(s)
	<ul style="list-style-type: none"> But there is potential through quality design to improve the landscape/townscape of the DPD area such as through the reuse of vacant/underused land and buildings. 	<p>centre as a destination for business and investment.</p>	<ul style="list-style-type: none"> Maximise opportunities associated with new development to enhance townscape character, public realm and the quality of the urban environment. Seek enhancements to improve accessibility to increase attractiveness for walking and cycling and access for all by creating safe, direct and permeable routes. Use good quality hard landscaping materials which complement the setting and are easy to maintain. Where appropriate provide high quality street furniture and landscaping whilst minimising street clutter. Developer contributions to contribute towards the improvement and maintenance of the public realm in that vicinity. Public realm should show consideration for the historic character. Consider incorporating green infrastructure to improve connectivity for wildlife, mitigate against the impact of climate change and improve the amenity value. 	

Social- Sustainability Issues and Opportunities

Sustainability Theme	Sustainability Issues	Town Centre opportunities	Possible Policy Options	SEA Topic(s)
Housing	<ul style="list-style-type: none"> • There is also a shortage of affordable (rented / part-owned) homes within the town centre and district. • Issues with financial accessibility to the housing market • Concentration of HMOs within the DPD area • Lack of diversity in housing type within the area • Lack of high quality housing particularly for families 	<ul style="list-style-type: none"> • The Council's housing service indicates that the provision of family accommodation for social affordable rent is a priority. • Provision of diversity in the mix and type of housing within the area • Provision of high quality housing • Continuation of the management of HMOs through the Article 4 policy mechanism • Renewal of existing Council owned properties and their environments to better meet needs 	<ul style="list-style-type: none"> • Requirement for high quality homes which enhance the Town Centre. • Encouraging the re-use of vacant buildings/upper floors for residential development • To contribute appropriately to the District's objectively assessed housing need including for affordable housing. • The need to provide an adequate supply of land for housing in line with Local Plan requirements • Ensure that the right type of homes are delivered to meet the needs of a range of households with different needs. • The need to support higher densities in the Town Centre and land in close proximity to public transport interchanges • Site allocations policies to address area-wide issues such as for housing renewal • Ensure sites of 10 or more make appropriate contributions to affordable housing provision and sites of 50 or more provide for older peoples housing 	<p>Population Material Assets Human Health</p>

Sustainability Theme	Sustainability Issues	Town Centre opportunities	Possible Policy Options	SEA Topic(s)
Regeneration and Social Inclusion	<ul style="list-style-type: none"> • Index of Multiple Deprivation (IMD): Bassetlaw is ranked 106 out of 317 Local Authorities in England, meaning it falls within the 35% most deprived areas nationally. • Within the Lower Super Output Areas (LSOA) that make up the town centre, there is significant contrast between their IMD rankings with the highest ranking being 18,237 and the lowest being 1,806. • Perception of crime and antisocial behaviour (which is disproportionate to actual level of crime) could possibly lead to negative effects upon the health of residents. • Antisocial behaviour, violence and sexual offences and shoplifting with the town centre is a concern. This could have a possible negative effects upon the social and economic well-being of the town centres. • There are areas within the town centre with people who are without work; with health problems; in fuel and housing poverty. 	<ul style="list-style-type: none"> • Opportunity to ensure the environment is well designed in order to discourage anti-social behaviour • Public realms could incorporate elements of a safe and accessible neighbourhoods e.g. sufficient lighting, disability access and CCTV coverage • Community involvement initiatives to instil responsibility for public realm e.g. Community garden planting box • Selective housing renewal to create more positive environments for living with housing designed to current day standards • Space for start-up businesses and independent businesses 	<ul style="list-style-type: none"> • Locate homes within 15 minutes of essential community facilities, including health, education, leisure, local services and shopping • Use of design and layout of development to reduce crime, vandalism, graffiti and fear of crime. • Encourage and support a balanced town centre mix of uses, including retail, residential, leisure, and recreation. • The public realm should be designed to improve the wider environment for all. • Through site allocation policies ensure larger sites and housing renewal areas provide healthy neighbourhoods to meet needs. • Social enterprise policy that supports mix of uses to meet local business, housing, cultural needs. 	Population Human Health

Sustainability Theme	Sustainability Issues	Town Centre opportunities	Possible Policy Options	SEA Topic(s)
Health and Wellbeing	<ul style="list-style-type: none"> The population is aging and this will require additional services and facilities to support its well-being. Life expectancy for both males and females in Worksop is lower than the national average. 7.2% of Worksop residents reported to have bad or very bad health compared to 6.7% in Bassetlaw and 5.4% in England. There is a lack of provision in leisure activities associated with the evening and night-time economy. 	<ul style="list-style-type: none"> Worksop has a younger population structure compared to the rest of the District. This would support a dynamic mix of uses. Improved access to a range of accessible and inclusive activities can enhance the quality of life of residents and visitors. More diverse provision of leisure activities To support the development of healthy neighbourhoods through active design and multifunctional open spaces. 	<ul style="list-style-type: none"> A design policy which promotes safe, healthy, active and inclusive places to live. New housing, public buildings and workplaces should be accessible for all people. Protection and enhancement of open space provision. Healthy place making promoted through 15 minute neighbourhoods. The need to safeguard existing health care and community facilities and services and ensure the timely delivery of new facilities and services to meet needs arising from new development. Support and encouragement for leisure and recreation uses. Support and encouragement for a mix of uses which would encourage people of all ages to visit, live or work in the Town Centre. Space for outdoor seating and social interaction to promote a sense of community 	Population Human Health

Economic- Sustainability Issues and Opportunities

Sustainability Theme	Sustainability Issues	Town Centre Opportunities	Possible Policy Options	SEA Topic(s)
Economy	<ul style="list-style-type: none"> There are a number of vacant units in need of re-use or redevelopment. In Worksop, 22% of the primary retail frontages were vacant in 2019/20 and despite previous investment 63% of these were concentrated within the Priory Centre. Due to the impacts of Covid-19, a number of workers are having to work from home. This has resulted in a reduction in footfall in the Town Centre. Number of vacant units in the centre has been increasing annually since 2017. The need to improve the resilience of businesses and the economy 	<ul style="list-style-type: none"> Improve access to a local shopping opportunities. The majority of businesses in the town centre are small or medium sized enterprises. Vacant units can support new SMEs. Support a more diversified mix of uses 	<ul style="list-style-type: none"> Protection of local shopping facilities where necessary. Protection of employment land and premises where necessary and providing opportunities for extension and growth. Supporting the diversification of the town centre economy, including promoting cultural, leisure and recreational development for national, independent businesses and start-ups. The need to provide a range of quality sites to support business growth and development with supporting transport, public realm and digital infrastructure. Support the vitality, viability and uniqueness of the town centre. Support for the protection and enhancement of the town cultural offer 	Material Assets Population
Education and Skills	<ul style="list-style-type: none"> 30.2% of residents in Worksop had no qualifications, which exceeds the no qualification rate for both Bassetlaw (28.5%) and England (24.7%). 	<ul style="list-style-type: none"> There is a need to raise educational attainment and skills in the local labour force. There are opportunities within the town centre for new education facilities and services. 	<ul style="list-style-type: none"> Protect and enhance education, training and local employment opportunities. The need to support the development of innovative and knowledge-based businesses, 	Population

Sustainability Theme	Sustainability Issues	Town Centre Opportunities	Possible Policy Options	SEA Topic(s)
	<ul style="list-style-type: none"> The number of residents in Worksop with Level 1 and 2 qualifications exceeded national percentages. Whereas, attainments for apprenticeships, Level 3 and Level 4 qualifications fall below the national rate. 3.43% of Bassetlaw residents were claiming Universal Credit in or out of employment in March 2019. 	<ul style="list-style-type: none"> Opportunities for provide more jobs in key D2N2 growth sectors such as digital and creative industries and green and low carbon sector Opportunities for employment and skills training through large scale employment development 	<ul style="list-style-type: none"> digital and creative industries and green and low carbon sector jobs. Secure employment and skills packages through relevant site allocation policies 	

4. Sustainability Appraisal Findings for the Policy Options considered in the Worksop Central DPD

4.1 This Chapter sets out the assessments of all policies included in the Worksop Central Development Plan Document (June 2021).

4.2 Through the DPD process, a large number of sites have been assessed within Worksop Central area to suitably accommodate the proposed growth as required by the Local Plan, but also to deliver much needed physical and environmental regeneration. As with most urban settings, a number of sites that are critical to deliver growth and regeneration are affected, or partly affected, by a higher risk of flooding. The Council is working closely with the Environment Agency and other partners regarding the potential for a Flood Management Scheme for the River Ryton catchment and the phased release of any sites along the River Ryton. This scheme will likely need land or financial contributions from affected sites so the Plan proposes that any future development and Flood Management Scheme should work together to provide mutual benefit to the town centre. It is proposed that the release of those sites that are affected by a higher risk from flooding are delivered towards the latter end of the plan period and this is something that will be agreed between the Council, the Environment Agency and other partners through the process.

4.3 Bassetlaw District Council has agreed a detailed Local Plan policy with Natural England and Notts Wildlife Trust that will address any impact on biodiversity arising from development in the Worksop Central DPD.

4.4 Bassetlaw Local Plan Policy ST44 Historic Environment and Policy ST45 Heritage Assets will enable proposals with the potential to harm the historic environment to be appropriately determined at the planning application stage. Historic England has been involved and consulted on the policies in Bassetlaw Local Plan.

POLICY W1: Sustainable Business Growth

4.5 This policy is seeking to deliver a diversified business offer in Worksop Central by 2040.

4.6 A minor negative / uncertain effect is likely on **SA Objective 1 Biodiversity**. Any increase in recreational activities should be more constrained i.e. because more time will be spent working rather than undertaking recreational activity. There are policies within the Bassetlaw Local Plan and Worksop Central DPD which manage development proposals where there is an identified impact on biodiversity.

4.7 This Policy is likely to have a minor positive effect in relation to **SA objective 2: Housing**. It supports the co-location of business and other compatible uses (including housing) as part of mixed use development subject to the requirements set out in site allocation policies. This includes supporting live-work units at the Former Gas Works Site to complement business provision in the locality.

4.8 A significant positive effect is likely in relation to **SA objective 3: Economy and skills**. This Policy is seeking to deliver a diversified business offer by improving the quality and range of business accommodation. This will include new business opportunities at the Creative Village (2) and Worksop

Station. It supports high quality further/higher education, skills and employment training opportunities in accessible locations.

4.9 A significant positive effect is likely in relation to SA objective **4: Regeneration and social inclusion**. The policy will support the regeneration of the Historic Bridge Street Opportunity Area which has experienced a decline in business/retail activity, particularly in the last year due to Covid 19. The Policy will help to promote the co-location of services and facilities; protect and enhance the vitality and viability of Worksop Town Centre; tackle deprivation in one of the District's most deprived areas; and contribute to regeneration initiatives

4.10 The Policy will improve environmental quality and it supports high quality further/higher education, skills and employment training opportunities in accessible locations both of which are likely to have a minor positive effect in relation to **SA objective 5: Health and wellbeing**.

4.11 The Policy is likely to have a minor positive effect is likely in relation to **SA objectives 6: Transport** as it would reduce need for travel to employment in other areas due to the creation of new employment opportunities.

4.12 A significant positive effect is likely in relation to **SA objective 7: Land use and soils**. The policy would encourage significant development on brownfield land and is likely to result in existing land contamination being removed. The policy would also protect best and most versatile agricultural land.

4.13 The sites included in the Policy (Priory Wharf, Crown House, Middletons, Former Gas Works site, Creative Village (2), and Worksop Station) are situated within a Source Protection Zone and so may have adverse effects on ground and surface water quality. However, there are policies within the Worksop DPD and Bassetlaw Local Plan which require a remediation strategy including measures to prevent the pollution of surface and ground water, and provisions for future monitoring will be required. As such, a potential but currently uncertain minor negative effect is identified in relation to **SA objective 8: Water**.

4.14 Some of the sites included in the Policy are located within a high risk floodzone. As such, the policy would result in an increased flood risk within the 1 to 100 year floodplain. Depending on the final scheme, the policy could also result in development classed as 'highly vulnerable' being located within Flood Zone 3a. However, there are policies with the Worksop DPD and Bassetlaw Local Plan which ensure that inappropriate development in a floodplain is not permitted, and that development which could prejudice the future development of a flood alleviation scheme is not supported. Further, schemes within the high risk flood zone are required to contribute towards a flood alleviation scheme for Worksop Town Centre and the Council is working closely with the Environment Agency who will agree the scheme, and will be engaged through the decision making process. Consequently a significant positive but uncertain effect in relation to **SA objective 9: Flood risk**.

4.15 The Policy is likely to have a minor positive/uncertain effect for **SA objective 10 air quality** and **SA Objective 11 Climate change**. It seeks to ensure that new business development and associated public realm is designed to a high quality. This could incorporate energy efficiency measures and it is likely to result in a reduction in the need to travel by private vehicle, although this will not be known until the planning application stage.

4.16 A minor positive effect is likely in relation to **SA Objective 12: Resource use and waste**. Some sites will be converted rather than redeveloped. As such, the construction stage is likely to involve less waste going to landfill as there wouldn't be a requirement for demolition works.

4.17 A significant positive effect is identified in relation to **SA objective 13: Cultural heritage** and **SA objective 14: Landscape and townscape** as the policy is seeking to ensure the appropriate regeneration and re-occupation of buildings, such as, in the Historic Bridge Street Opportunity Area. The policy will make use of historic buildings, spaces and places through sensitive adaption and re-use allowing these distinctive assets to be accessed.

POLICY W2: Leisure and Culture

4.18 The policy supports proposals which strengthen, expand and diversify the commercial leisure function of Worksop Central.

4.19 A minor negative / uncertain effect is likely on **SA Objective 1 Biodiversity**. Any increase in recreational activities is likely to impact on biodiversity to some extent, particularly at Sandhills Lake and Chesterfield Canal. However, the Council has agreed a detailed Local Plan policy with Natural England and Notts Wildlife Trust that will address any impact on biodiversity arising from development in the DPD.

4.20 A significant positive effect is likely in relation to **SA objective 3: Economy and skills, 4: Regeneration and social inclusion** and **SA objective 5: Health and wellbeing**. This Policy is seeking to deliver new leisure and tourism uses within Worksop Town Centre. This will create new jobs and potentially new training opportunities. The policy proposes to focus new commercial leisure and tourism development at Worksop Waterfront; to create a Restaurant Quarter as the focus of family orientated restaurants and complementary uses at the Market Square; and to also support these uses within the Historic Bridge Street area. The policy will support the regeneration of Worksop Town Centre which has experienced a decline in business/retail activity, particularly in the last year due to Covid 19. The Policy will help to enhance the vitality and viability of Worksop Town Centre; tackle deprivation in one of the District's most deprived areas; and contribute to regeneration initiatives.

4.21 The Policy is likely to have a minor positive effect is likely in relation to **SA objectives 6: Transport** as it would reduce need for travel by private vehicle to employment, and leisure and tourism related enterprises in other areas.

4.22 A significant positive effect is likely in relation to **SA objective 7: Land use and soils**. The policy would encourage significant development on brownfield land and could potentially result in existing land contamination being removed. The policy would also protect best and most versatile agricultural land.

4.23 The locations identified in this policy are situated within a Source Protection Zone and so development here may have adverse effects on ground and surface water quality. However, there are policies within the Worksop DPD and Bassetlaw Local Plan which require a remediation strategy including measures to prevent the pollution of surface and ground water, and provisions for future monitoring will be required. As such, a potential but currently uncertain minor negative effect is identified in relation to **SA objective 8: Water**.

4.24 Some of the sites included in the Policy are located within a high risk floodzone. As such, the policy would result in an increased flood risk within the 1 to 100 year floodplain. Depending on the final scheme, the policy could also result in development being located within Flood Zone 3a. However, there are policies with the Worksop DPD and Bassetlaw Local Plan which ensure that inappropriate development in a floodplain is not permitted, and that development which could prejudice the future development of a flood alleviation scheme is not supported. Further, schemes within the high risk flood zone are required to contribute towards a flood alleviation scheme for Worksop Town Centre and the Council is working closely with the Environment Agency who will agree the scheme, and will be engaged through the decision making process. Consequently a significant positive but uncertain effect in relation to **SA objective 9: Flood risk**.

4.25 The Policy is likely to have a minor positive/uncertain effect for **SA objective 10 air quality** and **SA Objective 11 Climate change** as it is likely to result in a reduction in the need to travel by private vehicle (locating new leisure and tourism within the town centre will enable more people to access it via public transport).

4.26 A minor positive effect is likely in relation to **SA Objective 12: Resource use and waste**. Some sites will be converted rather than redeveloped. As such, the construction stage is likely to involve less waste going to landfill as there wouldn't be a requirement for demolition works.

4.27 A significant positive effect is identified in relation to **SA objective 13: Cultural heritage** and **SA objective 14: Landscape and townscape** as the policy is seeking to ensure the appropriate regeneration and re-occupation of buildings, such as, in the Historic Bridge Street Opportunity Area and Market Square. The policy will make use of historic buildings, spaces and places through sensitive adaption and re-use allowing these distinctive assets to be accessed.

POLICY W3: Retail Strategy for Worksop Central

4.28 The Policy requires new development in Worksop Central to promote a range of retail opportunities, including provision of spaces suitable for markets, to add to vitality and viability and enhance Worksop Central's image as a desirable retail destination.

4.29 A significant positive effect is likely in relation to **SA objective 3: Economy and skills** and **SA objective 4: Regeneration and social inclusion**. The Policy supports economic growth and will encourage town centre investment and regeneration.

4.30 A minor positive effect is likely in relation to **SA objective 5: Health and wellbeing**. The Policy will deliver an improvement to environmental quality, thereby enhancing wellbeing.

4.31 A minor positive effect is likely in relation to **SA objectives 6: Transport, SA Objective 10: Air quality** and **SA Objective 11 Climate change**. The central location of retail development enables easy access via public transport, thereby reducing the need to travel by private vehicle.

4.32 A minor positive effect is identified in relation to **SA objective 14: Landscape and townscape**. The Policy should support the enhancement of the townscape.

W4: Delivering Residential Development

4.33 The Policy sets out the sites to be allocated for housing. The allocation of these sites, which will deliver approximately 660 new homes collectively, will help to create an inviting, safe and pleasant place to live, close to a range of shops and services in the Worksop Central area.

4.34 In relation to **SA objective 1 biodiversity**, a minor positive / uncertain effect is likely as the individual policies are seeking to protect and enhance green infrastructure. Bassetlaw District Council has agreed a detailed Local Plan policy with Natural England and Notts Wildlife Trust that will address any impact on biodiversity arising from development in the DPD.

4.35 A significant positive effect is likely in relation to **SA Objective 2 Housing** due to the number of new homes proposed. In relation to **4: Regeneration and social inclusion, SA objective 5: Health and wellbeing**, collectively, a significant positive effect is likely as new housing in Worksop Central Area will support the regeneration of the area, thereby improving health and wellbeing. Additionally, the policy supports provision of affordable housing which will contribute to meeting the affordable housing need in the District.

4.36 A significant positive effect is likely in relation **SA objectives 6: Transport, SA objective 7: Land use and soils, SA objective 13: Cultural heritage** and **SA objective 14: Landscape and townscape** as the proposals would support investment in transport infrastructure, it would be on brownfield land, it should enhance and bring vacant heritage assets back into use, and result in an improvement to the townscape and protect soils, greenfield sites, and the landscape.

4.37 Housing is classed as a 'highly vulnerable' use in relation to high risk flood zones. However, there are policies with the Worksop DPD and Bassetlaw Local Plan which ensure that inappropriate development in a floodplain is not permitted, and that development which could prejudice the future development of a flood alleviation scheme is not supported. Further, schemes within the high risk flood zone are required to contribute towards a flood alleviation scheme for Worksop Town Centre and the Council is working closely with the Environment Agency who will agree the scheme, and will be engaged through the decision making process. Consequently a minor positive but uncertain effect in relation to **SA objective 9: Flood risk**.

4.38 Until the details of the proposal are known, it is not possible to identify the effects on air quality, and climate change. However, the policies in the site allocation DPD policies require well designed development which addresses the effects of climate change, including an improvement to air quality. As such, a minor positive / uncertain effect is likely in relation to **SA Objective 10: Air quality**, and **SA Objective 11 Climate change**.

4.39 The proposed housing allocations will minimise the demand for raw materials used in new builds and assist in maximising the use of recycled and secondary materials by enhancing existing buildings. A minor positive effect is likely in relation to **SA Objective 12: Resource use and waste**.

4.40 Overall, the policy should have a minor positive impact on Worksop Central in relation to **SA objective 3: Economy and skills** and because it will enable easy access to employment.

Policy W5: Housing estate, maintenance, renewal and regeneration

4.41 The Policy indicates, where strategic housing estate renewal and regeneration is proposed at Sandy Lane, this will be carried out in consultation with existing residents and the local community, in

line with the Council's Statement of Community Involvement. The Sandy Lane redevelopment will deliver an increase in the number of affordable homes and these are required to be high quality homes which meet 'Decent Homes' standards and deliver physical improvements to the housing estate and local environment.

4.42 In relation to **SA Objective 1 biodiversity**, a minor positive / uncertain effect is likely as the policy is seeking to enhance green infrastructure. Bassetlaw District Council has agreed a detailed Local Plan policy with Natural England and Notts Wildlife Trust that will address any impact on biodiversity arising from development in the DPD.

4.43 A minor positive effect is likely in relation to **SA Objective 2 Housing** due to the net increase of approximately 52 new dwellings, including affordable homes to buy.

4.44 In relation to **4: Regeneration and social inclusion, SA objective 5: Health and wellbeing, and SA objectives 6: Transport**, collectively, a significant positive effect is likely as high quality new housing in Worksop Central Area will support the regeneration of the area, thereby improving health and wellbeing. Additionally, the policy supports provision of affordable housing which will contribute to meeting the affordable housing need in the District. Environmental and connectivity improvements will be supported at Sandhill to better integrate the housing area with Sandhill Lake and enhance connectivity for walking and cycling to the Chesterfield Canal, nearby Gateford Road and the Worksop Waterfront.

4.45 A significant positive effect is likely in relation to **SA objective 7: Land use and soils** and **SA objective 14: Landscape and townscape** as the proposals would be on brownfield land, it should result in an improvement to the townscape and protect soils, greenfield sites, and the landscape.

4.46 Until the details of the proposal are known, it is not possible to identify the effects on air quality, and climate change. However, the policy requires well designed development which addresses the effects of climate change, including an improvement to air quality. As such, a minor positive / uncertain effect is likely in relation to **SA Objective 10: Air quality**, and **SA Objective 11 Climate change**.

4.47 The policy will increase the demand for raw materials used in new builds and could result in an increase in waste going to landfill due to the likely need for demolition of some of the existing buildings. A minor negative effect is likely in relation to **SA Objective 12: Resource use and waste**.

4.48 Overall, the policy should have a minor positive impact on Worksop Central in relation to **SA objective 3: Economy and skills** and **SA objective 13: Cultural heritage** because it will enable easy access to employment and improve the setting of heritage assets in this area.

Policy W6: Houses in Multiple Occupation

4.49 HMOs can be more affordable and contribute to providing a range of housing options to meet the needs of a mix of people. They can also help to make best use of existing housing stock as existing residential spaces can be converted to HMOs to provide accommodation for more people. Therefore this is expected to result in a minor positive effect on **SA objective 2: housing**. The affordability of HMOs may also indirectly help to reduce inequality, giving a minor positive effect for **SA objective 4: regeneration and social inclusion**.

4.50 A minor positive effect is also expected for **SA objective 5: health and wellbeing** and **SA Objective 7 Land use and soils** as the policy states that conversion of existing buildings is only viable if it does not introduce a potential source of noise and disturbance to the detriment of neighbouring residential amenity and the conversion of a dwelling would make maximise the efficiency of a brownfield site. There could be minor negative effects on **SA objectives 6: transport, 10: air quality and 11: climate change** due to the requirement of including car parking space – this could facilitate car use and discourage modal shift. A minor positive effect is also identified in relation to **SA objective 12: resource use and waste**, as it requires adequate provision of waste and recycling storage.

Policy W7: High Quality Design

4.51 This policy may have a significant positive effect on **SA objective 1: biodiversity** due to the requirement for new developments to maximise opportunities for urban greening and deliver a net gain in biodiversity. The policy requires the reinforcement and enhancement of natural features including green corridors and their buffers, trees, topography, open spaces and waterways.

4.52 A minor positive effect is also likely for **SA objective 2: housing** as the overarching theme of good design should ensure that homes are constructed with a high quality design.

4.53 Similarly, high quality design should significantly enhance the vitality and viability of Worksoop Town Centre. Accessibility is addressed, with the policy requiring that buildings and spaces are designed to be inclusive and accessible and can be used safely and easily and with dignity for all. In addition, the policy outlines that developments should provide an appropriate standard of amenity space and retain acceptable levels of privacy and amenity. Therefore, significant positive effect is likely for **SA objective 4: regeneration and social inclusion** and a minor positive effect is likely for **SA objective 5: health and well-being**.

4.54 Mixed (minor positive and uncertain) effects are likely in relation to **SA objectives 6: transport and 10: air quality**. The policy promotes densities which are appropriate to the location of development.

4.55 A minor positive effect is expected for **SA objective 9: flood risk** and a minor positive/uncertain for **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.

4.56 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.

POLICY W8: Local Views and Local Landmarks

4.57 The policy is seeking to protect and enhance landmarks, important views and vistas. The characteristics and composition of local views, including their vistas and landmarks will be designated and positively managed in line with the Worksoop Central Characterisation Study and the Worksoop Central Design Codes.

4.58 This policy is likely to have a minor positive effect in relation to **SA objective 4: Regeneration and social inclusion**. The enhancement of key views and protection of landmarks will maintain the important aspects of historic character, thereby supporting the regeneration of Worksop Town Centre.

4.59 The policy should have a significant positive effect is identified in relation to **SA objective 13: Cultural heritage**, and **SA objective 14: Landscape and townscape**.

Policy W9: Improving Public Realm

4.60 The policy requires the public realm to be designed to deliver an inclusive, safe, and well-connected public realm which will improve the appearance, attractiveness and accessibility of Worksop Central.

4.61 This policy requires improvements to the public realm to complement the enhancements to green infrastructure as required by the Worksop Central Green Infrastructure Strategy. This should have a significant positive effect in relation to **SA objective 1: Biodiversity**.

4.62 Improvements to the public realm will make the town centre environment more attractive and appealing to visitors. This policy is likely to have a minor positive effect in relation to **SA objective 4: Regeneration and social inclusion** and **SA objective 5: Health and wellbeing**.

4.63 Public realm improvements are required to be fully integrated with proposals for new and/or improvements to transport infrastructure. As such, a minor positive effect is likely in relation to **SA objectives 6: Transport**.

4.64 The policy requires public realm improvements to complement the enhancements to green infrastructure as required by the Worksop Central Green Infrastructure Strategy; and introduce increased levels of urban greening to integrate key green infrastructure assets with the built form including through; landscaping, tree planting, green walls/roofs and sustainable drainage. As such, a minor positive effect is likely in relation to **SA objective 8: Water**, **SA objective 9: Flood risk**, **SA Objective 10 Air Quality**, and **SA Objective 11 Climate change**.

4.65 Improvements to the public realm should help to enhance heritage assets and the streetscape in general. As such, a minor positive effect is identified in relation to **SA objective 13: Cultural heritage**, and a significant positive effect is likely in relation to **SA objective 14: Landscape and townscape**.

Policy W10: Historic Worksop Central

4.66 The policy requires proposals within Worksop Central to positively contribute to the conservation, enhancement and management of the historic environment. Proposals should be designed to sustain and enhance identified heritage assets, including the Worksop Conservation Area and the Mr Straws Conservation Area, and their setting. The Policy sets out specific criteria for each character area:

- **Station Gateway**
- **Heart of Worksop**
- **Worksop Waterfront**
- **Innovation District**
- **Sandhill Quarter**

- **Historic Bridge Street**
- **Southern Quarter**

4.67 A minor positive effect is likely in relation to SA objective **4: Regeneration and social inclusion** and **SA objective 5: Health and wellbeing**. The conservation of the historic environment will promote a welcoming environment which is likely to attract footfall into the town centre, thereby supporting regeneration and improving wellbeing.

4.68 A significant positive effect is identified in relation to **SA objective 13: Cultural heritage** and **SA objective 14: Landscape and townscape**. This policy should improve and maintain the historic town centre environment.

POLICY W11: Creating Healthy Neighbourhoods

4.69 The Policy is likely to have a minor positive effect in relation to **SA objective 1: Biodiversity**. It supports provision for good quality, green spaces that promote multi-functional use, including supporting biodiversity.

4.70 A minor positive effect is likely in relation to **SA objective 2: Housing**. The policy promotes high quality design. It requires places to be designed to accommodate the needs of all age groups and life stages.

4.71 A minor positive effect is likely in relation to **SA objective 3: Economy and skills**. The policy seeks to keep jobs and money local by promoting locally productive forms of business and employment ensuring that a strong neighbourhood centre exists to support everyday needs.

4.72 A significant positive effect is likely in relation to SA objective **4: Regeneration and social inclusion**, **SA objective 5: Health and wellbeing**, and **SA objectives 6: Transport**. The policy would significantly improve social and environmental conditions within a deprived area and support regeneration. It would significantly enhance the vitality and viability of Worksop Town Centre. It supports new development to be designed to support the principles of the 15 minute neighbourhood; this involves providing a network of well-connected paths, streets and spaces, that create the conditions to optimise walking, cycling and public transport for local journeys, ensuring equality of access to local facilities; and the creation of spaces that promote social interaction and cohesion, with space to rest, shade and shelter, with appropriate wayfinding; and have schools at the heart of communities to encourage pupils to walk, cycle or scoot to school.

4.73 A minor positive effect for **SA Objective 10: Air quality** and **SA Objective 11 Climate change**. The Policy supports new development to be designed to support the principles of the 15 minute neighbourhood. This would reduce the need to travel via private vehicle, thereby improving air quality and addressing the effects of climate change. The policy also supports the provision of energy efficient homes.

4.74 A minor positive effect is likely for **SA objective 14: Landscape and townscape**. The policy encourages the creation of spaces that promote social interaction and cohesion, with space to rest, shade and shelter, with appropriate wayfinding. This includes the provision for good quality, green spaces that promote multi-functional use.

Policy W12: Flood Management in Workso Central

4.75 The Policy requires new development, outside of site allocations, to be directed towards areas of low flood risk (Flood Zone 1) through a sequential and, where appropriate, an exception test. Proposals for development within Flood Zones 2, 3, or on sites larger than 1 ha in Flood Zone 1, must be accompanied by a Site Specific Flood Risk Assessment (FRA). The sequential site assessment will be expected to consider reasonable alternatives for locating the development in a zone of lower flood risk on any site elsewhere within the DPD area unless it meets criteria in the policy, which relates to flood mitigation infrastructure.

4.76 With regard to **SA Objective 1 Biodiversity**, whilst this Policy has an uncertain, minor positive effect. The Council has worked closely with the Environment Agency, Natural England and Notts Wildlife Trust to agree an appropriate Local Plan and DPD policy approach regarding biodiversity and flooding matters affecting Workso Town Centre. Flood mitigation can include the incorporation of green infrastructure, such as tree planting.

4.77 The policy is likely to have a minor positive effect on **SA Objective 4 Regeneration and Social Inclusion**, and a significant positive effect on **SA Objective 5 Health and Wellbeing**, as it is seeking to direct development away from the highest flood risk areas, thereby supporting regeneration and social inclusion, and significantly improving health and wellbeing. The provision of green infrastructure is also likely to improve the wellbeing of residents by creating a more attractive environment and helping to reduce the risk of adverse physical and mental health impacts associated with flooding.

4.78 The Policy is likely to have a significant positive effect on **SA Objective 9 Flood Risk** as it is seeking to address flood risk management issues in a high risk flood area.

4.79 The policy is likely to have minor positive effects on **SA objectives 8: Water Quality, 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. Green infrastructure is also likely to improve the environment and help benefit air quality and has the potential to mitigate impacts of climate change as vegetation acts as a carbon sink, and SuDS, which may help to improve water quality.

4.80 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.

Policy W13: Blue and Green Infrastructure

4.81 This Policy seeks to maintain and improve the green and blue infrastructure network by enhancing, creating and managing multifunctional green and blue infrastructure features that are well-connected to each other and the wider area. It states that Workso Central's green and blue infrastructure network will be extended and managed to enhance connectivity, quality, multifunctionality, biodiversity and amenity value, and improve accessibility for all. The policy seeks to strengthen the environmental and amenity value of the River Ryton and Chesterfield Canal green corridors, to provide for the functions and activities expected to take place. Furthermore, the policy supports the protection, enhancement and restoration of the environmental function and ecological quality of watercourses, ponds, lakes such as Sandhill Lake, and water dependent habitats. 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**.

4.82 The policy is expected to have a significant positive effect in relation to **SA objectives 4: regeneration and social inclusion, 5: health and wellbeing, and 6: transport**. These effects are expected because the policy seeks to ensure that the community can more easily access space for recreation and play, and food growing close to home. Furthermore it promotes the enhancement of open space and natural and semi natural greenspace and bluespace provision, whilst encouraging the linking of walking and cycling routes, bridleways and PROWs which may encourage more active travel. Enhancement of green spaces may help encourage residents to live healthier lifestyles and provide opportunities for physical activities, leading to wellbeing benefits and social interaction. The policy also requires developments to protect and enhance townscape character through the improvement and enhancement of habitat value and visual amenity.

4.83 Green infrastructure can have positive effects on climate change, as it facilitates the infiltration of surface water, therefore minimising flood risk, and may also aid carbon offsetting. 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**. In addition, green infrastructure may filter pollutants from surface water, which may result in improved water quality within watercourses and waterbodies. As such, a minor positive effect is expected for **SA objective 8: water**.

4.84 A significant positive effect is likely in relation to **13: cultural heritage and 14: landscape and townscape**. Green infrastructure will enhance the setting of heritage assets and create an attractive town centre environment.

Policy W14: Enhancing Biodiversity and Tree Cover

4.85 The policy recognises the importance and contribution of biodiversity and tree cover towards a high quality, vibrant natural environment that helps strengthen the connection between people and nature, thereby enhancing health and wellbeing and supporting the regeneration of the Town Centre.

4.86 A significant positive effect is identified in relation to **SA objective 1: Biodiversity**. The policy would create new habitat and link it with existing habitats and significantly improve existing habitats to support local biodiversity. Consequently, the policy would significantly enhance the District's green and blue infrastructure network. It requires all new development to deliver and contribute towards an overall 10% net biodiversity gain within the town centre or a financial contribution towards off-site improvements; the protection and enhancement of the most valuable existing habitats and species at the Sandhill Lake and Chesterfield Canal Local Wildlife Sites, and the creation of new habitats in these areas and within the Worksop Central area; The protection, restoration, enhancement and provision of appropriate buffers around wildlife and geological features at a local and wider landscape-scale to deliver robust ecological networks, to help deliver priorities in the Nottinghamshire Biodiversity Opportunity Model for Bassetlaw and Idle Valley; and the establishment of additional ecological links to the Nature Recovery Network.

4.87 A significant positive effect is likely in relation to **SA objective 4: Regeneration and social inclusion**. The policy will strategically enhance the public realm (Chesterfield Canal and Sandhills Lake), thereby improving social and environmental conditions within a deprived area (Worksop Town Centre

is within the bottom 10% of most deprived areas in England according to the IMD). The policy would also promote town centre vitality and viability through the enhancement of the environment, thereby maximising investment potential.

4.88 A significant positive effect is likely in relation to **SA objective 5: Health and wellbeing**. The policy would have strong and sustained impacts on healthy lifestyles and improve well-being through improved environmental quality.

4.89 Green infrastructure has multiple associated benefits, including its contribution to carbon storage, cooling and shading, opportunities for species migration to more suitable habitats and the protection of water quality and other natural resources. It can also be an integral part of sustainable drainage and natural flood risk management. Improved air and water quality, and climate change adaptation and mitigation are also benefits of an enhanced green infrastructure network. As such, a significant positive effect likely in relation to **SA Objective 9 Flood Risk, SA Objectives 10 Air Quality and SA Objective 11 Climate Change** due to the policy's requirement for a net gain in biodiversity and tree planting.

4.90 The policy would have a significant positive effect for **SA objective 14: Landscape and townscape**. An improved green infrastructure network protects and expands habitats whilst also helping to conserve and enrich landscape character.

Policy W15: Chesterfield Canal

4.91 The Policy is promoting Chesterfield Canal as a focus for future development through its potential to attract investment as a high quality desirable environment. It is seeking to ensure that development along the canal frontage has a functional or visual link to the Chesterfield Canal and achieves a high standard of design.

4.92 The policy is likely to have a significant positive effect in relation **SA Objective 1 Biodiversity**. Proposals within the canal's green corridor buffer should positively contribute to the relevant priorities in the Worksop Central Green Infrastructure Strategy, with regard to urban greening, and complement the canal's environment and improve the ecological value of the network.

4.93 The Policy is seeking to encourage the provision of secure moorings, other canalside and commercial facilities and environmental improvements that will enhance the attractiveness and recreational and visitor potential of the canal network. This will support house boats and job creation, thereby having a minor positive effect on **SA objective 2 Housing** and significant positive effect on **SA objective 3 Economy and Skills**:

4.94 The policy is likely to have a significant positive effect in relation to **SA objective 4: Regeneration and social inclusion, SA objective 5 health and wellbeing, and SA objective 6 Transport** because it would support the enhancement of existing community facilities and services, including a national cycle route. It would improve social and environmental conditions within a deprived area and enhance the vitality and viability of Worksop town centre. It would have strong and sustained impacts on healthy lifestyles and improve well-being through physical activity, recreational activity, improved environmental quality. The Policy is seeking to maintain and improve pedestrian and cycle access to and along the canal, and where possible enhancing links to the wider green infrastructure and movement network. It requires development to protect and enhance the water quality, visual amenity, recreational value of the canal and its function for navigation.

4.95 The proposed green infrastructure improvements will have multiple associated benefits, including contributing to carbon storage, cooling and shading, opportunities for species migration to more suitable habitats and the protection of water quality and other natural resources. It can also be an integral part of sustainable drainage and natural flood risk management. Improved air and water quality, and climate change adaptation and mitigation are also benefits of an enhanced green infrastructure network. As such, a minor positive effect likely in relation to **SA Objective 9 Flood Risk, SA Objectives 10 Air Quality and SA Objective 11 Climate Change**.

4.96 With regard to heritage and townscape, the Policy requires proposals to positively reflecting the principles for the Canalside Character Area identified by the Worksop Central Characterisation Study and the Worksop Central Design Codes; and maximise the opportunity to positively integrate development with the waterway by providing active frontages in terms of the location and layout of buildings and public spaces. Where applicable, it requires proposals to retain, incorporate and enhance canal side buildings, structures and features of designated and non-designated heritage value. Consequently, a significant positive effect is identified in relation to **SA objective 13: Cultural heritage** and **SA objective 14: Landscape and townscape**.

Policy W16: Supporting Efficient Development

4.97 Many existing buildings in Worksop Central are often less efficient than newer buildings, but provide opportunities for the installation of measures retrospectively to reduce their carbon emissions and to make them more appealing commercially. This Policy supports the retrofitting of existing buildings to improve their energy and water efficiency and their adaptability to climate change. Whilst there are no local energy targets within the Local Plan or Worksop Central DPD, the Council is committed to support the national priority of becoming a net zero economy by 2050. Projects large and small will contribute towards helping the District achieve its aim.

4.98 The Policy supports living roofs and walls where they are appropriately designed, installed and maintained and are designed to maximise environmental benefits, functioning effectively over the lifetime of the development. Whilst this is not a policy requirement, it should encourage urban greening. A minor positive effect is identified in relation to **SA objective 1: Biodiversity**

4.99 The Policy is seeking to enhance existing buildings. Consequently, a significant positive effect in relation to **SA objective 7: Land use and soils** as it encourages development on brownfield land thereby protecting soils.

4.100 A significant positive effect is likely in relation to **SA Objective 10: Air quality and SA Objective 11 Climate change**. It offers the opportunity to repurpose existing building fabric in Worksop Central and make use of embodied carbon in contrast to increasing carbon footprint through new builds. This will help to achieve the Government's target of net zero emissions by 2050. The policy supports opportunities for the use of renewable and decentralised energy schemes within new development. Proposals should be designed in response to a site-specific assessment of the most effective and efficient energy supply options and be able to demonstrate a reduction in CO2 emissions.

4.101 The Policy will minimise the demand for raw materials used in new builds and assist in maximising the use of recycled and secondary materials by enhancing existing buildings. A minor positive effect is likely in relation to **SA Objective 12: Resource use and waste**.

4.102 The Policy requires proposals to respond positively to the local context, character and distinctiveness of the site and host building with regard to the form, proportion, setting, period, architectural characteristics and detailing of the original building; to use high quality, durable and matching or complementary materials; and to maintain and wherever possible enhance the architectural integrity of a group of buildings as a whole. As such, a minor positive effect is likely in relation to **SA objective 13: Cultural heritage** and **SA objective 14: Landscape and townscape**.

Policy W17: Promoting Active Travel

4.103 The Policy indicates that regeneration of Worksop Central will facilitate an inclusive, safe, attractive and convenient network which will make walking and cycling an enjoyable choice for local everyday journeys to assist in promoting a modal shift from the car. All new development will be expected to be well integrated, providing well-designed, legible, durable, safe and attractive pedestrian/cycle links to and throughout the Plan area. Proposals will be expected to address the priorities for the improvement of active travel identified within the Worksop Central Travel Plan. Overall, this should have a significant positive effect on Worksop Central Area.

4.104 A minor positive / uncertain effect is identified in relation to **SA objective 1: Biodiversity**. The Policy requires applicants to consider how new walking and cycling infrastructure could contribute towards the priorities identified in the Worksop Central Green Infrastructure Strategy thus contributing towards a healthier community. Whilst the policy is positive, this outcome can only be measured upon submission of an application.

4.105 A minor positive / uncertain effect is likely in relation to **SA objective 3: Economy and skills**. It is seeking to promote the use of a 'rent a bike scheme' which should generate new employment. However, the outcome of this is currently uncertain.

4.106 A significant positive effect is likely in relation to **SA objective 4: Regeneration and social inclusion** and **SA objective 5: Health and wellbeing**. The policy would significantly improve social and environmental conditions within a deprived area and support regeneration. It would also significantly enhance the vitality and viability of the District's town centres. The improvements proposed should significantly enhance health and wellbeing through the provision of infrastructure that will support healthy lifestyles.

4.107 A significant positive effect is likely in relation to **SA objectives 6: Transport**. The policy would significantly reduce need for travel via private vehicle. It would create opportunities/incentives for the use of sustainable travel/transport of people/goods; and it would support investment in transportation infrastructure and/or services.

4.108 The Policy would support development on brownfield land, and town centre living. As such, it would have a minor positive effect in relation to **SA objective 7: Land use and soils**, **SA Objective 10: Air quality**, and **SA Objective 11 Climate change**.

4.109 A significant positive effect is likely for **SA objective 14: Landscape and townscape**. The policy offers potential to significantly enhance townscape character through infrastructure improvements.

Policy W18: Promoting Public Transport

4.110 The policy will have a negligible effect on the majority of the SA objectives, as the subject matter of the policy is fairly specific.

4.111 The sustainable transport and infrastructure improvements identified in the policy could potentially have positive effects on **SA objectives 1: biodiversity** depending on the exact nature and location of the improvements that are proposed through the policy. An increased use in public transport should improve air quality, which would protect biodiversity. Therefore, a minor positive effect is identified for these SA objectives.

4.112 A minor positive effect is likely in relation to **SA objective 3: Economy and skills**, as the policy would encourage investment in infrastructure in the central area and would deliver an inclusive, safe, and well-connected public transport network. Additionally, the policy would support access to a mix of employment and commercial uses located within the central area.

4.113 In relation to SA objective **4: Regeneration and social inclusion** a significant positive effect is likely. This is due to the policy proposing to create new and significantly enhance existing community services through an improved public transport network. Furthermore, the policy significantly enhances the vitality and viability of the area by improving the attractiveness and accessibility of Worksop Central through the delivery of the priorities identified in the Worksop Central Travel Plan.

4.114 As the policy supports and recognises the needs of different social groups, particularly older people and those experiencing health inequalities and disabilities, in accessing the central area and the facilities located within it, a significant positive effect is likely in relation to **SA objective 5: health and wellbeing**.

4.115 The overarching purpose of the policy is to ensure that new developments support investment and improvements to the towns sustainable transport networks and are in line with the priorities identified within the Worksop Central Travel Plan. These improvements will significantly reduce the need to travel by private vehicle and reduce road traffic and congestion. As a result, a significant positive effect is likely in relation to **SA objectives 6: Transport**.

4.116 As the schemes listed in the policy are mainly improvements and modifications to existing roads and networks, there is not expected to be a significant level of land-take. As a result, a minor positive effect is expected in relation to **SA objective 7: Land use and soils**.

4.117 The policy promotes and supports improvements to the transport network which will increase safety, improve air quality, encourage the use of sustainable modes of transport and active travel, and make Worksop Central a more attractive and accessible destination. Therefore, significant positive effects are likely for **SA Objective 10: Air quality** and **SA Objective 11 Climate change**.

4.118 The policy offers potential to enhance the landscape/townscape character of the Central Area through the delivery of various improvements including the proposed one way circulation around the extended Market Square as part of a public realm enhancement scheme. Therefore a minor positive effect for **SA objective 14: Landscape and townscape** is likely.

Policy W19: Managing Vehicular Traffic

4.119 To ensure key road and junction improvements are delivered in a coherent and coordinated way, the Council will work with partners, including Nottinghamshire County Council and bus operators to implement improvements to the road infrastructure network.

4.120 A significant positive impact is likely in relation to **SA Objective 4 Regeneration and social inclusion** and **SA Objective 6 Transport**. The Policy identifies measures that will deliver transport improvements which should help to support businesses on Bridge Street and other areas of the town centre.

4.121 The policy offers potential to enhance the landscape/townscape character of the Worksop Central Area through the delivery of various improvements including the proposed one way circulation around the extended Market Square as part of a public realm enhancement scheme. Therefore a minor positive effect for **SA objective 14: Landscape and townscape** is likely.

Policy W20: Delivering the Regeneration Strategy

4.122 Worksop Central DPD will be realised by a mix of spatial interventions, planning decisions and public and private funding as well as through the Community Infrastructure Levy, developer contributions and legal agreements. The DPD is seeking developer contributions for a number of development specific impacts / appropriate mitigation.

4.123 Three key delivery phases will apply:

- Short-medium term (2020-2026)
- Medium-long term (2027-2032)
- Longer term (2032-2040)

4.124 The phasing is applied to each site allocation or site of change in the Phasing. Development arising before the planned timeframe will need to demonstrate that it does not prejudice the ability of the objectives and infrastructure requirements of Worksop Central DPD to be realised in the longer term.

4.125 The phasing programme is supported by strategic interventions in transport infrastructure, flood management and the environment of the town centre. The Policy indicates that proposals which are inconsistent with the regeneration strategy and its phasing programme are unlikely to be supported, unless it can be demonstrated that there would be significant economic, social or environmental benefits to Worksop Central as a whole.

4.126 The DPD indicates that developer contributions necessary for key infrastructure include improvements to transport, flood management, public realm, green infrastructure, education, health and community safety initiatives. On adoption of the Local Plan, the Affordable Housing and Developer Contributions SPD will set out the approach to securing developer contributions. All relevant costs will be identified in the Infrastructure Delivery Plan.

4.127 Overall, due to the proposed infrastructure improvements, the regeneration strategy proposed should have a significant positive impact on Worksop Central in relation to **SA objective 2: Housing, SA objective 3: Economy and skills, 4: Regeneration and social inclusion, SA objective 5: Health and wellbeing, SA objectives 6: Transport, SA objective 7: Land use and soils, SA objective 13: Cultural heritage, and SA objective 14: Landscape and townscape**.

4.128 Until the details of Worksop Central site proposals are known, it is not possible to identify the effects on biodiversity, flood risk, air quality, and climate change. However, collectively, the policies are seeking a positive outcome. As such, a significant positive / uncertain effect is likely in relation to

SA objective 1 Biodiversity, SA objective 9 Flood risk, SA Objective 10: Air quality, and SA Objective 11 Climate change.

Policy W21: Masterplans and comprehensive development

4.129 This Policy requires proposals that form all or part of a site allocation, or those that provide for major development to be accompanied by a site masterplan. The site masterplan will be expected to set out how development will contribute to the delivery of the objectives of the DPD and the priorities for the relevant neighbourhood. It must also demonstrate that the proposal will not prejudice the future development of other parts of the site and adjoining land, or otherwise compromise the delivery of the site allocation and outcomes sought for the wider area. The masterplan will be required to incorporate an assessment that responds positively to the objectives for the Plan area and the priorities for the relevant neighbourhood, the character of the neighbourhood and relevant design codes, site specific development principles and guidelines, and other relevant planning policies.

4.130 Overall, due to the requirement for an assessment to respond positively to the objectives of the DPD and area, the policy should have a significant positive impact on Worksop Central in relation to **SA objective 2: Housing, SA objective 3: Economy and skills, 4: Regeneration and social inclusion, SA objective 5: Health and wellbeing, SA objectives 6: Transport, SA objective 7: Land use and soils, SA objective 13: Cultural heritage, and SA objective 14: Landscape and townscape.**

4.131 Until the details of the proposal are known, it is not possible to identify the effects on biodiversity, flood risk, air quality, and climate change. However, overall, the policies are seeking a positive outcome. As such, a minor positive / uncertain effect is likely in relation to **SA objective 1 Biodiversity, SA objective 9 Flood risk, SA Objective 10: Air quality, and SA Objective 11 Climate change.**

Policy W22: Safeguarded Land

4.132 Land, buildings, space and supporting infrastructure are required for the construction and operation of Worksop Central's network of transport infrastructure and flood management. Highway improvements require the safeguarding of ten sites, and flood alleviation requires the safeguarding of one site.

4.133 A minor positive effect is identified in relation to **SA objective 1: Biodiversity.** Safeguarding of land for flood alleviation is likely to support an enhancement to biodiversity i.e. it is likely to include an element of green infrastructure.

4.134 A significant positive effect is likely in relation to SA objective **4: Regeneration and social inclusion, SA objective 5: Health and wellbeing, and SA objectives 6: Transport.** The policy is seeking an improvement to highways and flooding infrastructure. This should improve connectivity and encourage cycling and walking, thereby improving the environment and the wellbeing of people living in, and visiting the area.

4.135 A minor positive is likely in relation to **SA objective 8: Water.** The policy is seeking to deliver highway infrastructure which should address surface water runoff and/or pollutant discharge so that the quality of groundwater or surface water would be improved and some water targets (including those relevant to biological and chemical quality) would be met or exceeded.

4.136 A significant positive effect is likely in relation to **SA objective 9: Flood risk**. The policy is safeguarding land for the delivery of a flood alleviation scheme.

4.137 A minor positive effect is likely for **SA Objective 10: Air quality and SA Objective 11 Climate change**. The Policy is seeking to safeguard land for highway improvements which will enhance walking and cycling routes/connectivity. This should support a reduction in travel by private vehicle. The land safeguarded for the flood alleviation scheme should address the effects of climate change.

4.138 A minor positive effect is likely in relation to **SA objective 14: Landscape and townscape**. Improved highway infrastructure should deliver enhancements to the townscape within Worksop Central area.

POLICY W23: Creative Village, Phase 2

4.139 The Creative Village Phase 2 is proposed to be redeveloped as part of the Canal Road Quarter. It will contribute business and commercial floorspace as well as housing within a rejuvenated riverside corridor to positively contribute to the vision and priorities of the Innovation District. Proposals will be expected to be delivered in accordance with the Canal Road Quarter Masterplan Framework to ensure the site and its infrastructure relates positively to neighbouring sites and the surrounding area.

4.140 The site is not within 500m of any internationally or nationally designated biodiversity sites, however it is within 100m of a Local Wildlife Site (Chesterfield Canal). Furthermore, the entire site is located within 5km of the Sherwood Forest ppSPA. The policy states that proposals should contribute to a walkable, liveable neighbourhood, by maximising opportunities for inclusive use, positive frontage and passive surveillance of the street network, Canal Road and green infrastructure. As such, a potential but currently uncertain mixed (minor positive and minor negative) effect is identified in relation to **SA objective 1: Biodiversity**, as the effect on biodiversity will not be known until the planning application stage when detailed proposals for the development would be known. Bassetlaw District Council has agreed a detailed Local Plan policy with Natural England and Notts Wildlife Trust that will address any impact on biodiversity arising from development in the DPD.

4.141 The site will provide dwellings which will contribute to meeting the housing need within the District. As such, a minor positive effect is likely in relation to **SA objective 2: Housing**.

4.142 The site is located within close proximity to the Worksop Town Centre which provides good access to local and regional (via public transport) employment opportunities. The proposal should also result in the creation of new jobs due to the proposed mix of uses. As such, a significant positive effect is likely in relation to **SA objective 3: Economy and skills**.

4.143 The site allocation may help to maintain and enhance existing community facilities and services as it is within Worksop Town Centre. In addition, 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 1km of a secondary school. In addition, development will be required to contribute towards primary and secondary education and healthcare. Additionally, the proposal supports the delivery of a good mix of property types to meet local needs. In line with Bassetlaw Local Plan Policy 31: Affordable Housing, this will include affordable housing and will promote social inclusion. Therefore, a significant positive effect is likely in relation to **SA objective 4: Regeneration and social inclusion**.

4.144 The site is within 800m of various open spaces and a GP surgery which could be used by new residents, subject to capacity. The policy requires proposals to be suitably designed to promote natural surveillance by providing active frontages to ensure that routes around the edge and within the site are afforded the maximum opportunity for passive surveillance. It also requires a financial contribution towards the improvement of sustainable transport (walking and cycling), health facilities, primary and secondary school provision, and open space/green infrastructure facilities. Additionally, the proposal supports the delivery of a good mix of property types to meet local needs. In line with Bassetlaw Local Plan Policy 31: Affordable Housing, this will include affordable housing. As such, a significant positive effect is likely in relation to **SA objective 5: Health and wellbeing**.

4.145 The policy encourages the use of sustainable transport and seeks to improve connectivity, including for pedestrians and cyclists. In terms of existing links, the site is located adjacent to a dedicated cycle network, and is within 400m of a bus stop, and is within 800m of a railway station. The policy also seeks safe access for vehicles, highway mitigation measures and an appropriate level of off-street car/cycle parking and servicing space in accordance to the standards identified. As such, a significant positive effect is likely in relation to **SA objectives 6: Transport**.

4.146 This is a brownfield site and, as such, it will have a significant positive effect in relation to **SA objective 7: Land use and soils**. However, there is a possibility that the land is contaminated. Whilst this policy does not require that development proposals are supported by a ground contamination assessment and a remediation strategy for the site, there is a generic policy in Bassetlaw Local Plan which addresses this issue.

4.147 The site is situated within a Source Protection Zone and so may have adverse effects on ground and surface water quality. However, there are policies within the Worksop DPD and Bassetlaw Local Plan which require a remediation strategy including measures to prevent the pollution of surface and ground water, and provisions for future monitoring will be required. As such, a potential but currently uncertain effect is identified in relation to **SA objective 8: Water**.

4.148 The southern boundary of the site is located within Flood Zones 2 and 3. The policy requires proposals to contribute to the delivery of the Worksop Flood Management scheme by providing land for a more naturalised river channel along the southern boundary, and making a proportionate financial contribution to the wider scheme. There are policies with the Worksop DPD and Bassetlaw Local Plan which ensure that inappropriate development in a floodplain is not permitted, and that development which could prejudice the future development of a flood alleviation scheme is not supported. Further, schemes within the high risk flood zone are required to contribute towards a flood alleviation scheme for Worksop Town Centre and the Council is working closely with the Environment Agency who will agree the scheme, and will be engaged through the decision making process. . Until a scheme has been agreed, a significant positive / uncertain effect is likely in relation to **SA Objective 9 Flood Risk**.

4.149 The current use of the site generates traffic and subsequently, air pollution. The proposed use will also generate traffic / air pollution. There is not enough information available to be able to assess whether the proposed use will result in a decrease in traffic or the type of vehicles e.g. electric vehicles. However, the location provides good access to public transport and services and facilities, thereby reducing the need to travel via private vehicles. It also requires development to incorporate traffic calming measures to encourage 'low-vehicle neighbourhoods' to promote active and healthy place-making. As such, the policy scores an uncertain effect for **Objective 10: Air quality**.

4.150 The Policy requires the minimisation of internal heat gain through energy efficient design and reduce the amount of heat entering properties through orientation, shading, fenestration and insulation as well as through the use of materials and urban greening. Applicants are required to explore options for incorporating a centralised heating system to better manage energy demands from the development. As such, the policy presents an opportunity to increase resilience and decrease vulnerability to climate change effects. As such, it scores a minor positive for **SA Objective 11 Climate change**.

4.151 The site is not within a Minerals Safeguarding Area; therefore a negligible effect is likely in relation to resource use and waste. Whilst this policy doesn't require proposals to make provision for recycling and waste as this is covered by Bassetlaw Local Plan. As such, a minor positive effect is identified in relation to **SA objective 12: resource use and waste**, as Bassetlaw Local Plan Policy 50 (Protecting Amenity) requires proposals to provide adequate storage, sorting and collection of household waste and commercial waste, including provision for recyclable waste.

4.152 The redevelopment of the site provides an opportunity to enhance the character of the historic environment and to identify and appropriately manage archaeology. The policy requires proposals to be sensitive and responsive to the historic character of the site's location within the Worksop Conservation Area, the designated and non-designated heritage assets on and near the site, and the Chesterfield Canal. Overall, a minor positive effect is identified in relation to **SA objective 13: Cultural heritage**.

4.153 Development on site would protect the landscape i.e. it is a brownfield site and it is an area in need of improvement adjoining Worksop Conservation Area. The policy requires proposals to be designed to contribute to successful place-making by positively reflecting the principles for the Canalside Character Area identified by the Worksop Central Characterisation Study and the Worksop Central Design Codes. As such, the policy scores a significant positive for **SA objective 14: Landscape and townscape**.

Policy W24: Former Gas Works Site, Canal Road

4.154 The policy proposes to allocate land on the Former Gas Works site, Canal Road, as identified on the Policies Map, to be redeveloped as a high-quality, efficient and well-designed development that takes inspiration from the areas industrial heritage. Its residential-led regeneration of 50 2, 3 and 4 bedroom dwellings and 10 live-work units (including affordable dwellings) within a rejuvenated riverside corridor will contribute positively towards the vision and priorities of the Innovation District. Proposals will be expected to identify how the development will positively contribute to the delivery of the relevant priorities of the Canal Road Quarter Masterplan Framework to ensure the site relates positively to neighbouring sites and the surrounding area.

4.155 The site is not within 500m of any internationally or nationally designated biodiversity sites, however it is within 100m of a Local Wildlife Site (Chesterfield Canal). Furthermore, the entire site is located within 5km of the Sherwood Forest ppSPA. The policy states that the development would provide financial contribution towards open space/green infrastructure facilities. As well as stating that the development will be responsive to the environmental and amenity value of the River Ryton and Chesterfield Canal green corridors, through environmental remediation, flood management, urban greening, biodiversity net gain, and by incorporating walking and cycling links. As such, a potential but currently uncertain mixed (minor positive and minor negative) effect is identified in relation to **SA objective 1: Biodiversity**, as the effect on biodiversity will not be known until the

planning application stage when detailed proposals for the development would be known. Bassetlaw District Council has agreed a detailed Local Plan policy with Natural England and Notts Wildlife Trust that will address any impact on biodiversity arising from development in the DPD.

4.156 The Former Gas Works site, Canal Road will provide a minimum of 50 dwellings and 10 live-work units which will contribute to meeting the housing need within the District. It requires a residential development of 2, 3 and 4 bedroom dwellings. As such, a minor positive effect is likely in relation to **SA objective 2: Housing**.

4.157 The policy is for a mixed use residential and live-work development which will support new employment within the area. The site is also located within 800m of Worksop Town Centre which provides good access to local and regional (via public transport) employment opportunities. As such, a significant positive effect is likely in relation to **SA objective 3: Economy and skills**.

The site allocation may help to maintain and enhance existing community facilities and services as it is within 800m of Worksop Town Centre. In addition, 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. In addition, development will be required to contribute towards primary and secondary education and healthcare. Furthermore, the proposal supports the delivery of a good mix of property types to meet local needs. In line with Bassetlaw Local Plan Policy 31: Affordable Housing, this will include affordable housing and will promote social inclusion. Therefore, a significant positive effect is likely in relation to **SA objective 4: Regeneration and social inclusion**.

4.158 The site is within 800m of various open spaces and a GP surgery which could be used by new residents, subject to capacity. The policy requires the proposal to provide a positive relationship and an active frontage to the River Ryton, Canal Road and Beaver Place to encourage positive use, which would promote natural surveillance. It also requires a financial contribution towards the improvement of sustainable transport (walking and cycling), health facilities, primary and secondary school provision, and open space/green infrastructure facilities. Furthermore, the proposal supports the delivery of a good mix of property types to meet local needs. In line with Bassetlaw Local Plan Policy 31: Affordable Housing, this will include affordable housing. As such, a significant positive effect is likely in relation to **SA objective 5: Health and wellbeing**.

4.159 The policy encourages the use of sustainable transport and seeks to improve access, connectivity and permeability for all users. In terms of existing links, the site is located adjacent to a dedicated cycle network, and is within 400m of a bus stop, and is within 800m of a railway station. The policy also seeks to provide safe and suitable vehicular access, traffic calming measures to encourage 'low-vehicle neighbourhoods' and an appropriate level of off-street car/cycle parking and servicing space in accordance to the standards identified. As such, a significant positive effect is likely in relation to **SA objectives 6: Transport**.

4.160 This is a brownfield site and, as such, it will have a significant positive effect in relation to **SA objective 7: Land use and soils**.

4.161 The site is situated within a Source Protection Zone and so may have adverse effects on ground and surface water quality. However, there are policies within the Worksop DPD and Bassetlaw Local Plan which require a remediation strategy including measures to prevent the pollution of surface and ground water, and provisions for future monitoring will be required. As such, a potential but currently uncertain effect is identified in relation to **SA objective 8: Water**.

4.162 The southern part of the site is located within Flood Zone 3. However, other policies in the DPD and Bassetlaw Local Plan require a Flood Risk Assessment to be provided to ensure the development would not result in increase in flood risk on the site or elsewhere. Whilst the policy requires financial contributions towards the Worksop Town Centre Flood Management Alleviation Scheme, it does not indicate when this scheme will be implemented. However, there are policies with the Worksop DPD and Bassetlaw Local Plan which ensure that inappropriate development in a floodplain is not permitted, and that development which could prejudice the future development of a flood alleviation scheme is not supported. Further, schemes within the high risk flood zone are required to contribute towards a flood alleviation scheme for Worksop Town Centre and the Council is working closely with the Environment Agency who will agree the scheme, and will be engaged through the decision making process. Until a scheme has been agreed, a significant positive / uncertain effect is likely in relation to **SA Objective 9 Flood Risk..** As such, the policy scores a significant positive effect / uncertain effect in relation to **SA objective 9: Flood risk.**

4.163 The current use of the site generates traffic and subsequently, air pollution. The proposed use will also generate traffic / air pollution. There is not enough information available to be able to assess whether the proposed use will result in a decrease in traffic or the type of vehicles e.g. electric vehicles. As such, the policy scores an uncertain effect for **SA Objective 10: Air quality.**

4.164 The policy/proposal requires sustainable design. It requires the use of suitable, low carbon materials that promote energy efficiency, durability and contribute positively towards improving the character of the area. As such, it would increase resilience/decrease vulnerability to climate change effects; As such, it scores a minor positive for **SA Objective 11 Climate change.**

4.165 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.**

4.166 The Council's heritage officer notes that this site is located in a Conservation Area and setting of Listed Buildings. The site has been largely derelict for several decades. No concerns with principle of development, subject to appropriate design, layout, materials and scale, and the retention of the historic boundary walls. The site lies just to the north of the extended medieval settlement between the castle and priory, however due to developments on site from 19th Century onwards, potential for surviving archaeological remains is low. With regard to heritage, the policy requires the development to be sensitive and responsive to the historic character of the site's location within the Worksop Conservation Area, and its setting which includes designated and non-designated heritage assets on and near the site, including the listed boundary wall, and the Chesterfield Canal. Overall, a neutral effect is identified in relation to **SA objective 13: Cultural heritage.**

4.167 Development on site would protect the landscape i.e. it is a brownfield site and it is an area in need of improvement within Worksop Conservation Area. The policy requires proposals to identify how the development will positively contribute to the delivery of the relevant priorities of the Innovation District/Canal Road area, to ensure the site relates positively to neighbouring sites and the surrounding area. As such, the policy scores a significant positive for **SA objective 14: Landscape and townscape.**

Policy W25: Warehouse, Priorswell Road

4.168 The policy proposes to allocate land at Priorswell Road, Worksop, for a minimum of 60 new dwellings. It will be redeveloped as a high-quality, efficient and well-designed development that takes inspiration from the areas industrial heritage. Its residential development of 60 2, 3 and 4 bedroom dwellings, new public space and a rejuvenated riverside corridor will contribute positively towards the vision and priorities of the Innovation District. Proposals will be expected to identify how the development will positively contribute to the delivery of the relevant priorities of the Canal Road Masterplan Framework, to ensure the site relates positively to neighbouring sites and the surrounding area.

4.169 The site is not within 500m of any internationally or nationally designated biodiversity sites, however it is within 100m of a Local Wildlife Site (Chesterfield Canal). Furthermore, the entire site is located within 5km of the Sherwood Forest ppSPA. The policy states that development will be responsive to the environmental and amenity value of the River Ryton and Chesterfield Canal green corridors, through urban greening, biodiversity net gain, and by incorporating walking and cycling links. As such, a potential but currently uncertain mixed (minor positive and minor negative) effect is identified in relation to **SA objective 1: Biodiversity**, as the effect on biodiversity will not be known until the planning application stage when detailed proposals for the development would be known. Bassetlaw District Council has agreed a detailed Local Plan policy with Natural England and Notts Wildlife Trust that will address any impact on biodiversity arising from development in the DPD.

4.170 The land at Priorswell Road, Worksop will provide a minimum of 60 dwellings which will contribute to meeting the housing need within the District. It requires a residential development of 2, 3 and 4 bedroom dwellings. As such, a minor positive effect is likely in relation to **SA objective 2: Housing**.

The site is located within close proximity to Worksop Town Centre which provides good access to local and regional (via public transport) employment opportunities, although no employment land is allocated within the site itself. Development would result in a loss of employment if the company ceased trading. As such, an uncertain minor positive / significant negative effect is likely in relation to **SA objective 3: Economy and skills**.

4.171 The site allocation may help to maintain and enhance existing community facilities and services as it is within close proximity to Worksop Town Centre. In addition, 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 1km of a secondary school. In addition, development will be required to contribute towards primary and secondary education and healthcare. The proposal also supports the delivery of a good mix of property types to meet local needs. In line with Bassetlaw Local Plan Policy 31: Affordable Housing, this will include affordable housing and will promote social inclusion. Therefore, a significant positive effect is likely in relation to **SA objective 4: Regeneration and social inclusion**.

4.172 The site is within 800m of various open spaces and a GP surgery which could be used by new residents, subject to capacity. The policy requires proposals to be suitably designed to promote natural surveillance by providing active frontages to ensure that routes around the edge and within the site are afforded the maximum opportunity for passive surveillance. It also requires a financial contribution towards the improvement of sustainable transport (walking and cycling), health facilities, primary and secondary school provision, and open space/green infrastructure facilities. Furthermore, the proposal supports the delivery of a good mix of property types to meet local needs. In line with

Bassetlaw Local Plan Policy 31: Affordable Housing, this will include affordable housing. As such, a significant positive effect is likely in relation to **SA objective 5: Health and wellbeing**.

4.173 The policy encourages the use of sustainable transport and seeks to improve connectivity, including for pedestrians and cyclists. In terms of existing links, the site is located adjacent to a dedicated cycle network, and is within 400m of a bus stop, and is within 800m of a railway station. The policy also seeks safe access for vehicles, highway mitigation measures and an appropriate level of off-street car/cycle parking and servicing space in accordance to the standards identified. As such, a significant positive effect is likely in relation to **SA objectives 6: Transport**.

4.174 This is a brownfield site and, as such, it will have a significant positive effect in relation to **SA objective 7: Land use and soils**.

4.175 The site is situated within a Source Protection Zone and so may have adverse effects on ground and surface water quality. However, there are policies within the Worksop DPD and Bassetlaw Local Plan which require a remediation strategy including measures to prevent the pollution of surface and ground water, and provisions for future monitoring will be required. As such, a potential but currently uncertain effect is identified in relation to **SA objective 8: Water**.

4.176 The northern part of the site is located within Flood Zone 3. However, other policies in the DPD and Bassetlaw Local Plan require a Flood Risk Assessment to be provided to ensure the development would not result in increase in flood risk on the site or elsewhere. Whilst the policy requires financial contributions towards the Worksop Town Centre Flood Management Alleviation Scheme, it does not indicate when this scheme will be implemented. However, there are policies with the Worksop DPD and Bassetlaw Local Plan which ensure that inappropriate development in a floodplain is not permitted, and that development which could prejudice the future development of a flood alleviation scheme is not supported. Further, schemes within the high risk flood zone are required to contribute towards a flood alleviation scheme for Worksop Town Centre and the Council is working closely with the Environment Agency who will agree the scheme, and will be engaged through the decision making process. Until a scheme has been agreed, a significant positive / uncertain effect is likely in relation to **SA Objective 9 Flood Risk**.

4.177 The current use of the site generates traffic and subsequently, air pollution. The proposed use will also generate traffic / air pollution. There is not enough information available to be able to assess whether the proposed use will result in a decrease in traffic or the type of vehicles e.g. electric vehicles. However, the location provides good access to public transport and services and facilities, thereby reducing the need to travel via private vehicles. It also requires development to incorporate traffic calming measures to encourage 'low-vehicle neighbourhoods' to promote active and healthy place-making. As such, the policy scores a neutral / uncertain effect for **Objective 10: Air quality**.

4.178 The policy requires sustainable design. It requires the use of suitable, low carbon materials that promote energy efficiency, durability and contribute positively towards improving the character of the area. As such, it would increase resilience/decrease vulnerability to climate change effects. As such, it scores a minor positive for **SA Objective 11 Climate change**.

4.179 The site is not within a Minerals Safeguarding Area; therefore a negligible effect is likely in relation to resource use and waste. Whilst this policy doesn't require proposals to make provision for recycling and waste as this is covered by Bassetlaw Local Plan. As such, a minor positive effect is identified in relation to **SA objective 12: resource use and waste**, as Bassetlaw Local Plan Policy 50

(Protecting Amenity) requires proposals to provide adequate storage, sorting and collection of household waste and commercial waste, including provision for recyclable waste.

4.180 The Council's heritage officer notes that this site is outside of, but within the immediate setting of the Worksop Conservation Area. In addition, the site is in the wider setting of several Listed Buildings, including Worksop Priory Church (grade I). Given the large scale of the existing building, and of the previous Brewery building that occupied the site until the 1960s, it is clear that the principle of development would be acceptable in heritage terms. Any development would need to have regard to the historic setting, and seek its preservation or enhancement. The retention of the front boundary wall and railings, which relate to the Worksop and Retford Brewery that previously occupied the site, would also be important in assimilating any new development into its historic surroundings. Impact to any surviving archaeology has already been significant and the potential for further surviving archaeology is likely to be low although pockets of preservation are possible. Overall, a minor positive effect is identified in relation to **SA objective 13: Cultural heritage**, because development provides an opportunity to improve the setting of the historic environment and appropriately address archaeology.

4.181 Development on site would protect the landscape i.e. it is a brownfield site and it is an area in need of improvement adjoining Worksop Conservation Area. The policy requires proposals to identify how the development will positively contribute to the delivery of the relevant priorities of the Innovation District/Canal Road area, to ensure the site relates positively to neighbouring sites and the surrounding area. As such, the policy scores a significant positive for **SA objective 14: Landscape and townscape**.

POLICY W26: The WASH

4.182 The WASH, as identified on the Policies Map, will be redeveloped as a high-quality, efficient and well-designed education and training complex. Its regeneration within a rejuvenated town centre is expected to positively contribute to the vision and priorities of the Innovation District.

4.183 The site has planning permission. As such, it is not possible to assess the effects on **SA objective 1: Biodiversity**.

4.184 As the policy does not propose to allocate the site for housing and prior to the site being vacant the site was not previously used for housing, a neutral effect is identified in relation to **SA objective 2: Housing**.

4.185 The policy is for an education and training complex which will provide new jobs. The site is also located within Worksop Town Centre which provides good access to local and regional (via public transport) employment opportunities. As such, a significant positive effect is likely in relation to **SA objective 3: Economy and skills**.

4.186 The site allocation will deliver new community facilities (educational and training uses) within Worksop Town Centre. In addition, the site is within 800m of a GP surgery and a post office which could be used by employees/students, subject to capacity. Therefore, a significant positive effect is likely in relation to **SA objective 4: Regeneration and social inclusion**.

4.187 The site is within 800m of various open spaces and could be used by employees/students, subject to capacity. The policy requires proposals to be suitably designed and promote a walkable,

liveable neighbourhood, by maximising opportunities for inclusive use, and passive surveillance. However, the policy does not require a financial contribution towards the improvement of sustainable transport (walking and cycling), health facilities, primary and secondary school provision, and open space/green infrastructure facilities. As such, a minor positive effect is likely in relation to **SA objective 5: Health and wellbeing**.

4.188 The policy encourages the use of sustainable transport and seeks to improve access, connectivity and permeability for all users. In terms of existing links, the site is located within 400m of a bus stop and 800m of the train station and a cycle path (Chesterfield Canal National Cycle Route). The policy also seeks coherent, direct, safe, comfortable and attractive foot/cycle paths to and within the site, a safe and suitable vehicular access point and an appropriate level of off-street car/cycle parking and servicing space in accordance to the standards identified. As such, a significant positive effect is likely in relation to **SA objectives 6: Transport**.

4.189 This is a brownfield site and, as such, it will have a significant positive effect in relation to **SA objective 7: Land use and soils**.

4.190 The site is not situated within a Source Protection Zone. Additionally, there are policies within the Worksop DPD and Bassetlaw Local Plan which require a remediation strategy including measures to prevent the pollution of surface and ground water, and provisions for future monitoring will be required. As such, a potential but currently uncertain minor positive effect is identified in relation to **SA objective 8: Water**.

4.191 This site currently has planning permission and therefore does not require further consideration on matter relating to **SA objective 9: Flood risk**.

4.192 The site is currently vacant and does not generate traffic movement or use energy (gas and electricity). Subsequently, it currently has a negligible effect regarding air pollution. The proposed use will generate traffic / air pollution and use energy for heat and power. However, the policy offers the opportunity to repurpose existing building fabric in Worksop Central and make use of embodied carbon in contrast to increasing carbon footprint through new builds. This will also help to achieve the Government's target of net zero emissions by 2050. Additionally, the location provides good access to public transport and services and facilities, thereby reducing the need to travel via private vehicles. It also requires development to provide safe, legible and well-connected movement for cyclists and pedestrians to the site that maximises pedestrian/cycle links to the town centre, particularly to Worksop Waterfront, Historic Bridge Street and the Innovation District, Watson Road and Bridge Place. The policy/proposal requires sustainable design. It requires the use of suitable, low carbon materials that promote energy efficiency, durability and contribute positively towards improving the character of the area. As such, it would increase resilience/decrease vulnerability to climate change effects; as such, it scores a minor positive effect for **SA Objective 11 Climate change**.

4.193 This site currently has planning permission and therefore does not require further consideration on matter relating to **SA objective 13: Cultural heritage**.

4.194 Development on site would protect the landscape i.e. it is a brownfield site and it is an area in need of improvement within Worksop Conservation Area. The policy requires proposals to identify how the development will positively contribute to the delivery of the relevant priorities for the

Innovation District. As such, the policy scores a significant positive for **SA objective 14: Landscape and townscape**.

Policy W27: Bus Depot, Hardy Street

4.195 The Policy proposes to allocate the bus depot on Hardy Street for redeveloped as a high-quality, efficient and well-designed residential development. Its redevelopment for 42 apartment dwellings will be expected to identify how the development will positively contribute to the delivery of the relevant priorities for Worksop Waterfront.

4.196 The site is not within 500m of any internationally or nationally designated biodiversity sites, however the entire site is located within 5km of the Sherwood Forest ppSPA. The policy states that proposals should integrate urban greening measures, appropriate to the site's context and in response to flood management requirements; such as soft landscaping, sustainable drainage and green walls. Whilst the policy does not require a net gain in biodiversity, it should deliver an increase in biodiversity through the requirement for urban greening. However, the fact that the effect on biodiversity will not be known until the scheme design is submitted creates uncertainty with regard to impact on biodiversity. As such a minor positive/uncertain effect is identified in relation to **SA objective 1: Biodiversity**.

4.197 The site will provide a minimum of 42 dwellings which will contribute to meeting the housing need within the District. As such, a minor positive effect is likely in relation to **SA objective 2: Housing**.

4.198 The site is located within close proximity to Worksop Town Centre which provides good access to local and regional (via public transport) employment opportunities. As such, a significant positive effect is likely in relation to **SA objective 3: Economy and skills**.

4.199 The site allocation may help to maintain and enhance existing community facilities and services as it is within Worksop Town Centre. In addition, 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 1km of a secondary school. In addition, development will be required to contribute towards primary and secondary education and healthcare. Furthermore, the proposal supports the delivery of a higher density development compatible with town living and to meet local needs. In line with Bassetlaw Local Plan Policy 31: Affordable Housing, this will include affordable housing and will promote social inclusion. Therefore, a significant positive effect is likely in relation to **SA objective 4: Regeneration and social inclusion**.

4.200 The site is within 800m of a number of open spaces which could be used by new residents. The policy requires proposals to contribute to a walkable, liveable neighbourhood, by maximising opportunities for inclusive use and passive surveillance. It also requires a financial contribution towards the improvement of sustainable transport (walking and cycling), health facilities, primary and secondary school provision, and open space/green infrastructure facilities. As such, a significant positive effect is likely in relation to **SA objective 5: Health and wellbeing**.

4.201 The policy encourages the use of sustainable transport and seeks to improve connectivity, including for pedestrians and cyclists. In terms of existing links, the site is within 400m of a bus stop. The policy also seeks safe access for vehicles, highway mitigation measures and an appropriate level of off-street car/cycle parking and servicing space in accordance to the standards identified. Additionally, the proposal supports the delivery of a higher density development compatible with

town living and to meet local needs. In line with Bassetlaw Local Plan Policy 31: Affordable Housing, this will include affordable housing. As such, a significant positive effect is likely in relation to **SA objectives 6: Transport**.

4.202 This is a brownfield site and, as such, it will have a significant positive effect in relation to **SA objective 7: Land use and soils**. However, there is a possibility that the land is contaminated. Whilst this policy does not require that development proposals are supported by a ground contamination assessment and a remediation strategy for the site, there is a generic policy in Bassetlaw Local Plan which addresses this issue.

4.203 The site is situated within a Source Protection Zone and so may have adverse effects on ground and surface water quality. However, there are policies within the Worksop DPD and Bassetlaw Local Plan which require a remediation strategy including measures to prevent the pollution of surface and ground water, and provisions for future monitoring will be required. As such, a potential but currently uncertain effect is identified in relation to **SA objective 8: Water**.

4.204 Without appropriate mitigation, the policy could result in development classed as 'highly vulnerable' being located within Floodzone 3a (100% of site is in Flood Zone 3a.). Whilst the policy requires financial contributions towards the Worksop Town Centre Flood Management Alleviation Scheme, it does not indicate when this scheme will be implemented. However, there are policies with the Worksop DPD and Bassetlaw Local Plan which ensure that inappropriate development in a floodplain is not permitted, and that development which could prejudice the future development of a flood alleviation scheme is not supported. Further, schemes within the high risk flood zone are required to contribute towards a flood alleviation scheme for Worksop Town Centre and the Council is working closely with the Environment Agency who will agree the scheme, and will be engaged through the decision making process. Until a scheme has been agreed, a significant positive / uncertain effect is likely in relation to **SA Objective 9 Flood Risk**.

4.205 The current use of the site generates traffic and subsequently, air pollution. The proposed use will also generate traffic / air pollution. There is not enough information available to be able to assess whether the proposed use will result in a decrease in traffic or the type of vehicles e.g. electric vehicles. As such, the policy scores a neutral / uncertain effect for **Objective 10: Air quality**.

4.206 The policy requires sustainable design; it requires the use of suitable, low carbon materials that promote energy efficiency, durability and contribute positively towards improving the character of the area. It would increase resilience/decrease vulnerability to climate change effects. As such, it scores a minor positive for SA **Objective 11 Climate change**.

4.207 The site is not within a Minerals Safeguarding Area; therefore a negligible effect is likely in relation to resource use and waste. Whilst this policy doesn't require proposals to make provision for recycling and waste as this is covered by Bassetlaw Local Plan. As such, a minor positive effect is identified in relation to **SA objective 12: resource use and waste**, as Bassetlaw Local Plan Policy 50 (Protecting Amenity) requires proposals to provide adequate storage, sorting and collection of household waste and commercial waste, including provision for recyclable waste.

4.208 The Council's Heritage officer notes that the site lies within the medieval core and has a high potential for archaeological remains. Potential for preservation is likely low due to 20th century disturbance, however further evaluation is required to establish site specific conditions and inform

any mitigation required. The south east of the site is in the Conservation Area and the rest is within its setting. It is also within the setting of Worksop Castle (Scheduled Ancient Monument) and wider setting of Listed Buildings. Existing buildings are large scale and of neutral character. Development provides an opportunity to improve the setting of the historic environment and to investigate and appropriately address archaeology. Overall, a minor positive effect is identified in relation to **SA objective 13: Cultural heritage**.

4.209 Development on site would protect the landscape i.e. it is a brownfield site and it is an area in need of improvement within the setting of Worksop Conservation Area. The policy requires proposals to be designed to contribute to successful place-making by responding to evolving urban scale and character to positively reflect the principles of Lower Town Character Area identified by the Worksop Central Characterisation Study. As such, the policy scores a significant positive for **SA objective 14: Landscape and townscape**.

Policy W28: Central Avenue

4.210 The Policy proposes to allocate land at Central Avenue which is proposed to be redeveloped as a high-quality, efficient and well-designed residential development and safeguarded land for new infrastructure. Its redevelopment for 56 dwellings, including affordable housing will be expected to identify how the development will positively contribute to the delivery of the relevant priorities for Worksop Waterfront.

4.211 The site is not within 500m of any internationally or nationally designated biodiversity sites, however the entire site is located within 5km of the Sherwood Forest ppSPA. The policy states that proposals should integrate urban greening measures, appropriate to the site's context and in response to flood management requirements; such as soft landscaping along the western boundary. Given that the effect on biodiversity will not be known until the scheme design is submitted, a minor negative/uncertain effect is identified in relation to **SA objective 1: Biodiversity**. Bassetlaw District Council has agreed a detailed Local Plan policy with Natural England and Notts Wildlife Trust that will address any impact on biodiversity arising from development in the DPD.

4.212 The site will provide a minimum of 56 dwellings which will contribute to meeting the housing need within the District. As such, a minor positive effect is likely in relation to **SA objective 2: Housing**.

4.213 The site is located within Worksop Town Centre which provides good access to local and regional (via public transport) 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**.

4.214 The site allocation may help to maintain and enhance existing community facilities and services as it is within Worksop Town Centre. In addition, 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 1km of a secondary school. In addition, development will be required to contribute towards primary and secondary education and healthcare. Additionally, the proposal supports the delivery of a higher density of dwellings to support a good mix of property types that are compatible with town living and to meet local needs. In line with Bassetlaw Local Plan Policy 31: Affordable Housing, this will include affordable housing and will promote social inclusion. Therefore, a significant positive effect is likely in relation to **SA objective 4: Regeneration and social inclusion**.

4.215 The site is within 800m of a number of open spaces which could be used by new residents. The policy requires proposals to contribute to a walkable, liveable neighbourhood, by maximising opportunities for inclusive use and passive surveillance. It also requires a financial contribution towards the improvement of sustainable transport (walking and cycling), health facilities, primary and secondary school provision, and open space/green infrastructure facilities. Additionally, the proposal supports the delivery of a higher density of dwellings to support a good mix of property types that are compatible with town living and to meet local needs. In line with Bassetlaw Local Plan Policy 31: Affordable Housing, this will include affordable housing. As such, an uncertain significant positive effect is likely in relation to **SA objective 5: Health and wellbeing**.

4.216 The policy encourages the use of sustainable transport and seeks to improve connectivity, including for pedestrians and cyclists. In terms of existing links, the site is within 400m of a bus stop. The policy also seeks safe access for vehicles, highway mitigation measures and an appropriate level of off-street car/cycle parking and servicing space in accordance to the standards identified. As such, a significant positive effect is likely in relation to **SA objectives 6: Transport**.

4.217 This is a brownfield site and, as such, it will have a significant positive effect in relation to **SA objective 7: Land use and soils**. However, there is a possibility that the land is contaminated. Whilst this policy does not require that development proposals are supported by a ground contamination assessment and a remediation strategy for the site, there is a generic policy in Bassetlaw Local Plan which addresses this issue.

4.218 The site is situated within a Source Protection Zone and so may have adverse effects on ground and surface water quality. However, there are policies within the Worksop DPD and Bassetlaw Local Plan which require a remediation strategy including measures to prevent the pollution of surface and ground water, and provisions for future monitoring will be required. As such, a potential but currently uncertain effect is identified in relation to **SA objective 8: Water**.

4.219 Without appropriate mitigation, this policy could result in development classed as 'highly vulnerable' being located within Floodzone 2 and Floodzone 3a (11.0% of site is in Flood Zone 1, 71.0% of site is in Flood Zone 2 and 18.0% of site is in Flood Zone 3a). Whilst the policy requires financial contributions towards the Worksop Town Centre Flood Management Alleviation Scheme, it does not indicate when this scheme will be implemented i.e. the policy should require this to be implemented prior to development taking place. However, there are policies with the Worksop DPD and Bassetlaw Local Plan which ensure that inappropriate development in a floodplain is not permitted, and that development which could prejudice the future development of a flood alleviation scheme is not supported. Further, schemes within the high risk flood zone are required to contribute towards a flood alleviation scheme for Worksop Town Centre and the Council is working closely with the Environment Agency who will agree the scheme, and will be engaged through the decision making process. As such, a significant positive / uncertain effect is likely in relation to **SA Objective 9 Flood Risk** depending on the outcome of the flood alleviation scheme / EA input.

4.220 The current use of the site generates traffic and subsequently, air pollution. The proposed use will also generate traffic / air pollution. There is not enough information available to be able to assess whether the proposed use will result in a decrease in traffic or the type of vehicles e.g. electric vehicles. As such, the policy scores an uncertain effect for **Objective 10: Air quality**.

4.221 The policy/proposal requires sustainable design. It requires the use of suitable, low carbon materials that promote energy efficiency, durability and contribute positively towards improving the character of the area. As such, it would increase resilience and decrease vulnerability to climate change effects. As such, it scores a minor positive for SA **Objective 11 Climate change**.

4.222 The site is not within a Minerals Safeguarding Area; therefore a negligible effect is likely in relation to resource use and waste. Whilst this policy doesn't require proposals to make provision for recycling and waste as this is covered by Bassetlaw Local Plan. As such, a minor positive effect is identified in relation to **SA objective 12: resource use and waste**, as Bassetlaw Local Plan Policy 50 (Protecting Amenity) requires proposals to provide adequate storage, sorting and collection of household waste and commercial waste, including provision for recyclable waste.

4.223 The Council's Heritage officer notes that the site has remained largely undeveloped apart from the carpark and the potential for preservation of archaeological remains is therefore high. With regard to built heritage, the site is within the setting of Worksop Conservation Area and provides an opportunity to improve this site/area. A heritage assessment and archaeological assessment should be required at the planning application stage. Overall, a minor positive effect is identified in relation to **SA objective 13: Cultural heritage** because development provides an opportunity to improve the setting of the Conservation Area and appropriately identify and manage archaeology.

4.224 Development on site would protect the landscape i.e. it is a brownfield site and it is an area in need of improvement within the setting of Worksop Conservation Area. The policy requires proposals to be designed to contribute to successful place-making by responding to evolving urban scale and character to positively reflect the principles of Lower Town Character Area identified by the Worksop Central Characterisation Study. As such, the policy scores a significant positive for **SA objective 14: Landscape and townscape**.

POLICY W29: Priory Wharf

4.225 The policy indicates that land at Priory Wharf will be reconfigured as an exemplar gateway destination. A mix of 150 dwellings, commercial leisure/food and beverage offer, public realm and public car parking will be expected to identify how the development will positively contribute to the vision and priorities of the Worksop Waterfront.

4.226 The site is not within 500m of any internationally or nationally designated biodiversity sites, however it is within 100m of a Local Wildlife Site (Chesterfield Canal). Furthermore, the entire site is located within 5km of the Sherwood Forest ppSPA. The policy states that development will be responsive to the environmental and amenity value of the River Ryton and Chesterfield Canal green corridors, through urban greening, biodiversity net gain, and by incorporating walking and cycling links. As such, a potential but currently uncertain mixed (minor positive and minor negative) effect is identified in relation to **SA objective 1: Biodiversity**, as the effect on biodiversity will not be known until the scheme design is submitted. Bassetlaw District Council has agreed a detailed Local Plan policy with Natural England and Notts Wildlife Trust that will address any impact on biodiversity arising from development in the DPD.

4.227 The policy proposes to allocate land at the Priory Centre for a minimum of 150 new dwellings, making a significant contribution to meeting the housing need within the District. It will be designed to achieve a higher density of housing to support a good mix of property types that are compatible

with town and waterside living and to meet local needs. As such, a significant positive effect is likely in relation to **SA objective 2: Housing**.

4.228 The site is located within Worksop Town Centre which provides good access to local and regional (via public transport) employment opportunities. It is also proposing to deliver mixed use development which includes commercial uses, thereby creating new jobs. As such, a significant positive effect is likely in relation to **SA objective 3: Economy and skills**.

4.229 The site allocation may help to maintain and enhance existing community facilities and services as it is within Worksop Town Centre. In addition, 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 1km of a secondary school. In addition, development will be required to contribute towards primary and secondary education, healthcare, and highways improvements which would enhance walking and cycling routes. The proposal supports the delivery of a higher density of dwellings to support a good mix of property types that are compatible with town living and to meet local needs. In line with Bassetlaw Local Plan Policy 31: Affordable Housing, this will include affordable housing and will promote social inclusion. Therefore, a significant positive effect is likely in relation to **SA objective 4: Regeneration and social inclusion** and **SA objective 5: Health and wellbeing**.

4.230 The policy encourages the use of sustainable transport and seeks to improve connectivity, including for pedestrians and cyclists. In terms of existing links, the site is located adjacent to a dedicated cycle network, and is within 400m of a bus stop, and is within 800m of a railway station. It also requires contributions towards highway improvements. As such, a significant positive effect is likely in relation to **SA objectives 6: Transport**.

4.231 This is a brownfield site and, as such, it will have a significant positive effect in relation to **SA objective 7: Land use and soils**.

4.232 The site is situated within a Source Protection Zone and so may have adverse effects on ground and surface water quality. However, there are policies within the Worksop DPD and Bassetlaw Local Plan which require a remediation strategy including measures to prevent the pollution of surface and ground water, and provisions for future monitoring will be required. As such, a potential but currently uncertain effect is identified in relation to **SA objective 8: Water**.

4.233 Part of the site is located in Floodzone 2. Whilst the policy requires financial contributions towards the Worksop Town Centre Flood Management Alleviation Scheme, it does not indicate when this scheme will be implemented i.e. the policy should require this to be implemented prior to development taking place. However, there are policies with the Worksop DPD and Bassetlaw Local Plan which ensure that inappropriate development in a floodplain is not permitted, and that development which could prejudice the future development of a flood alleviation scheme is not supported. Further, schemes within the high risk flood zone are required to contribute towards a flood alleviation scheme for Worksop Town Centre and the Council is working closely with the Environment Agency who will agree the scheme, and will be engaged through the decision making process. As such, a significant positive / uncertain effect is likely in relation to **SA Objective 9 Flood Risk** depending on the outcome of the flood alleviation scheme / Environment Agency input.

4.234 The current use of the site generates traffic and subsequently, air pollution. The proposed use will also generate traffic / air pollution. There is not enough information available to be able to assess

whether the proposed use will result in a decrease in traffic or the type of vehicles e.g. electric vehicles. However, the location provides good access to public transport and services and facilities, thereby reducing the need to travel via private vehicles. As such, the policy scores an uncertain effect for **Objective 10: Air quality**.

4.235 The Policy requires the minimisation of internal heat gain through energy efficient design and reduce the amount of heat entering properties through orientation, shading, fenestration and insulation as well as through the use of materials and urban greening. Applicants are required to explore options for incorporating a centralised heating system to better manage energy demands from the development. As such, the policy presents an opportunity to increase resilience and decrease vulnerability to climate change effects. As such, it scores a minor positive for **SA Objective 11 Climate change**.

4.236 The site is not within a Minerals Safeguarding Area; therefore a negligible effect is likely in relation to resource use and waste. Whilst this policy doesn't require proposals to make provision for recycling and waste as this is covered by Bassetlaw Local Plan. As such, a minor positive effect is identified in relation to **SA objective 12: resource use and waste**, as Bassetlaw Local Plan Policy 50 (Protecting Amenity) requires proposals to provide adequate storage, sorting and collection of household waste and commercial waste, including provision for recyclable waste.

4.237 Redevelopment of this site/area provides an opportunity to enhance the historic environment. The policy requires proposals to be sensitive and responsive to the historic character of the site's location within the Worksop Conservation Area, the designated and non designated heritage assets near the site, and the Chesterfield Canal; and to include architectural references to Worksop's existing waterside industrial buildings to encourage a reconnection with the areas heritage. Overall, a minor positive effect is identified in relation to **SA objective 13: Cultural heritage**.

4.238 Development on site would protect the landscape i.e. it is a brownfield site and it is an area in need of improvement adjoining Worksop Conservation Area. The policy requires proposals to identify how the development will positively contribute to the delivery of the relevant priorities of the Heart of Worksop area, to ensure the site relates positively to neighbouring sites and the surrounding area. As such, the policy scores a significant positive for **SA objective 14: Landscape and townscape**.

POLICY W30: The Canch

4.239 The Canch, as identified on the Policies Map, will be managed by the Council and its partners, as a publicly accessible urban park with a range of green infrastructure functions and ancillary services to the benefit of Worksop's community and the environment. To enhance the green infrastructure offer, improvements will be secured consistent with The Canch Management Plan.

4.240 A significant positive effect is identified in relation to **SA objective 1: Biodiversity**. The policy would enable the protection and enhancement of habitats, species and features to maximise biodiversity value, including through water dependent habitats and tree planting. The policy identifies that biodiversity should be responsive to landscape and the environmental and amenity value of the River Ryton green corridor.

4.241 In relation to **SA objective 3: Economy and skills** a minor positive effect is identified as the policy encourages investment in infrastructure, with the development and/or extension of community/cultural facilities and the provision of new toilets and changing places, which would

increase the number of people visiting and using the area. The maintenance of these facilities on the site may provide additional employment. The site is also located within close proximity to a town centre or a major/existing employment area.

4.242 A significant positive effect is likely in relation to SA objective **4: Regeneration and social inclusion, SA objective 5: Health and Wellbeing and SA Objective 6: Transport**. The policy proposes improvements and enhancements to onsite community/cultural facilities to the benefit of Worksoy's community and the environment, including accessible toilets and a new built performance area for the staging of events. Furthermore, the policy seeks to ensure that the community can more easily access space for recreation and play and supports the enhancement and creation of open space and natural and semi natural greenspace and bluespace provision. Open green spaces may help encourage residents to live healthier lifestyles and provide opportunities for physical activities, leading to wellbeing benefits and social interaction. Additionally, the policy promotes the use of sustainable transport which may encourage more active travel, with the provision of safe, legible, inclusive, inviting, well-connected movement for cyclists and pedestrians as well as providing an appropriate level of additional cycle/scooter parking in accordance to the identified standards.

4.243 A large portion of the Canch site is located within a Source Protection Zone, therefore any additional development proposed within the policy may have adverse effects on ground and surface water quality. However, the proposed enhancement of green infrastructure on site may filter pollutants from surface water, which may result in improved water quality within watercourses and waterbodies. As such, a minor positive effect is expected for **SA objective 8: water**.

4.244 A significant positive effect is likely in relation to **SA Objective 9: Flood Risk**, as the Canch site is identified in the policy as being used in order to make space for the Worksoy Town Centre Flood Alleviation scheme, therefore, it may reduce flood risk to new or existing infrastructure or communities elsewhere within the Central Area.

4.245 Green infrastructure can have positive effects on climate change, as it facilitates the infiltration of surface water, therefore helping to reduce flood risk, and may also aid carbon offsetting. As a result, minor positive effects are expected in relation to **SA objective 10: air quality and SA objective 11: climate change**. Additionally, the policy identifies the opportunity to conserve and develop The Wheelhouse for green energy, which would contribute to the production of renewable energy within the Central Area.

4.246 The site is not within a Minerals Safeguarding Area; therefore a negligible effect is likely in relation to resource use and waste. Whilst this policy doesn't require proposals to make provision for recycling and waste, this is covered by Bassetlaw Local Plan. As such, a minor positive effect is identified in relation to **SA objective 12: resource use and waste**, as Bassetlaw Local Plan Policy 50 (Protecting Amenity) requires proposals to provide adequate storage, sorting and collection of household waste and commercial waste, including provision for recyclable waste.

4.247 With regard to **SA Objective 13: Cultural Heritage**, the policy would have a significant positive effect as it identifies and promotes opportunities to restore built heritage and enable their positive re-use and/or public understanding through additional heritage interpretation.

4.248 The policy would have a significant positive effect for **SA objective 14: Landscape and townscape**. The policy requires the creation of spaces that promote social interaction and cohesion,

while also protecting and enhancing habitats which will help to conserve and enhance landscape character.

Policy W31: Gateford Road Car Park

4.249 The policy proposes to allocate land at Gateford Road Car Park, for a minimum of 40 new dwellings and commercial development. It will be redeveloped as a high-quality, efficient and well-designed development that takes inspiration from the areas industrial heritage. Its residential development will include a mix of 2, 3 bedroom town house dwellings and apartments, including affordable housing, and commercial floorspace within a rejuvenated canalside corridor. It will be expected to identify how the development will positively contribute to the vision and priorities of the Heart of Worksop

4.250 The site is not within 500m of any internationally or nationally designated biodiversity sites, however it is within 100m of a Local Wildlife Site (Chesterfield Canal. Furthermore, the entire site is located within 5km of the Sherwood Forest ppSPA. The policy states that development will be responsive to the environmental and amenity value of the River Ryton and Chesterfield Canal green corridors, through urban greening, biodiversity net gain, and by incorporating walking and cycling links. As such, a potential but currently uncertain mixed (minor positive and minor negative) effect is identified in relation to **SA objective 1: Biodiversity**, as the effect on biodiversity will not be known until the scheme design is submitted. Bassetlaw District Council has agreed a detailed Local Plan policy with Natural England and Notts Wildlife Trust that will address any impact on biodiversity arising from development in the DPD.

4.251 The site will provide a minimum of 40 dwellings which will contribute to meeting the housing need within the District. It requires a residential development of 2 and 3 bed dwellings and apartments. As such, a minor positive effect is likely in relation to **SA objective 2: Housing**.

4.252 The site is located within Worksop Town Centre which provides good access to local and regional (via public transport) employment opportunities. It is also proposing to deliver commercial development, thereby creating new jobs. As such, a significant positive effect is likely in relation to **SA objective 3: Economy and skills**.

4.253 The site allocation may help to maintain and enhance existing community facilities and services as it is within Worksop Town Centre. In addition, 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 1km of a secondary school. In addition, development will be required to contribute towards primary and secondary education and healthcare. The proposal supports the delivery of a higher density of dwellings to support a good mix of property types that are compatible with town living and to meet local needs. In line with Bassetlaw Local Plan Policy 31: Affordable Housing, this will include affordable housing and will promote social inclusion. Therefore, a significant positive effect is likely in relation to SA objective **4: Regeneration and social inclusion**.

4.254 The site is within 800m of various open spaces and a GP surgery which could be used by new residents, subject to capacity. The policy requires proposals to be suitably designed to promote natural surveillance by providing active frontages to ensure that routes around the edge and within the site are afforded the maximum opportunity for passive surveillance. It also requires a financial contribution towards the improvement of sustainable transport (walking and cycling), health facilities, primary and secondary school provision, and open space/green infrastructure facilities. The proposal

supports the delivery of a higher density of dwellings to support a good mix of property types that are compatible with town living and to meet local needs. In line with Bassetlaw Local Plan Policy 31: Affordable Housing, this will include affordable housing. As such, a significant positive effect is likely in relation to **SA objective 5: Health and wellbeing**.

4.255 The policy encourages the use of sustainable transport and seeks to improve connectivity, including for pedestrians and cyclists. In terms of existing links, the site is located adjacent to a dedicated cycle network, and is within 400m of a bus stop, and is within 800m of a railway station. The policy also seeks safe access for vehicles, highway mitigation measures and an appropriate level of off-street car/cycle parking and servicing space in accordance to the standards identified. As such, a significant positive effect is likely in relation to **SA objectives 6: Transport**.

4.256 This is a brownfield site and, as such, it will have a significant positive effect in relation to **SA objective 7: Land use and soils**. However, there is a possibility that the land is contaminated. Whilst this policy does not require that development proposals are supported by a ground contamination assessment and a remediation strategy for the site, there is a generic policy in Bassetlaw Local Plan which addresses this issue. The Policy could be improved by including this requirement.

4.257 The site is situated within a Source Protection Zone and so may have adverse effects on ground and surface water quality. However, there are policies within the Worksop DPD and Bassetlaw Local Plan which require a remediation strategy including measures to prevent the pollution of surface and ground water, and provisions for future monitoring will be required. As such, a potential but currently an uncertain effect is identified in relation to **SA objective 8: Water**.

4.258 The site is located in Floodzone 1. As such, the policy scores a neutral effect in relation to **SA objective 9: Flood risk**.

4.259 The current use of the site generates traffic and subsequently, air pollution. The proposed use will also generate traffic / air pollution. There is not enough information available to be able to assess whether the proposed use will result in a decrease in traffic or the type of vehicles e.g. electric vehicles. However, the location provides good access to public transport and services and facilities, thereby reducing the need to travel via private vehicles. It also requires development to incorporate traffic calming measures to encourage 'low-vehicle neighbourhoods' to promote active and healthy place-making. As such, the policy scores an uncertain effect for **Objective 10: Air quality**.

4.260 The policy/proposal requires sustainable design. It requires the use of suitable, low carbon materials that promote energy efficiency, durability and contribute positively towards improving the character of the area. As such, it would increase resilience and decrease vulnerability to climate change effects. As such, it scores a minor positive for **SA Objective 11 Climate change**.

4.261 The site is not within a Minerals Safeguarding Area; therefore a negligible effect is likely in relation to resource use and waste. Whilst this policy doesn't require proposals to make provision for recycling and waste as this is covered by Bassetlaw Local Plan. As such, a minor positive effect is identified in relation to **SA objective 12: resource use and waste**, as Bassetlaw Local Plan Policy 50 (Protecting Amenity) requires proposals to provide adequate storage, sorting and collection of household waste and commercial waste, including provision for recyclable waste.

4.262 The Council's heritage officer notes that part of the site is within the Conservation Area and the historic buildings on the site are regarded as 'positive buildings', as identified in the Conservation Area Appraisal & Management Plan. Site is also in the setting of Listed Buildings. Buildings are 1860s/70s, formerly a maltings and associated managers house, later used as a builders yard. If demolished, a significant negative effect is identified in relation to SA objective 13: Cultural heritage. However, the building has remained vacant and derelict for some time and this policy provides an opportunity to bring it back into use. If proposed, demolition would be informed by the outcome of the heritage impact assessment to be informed at the planning application stage by the final scheme design. The car park is not located within the conservation area. The site scores a minor negative for archaeology as it lies in an area of post-medieval encroachment along the edge of the medieval common prior to enclosure and predating 1817. Later 19th century development includes housing, a public house and a school which have been subsequently demolished. Late post-medieval development will have had a significant impact on any surviving archaeological remains, however further assessment of the potential is recommended at the application stage. Overall, the policy has a significant positive effect on **SA objective 13: Cultural heritage** because it supports the re-use of a vacant non designated heritage asset.

4.263 Development on site would protect the landscape i.e. it is a brownfield site and it is an area in need of improvement adjoining Worksop Conservation Area. The policy requires proposals to identify how the development will positively contribute to the delivery of the relevant priorities of the Heart of Worksop area, to ensure the site relates positively to neighbouring sites and the surrounding area. As such, the policy scores a significant positive for **SA objective 14: Landscape and townscape**.

Policy W32: Worksop Fire Station

4.264 The policy proposes to allocate the Worksop Fire Station site, as identified on the Policies Map. It will be redeveloped as a high-quality, efficient and well-designed residential development. Its redevelopment for 15 apartments will create a safe, sustainable and quality living environment which will contribute positively towards the vision and priorities of the Heart of Worksop.

4.265 The site is not within 500m of any internationally or nationally designated biodiversity sites, however the entire site is located within 5km of the Sherwood Forest ppSPA. The policy states that development should ensure new public realm incorporates a level of greenery appropriate to the location. Given that the policy does not require a net gain in biodiversity and there is no requirement for public realm to be multi-functional, plus the fact that the effect on biodiversity will not be known until the scheme design is submitted, a minor negative / uncertain effect is identified in relation to **SA objective 1: Biodiversity**. Bassetlaw District Council has agreed a detailed Local Plan policy with Natural England and Notts Wildlife Trust that will address any impact on biodiversity arising from development in the DPD.

4.266 The site will provide a minimum of 15 dwellings which will contribute to meeting the housing need within the District. As such, a minor positive effect is likely in relation to **SA objective 2: Housing**.

4.267 The site is located within Worksop Town Centre which provides good access to local and regional (via public transport) 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**.

4.268 The site allocation may help to maintain and enhance existing community facilities and services as it is within Worksop Town Centre. In addition, 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 1km of a secondary school. In addition, development will be required to contribute towards primary and secondary education and healthcare. The proposal supports the delivery of a higher density appropriate to a town location and to meet local needs. In line with Bassetlaw Local Plan Policy 31: Affordable Housing, this will include affordable housing and will promote social inclusion. Therefore, a significant positive effect is likely in relation to **SA objective 4: Regeneration and social inclusion**.

4.269 The site is within 800m of various open spaces which could be used by new residents. The policy requires proposals to be suitably designed to promote natural surveillance by providing active frontages to ensure that routes around the edge and within the site are afforded the maximum opportunity for passive surveillance. It also requires a financial contribution towards the improvement of sustainable transport (walking and cycling), health facilities, primary and secondary school provision, and open space/green infrastructure facilities. The proposal supports the delivery of a higher density appropriate to a town location and to meet local needs. In line with Bassetlaw Local Plan Policy 31: Affordable Housing, this will include affordable housing. As such, a significant positive effect is likely in relation to **SA objective 5: Health and wellbeing**.

4.270 The policy encourages the use of sustainable transport and seeks to improve connectivity, including for pedestrians and cyclists. In terms of existing links, the site is located adjacent to a dedicated cycle network, and is within 400m of a bus stop, and is within 800m of a railway station. The policy also seeks safe access for vehicles, highway mitigation measures and an appropriate level of off-street car/cycle parking and servicing space in accordance to the standards identified. As such, a significant positive effect is likely in relation to **SA objectives 6: Transport**.

4.271 This is a brownfield site and, as such, it will have a significant positive effect in relation to **SA objective 7: Land use and soils**. However, there is a possibility that the land is contaminated. Whilst this policy does not require that development proposals are supported by a ground contamination assessment and a remediation strategy for the site, there is a generic policy in Bassetlaw Local Plan which addresses this issue. The Policy could be improved by including this requirement.

4.272 The site is situated within a Source Protection Zone and so may have adverse effects on ground and surface water quality. However, there are policies within the Worksop DPD and Bassetlaw Local Plan which require a remediation strategy including measures to prevent the pollution of surface and ground water, and provisions for future monitoring will be required. As such, a potential but currently uncertain effect is identified in relation to **SA objective 8: Water**.

4.273 The site is located within Flood Zone 1. As such, the policy scores a neutral effect in relation to **SA objective 9: Flood risk**.

4.274 The current use of the site generates traffic and subsequently, air pollution. The proposed use will also generate traffic / air pollution. There is not enough information available to be able to assess whether the proposed use will result in a decrease in traffic or the type of vehicles e.g. electric vehicles. However, the location provides good access to public transport and services and facilities, thereby reducing the need to travel via private vehicles. As such, the policy scores an uncertain effect for **Objective 10: Air quality**.

4.275 The policy/proposal requires sustainable design. It requires the use of suitable, low carbon materials that promote energy efficiency, durability and contribute positively towards improving the character of the area. As such, it would increase resilience and decrease vulnerability to climate change effects. As such, it scores a minor positive for SA **Objective 11 Climate change**.

4.276 The site is not within a Minerals Safeguarding Area; therefore a negligible effect is likely in relation to resource use and waste. Whilst this policy doesn't require proposals to make provision for recycling and waste as this is covered by Bassetlaw Local Plan. As such, a minor positive effect is identified in relation to **SA objective 12: resource use and waste**, as Bassetlaw Local Plan Policy 50 (Protecting Amenity) requires proposals to provide adequate storage, sorting and collection of household waste and commercial waste, including provision for recyclable waste.

4.277 The Council's heritage officer notes that the site lies in an area of late post-medieval town expansion between Eastgate and the railway. The plot sits at the southern extent of the form Union Workhouse gardens adjacent to East Gate. The archaeological potential for earlier deposits is considered low and the site has suffered significant impact from construction of the fire station. No constraints are identified in relation to built heritage. Overall, a neutral effect is identified in relation to **SA objective 13: Cultural heritage**.

4.278 Development on site would protect the landscape i.e. it is a brownfield site and it is an area in need of improvement adjoining Worksop Conservation Area. The policy requires proposals to be designed to contribute to successful place-making and improve the character and appearance of the Heart of Worksop Character Area. As such, the policy scores a significant positive for **SA objective 14: Landscape and townscape**.

Policy W33: Sandy Lane Renewal Area

4.279 The Sandy Lane site will be redeveloped as a high-quality, efficient and well-designed development. Its residential development of 300 dwellings (a net gain of at least 52 dwellings) for affordable rent and affordable home ownership, green infrastructure and supporting infrastructure will be expected to identify how the development will positively contribute to the vision and priorities of the Sandhill Quarter.

4.280 The site is not within 500m of any internationally or nationally designated biodiversity sites, however it is within 100m of a Local Wildlife Site (Chesterfield Canal). Furthermore, the entire site is located within 5km of the Sherwood Forest ppSPA. The policy states that development will be responsive to the environmental and amenity value of the River Ryton and Chesterfield Canal green corridors, through urban greening, biodiversity net gain, and by incorporating walking and cycling links. As such, a potential but currently uncertain mixed (minor positive and minor negative) effect is identified in relation to **SA objective 1: Biodiversity**, as the effect on biodiversity will not be known until the scheme design is submitted. Bassetlaw District Council has agreed a detailed Local Plan policy with Natural England and Notts Wildlife Trust that will address any impact on biodiversity arising from development in the DPD.

4.281 The site will provide a net gain of approximately 52 dwellings which will contribute to meeting the housing need within the District. It requires a residential development of 2 and 3 bed dwellings and apartments. As such, a minor positive effect is likely in relation to **SA objective 2: Housing**.

4.282 The site is located within close proximity to Worksop Town Centre which provides good access to local and regional (via public transport) employment opportunities. As such, a minor positive effect is likely in relation to **SA objective 3: Economy and skills**.

4.283 The site allocation may help to maintain and enhance existing community facilities and services as it is close to Worksop Town Centre. In addition, 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 1km of a secondary school. In addition, development will be required to contribute towards primary and secondary education and healthcare. Redevelopment of the site also provides an opportunity to significantly improve the gateway to Worksop Town Centre, thereby encouraging greater patronage to local businesses. The proposal supports the delivery of a higher density of dwellings to support a good mix of property types that are compatible with town living and to meet local needs. In line with Bassetlaw Local Plan Policy 31: Affordable Housing, this will include affordable housing and will promote social inclusion. Therefore, a significant positive effect is likely in relation to **SA objective 4: Regeneration and social inclusion**.

4.284 The site is within 800m of various open spaces and a GP surgery which could be used by new residents, subject to capacity. The policy requires proposals to be suitably designed to promote natural surveillance by providing active frontages to ensure that routes around the edge and within the site are afforded the maximum opportunity for passive surveillance. It also requires a financial contribution towards the improvement of sustainable transport (walking and cycling), health facilities, primary and secondary school provision, and open space/green infrastructure facilities. The proposal supports the delivery of a higher density of dwellings to support a good mix of property types that are compatible with town living and to meet local needs. In line with Bassetlaw Local Plan Policy 31: Affordable Housing, this will include affordable housing. As such, a significant positive effect is likely in relation to **SA objective 5: Health and wellbeing**.

4.285 The policy encourages the use of sustainable transport and seeks to improve connectivity, including for pedestrians and cyclists. In terms of existing links, the site is located adjacent to a dedicated cycle network, and is within 400m of a bus stop, and is within 800m of a railway station. The policy also seeks safe access for vehicles, highway mitigation measures and an appropriate level of off-street car/cycle parking and servicing space in accordance to the standards identified. As such, a significant positive effect is likely in relation to **SA objectives 6: Transport**.

4.286 This is a brownfield site and, as such, it will have a significant positive effect in relation to **SA objective 7: Land use and soils**. However, there is a possibility that the land is contaminated. Whilst this policy does not require that development proposals are supported by a ground contamination assessment and a remediation strategy for the site, there is a generic policy in Bassetlaw Local Plan which addresses this issue. The Policy could be improved by including this requirement.

4.287 The site is situated within a Source Protection Zone and so may have adverse effects on ground and surface water quality. However, there are policies within the Worksop DPD and Bassetlaw Local Plan which require a remediation strategy including measures to prevent the pollution of surface and ground water, and provisions for future monitoring will be required. As such, a potential but currently uncertain effect is identified in relation to **SA objective 8: Water**.

4.288 The site is located in Floodzone 1. As such, the policy scores a neutral effect in relation to **SA objective 9: Flood risk**.

4.289 The current use of the site generates traffic and subsequently, air pollution. The proposed use will also generate traffic / air pollution. Given the increase in dwellings, there is a possibility that traffic would increase. However, not enough information available to be able to assess whether the proposed use will result in a decrease in traffic or the type of vehicles e.g. electric vehicles. The location provides good access to public transport and services and facilities, thereby reducing the need to travel via private vehicles. It also requires development to incorporate traffic calming measures to encourage 'low-vehicle neighbourhoods' to promote active and healthy place-making. As such, the policy scores an uncertain effect for **Objective 10: Air quality**.

4.290 The policy/proposal requires sustainable design. It requires the use of suitable, low carbon materials that promote energy efficiency, durability and contribute positively towards improving the character of the area. As such, it would increase resilience/decrease vulnerability to climate change effects; As such, it scores a minor positive for **SA Objective 11 Climate change**.

4.291 The site is not within a Minerals Safeguarding Area; therefore a negligible effect is likely in relation to resource use and waste. Whilst this policy doesn't require proposals to make provision for recycling and waste as this is covered by Bassetlaw Local Plan. As such, a minor positive effect is identified in relation to **SA objective 12: resource use and waste**, as Bassetlaw Local Plan Policy 50 (Protecting Amenity) requires proposals to provide adequate storage, sorting and collection of household waste and commercial waste, including provision for recyclable waste.

4.292 The Council's heritage officer notes that the site is in setting of St John's Church (grade II listed). Its setting was harmed considerably by demolition of 19th century housing and erection of flats in the 1960s. This policy/site presents an opportunity to reinstate the lost urban grain of this area, such a key part of the setting to the church and to the historic development of the town in the later 19th century. This would help to reinforce the sense of place, and reverse the loss of character which has blighted this part of the town since the redevelopment took place. The site lies in an area of post-medieval town expansion. It is bounded on its south-western side by what is thought to be the boundary of the 'Old Park'. It also includes areas that were common prior to 1817; the enclosure map suggests that a couple of buildings may have encroached on the common before that date. Archaeological potential is considered low. Overall, significant positive effect is identified in relation to **SA objective 13: Cultural heritage**.

4.293 Development on site would protect the landscape i.e. it is a brownfield site and it is an area in need of improvement adjoining Worksop Conservation Area. The policy requires proposals to identify how the development will positively contribute to the delivery of the relevant priorities of the Sandhills Quarter, to ensure the site relates positively to neighbouring sites and the surrounding area. As such, the policy scores a significant positive for **SA objective 14: Landscape and townscape**.

POLICY W34: Sandhill Lake

4.294 Sandhill Lake is a Local Wildlife Site and the policy proposes a significant positive effect on the area by protecting and enhancing its habitats, species and features in order to maximise biodiversity. Additionally the policy intends to support and enhance biodiversity onsite with opportunities to engage with nature through wildlife friendly features and interpretation. Therefore, a significant positive effect is identified in relation to **SA objective 1: Biodiversity**.

4.295 A significant positive effect is likely in relation to SA objective **4: Regeneration and social inclusion**. This is due to the policy proposing to create new and significantly enhance existing, community facilities and services in and around the area. It proposes that these enhancements will be delivered as quality, attractive public realm responding positively to local context and providing for the variety of activities expected to take place. Due to the location of Sandhill Lake, the improvement outlined in the policy will also significantly improve social and environmental conditions within deprived areas and support regeneration.

4.296 A significant positive effect is likely in relation to **SA objective 5: Health and wellbeing** as the policy promotes active travel on site, with the provision of safe, legible, inclusive, inviting, well-connected movement for cyclists and pedestrians, as well as improving connections to wider destinations such as the town centre. Additionally, the policy seeks to ensure that the community can more easily access space for recreation and play, though a number of approaches and opportunities which would help create healthy lifestyles and improve well-being through physical and recreational activity and improved environmental quality.

4.297 The policy promotes the connection of the site with the Central Area through improvements to active travel networks. Therefore a significant positive effect is likely in relation to **SA objectives 6: Transport**.

4.298 Green infrastructure can have positive effects on climate change, as it facilitates the infiltration of surface water, therefore minimising flood risk, and may also aid carbon offsetting. 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**. In addition, the policy requires development to protect and enhance the water quality of the lake, as such, a minor positive effect is expected for **SA objective 8: water**.

4.299 A minor positive effect is likely for **SA objective 14: Landscape and townscape**. The policy requires the creation of spaces that promote social interaction and cohesion, through use of durable hard and soft landscaping including lighting, street furniture, and signage, refuse storage and public art to complement its setting. This also includes provision for good quality, green spaces that promote multi-functional use.

POLICY W35: Bridge Street Opportunity Area

4.300 The Bridge Street Opportunity Area is identified as a potential area for change and growth in the long term. Proposals will be expected to be delivered in accordance with the Bridge Street Masterplan Framework to ensure the growth of this area and its infrastructure is delivered in a comprehensive, coordinated and coherent manner.

4.301 The Policy requires proposals to contribute to the delivery of new and improved public realm and open space in accordance with an area-wide public realm strategy that provides for the variety of activities expected to take place, including biodiversity and soft landscaping; and to contribute to urban greening through environmental remediation, biodiversity net gain, and flood management and sustainable drainage. This should have a minor positive effect in relation to **SA Objective 1 Biodiversity**.

4.302 In terms of housing delivery, the policy requires, where appropriate, proposals to provide for an appropriate mix of quality housing to meet local needs in terms of tenure and property mix.

Depending on the number of dwellings delivered, this could have a minor or significant positive effect on **SA Objective 2 Housing**.

4.303 The policy supports a vibrant mix of town centre uses to suit a range of requirements, such as food and beverage, retail, professional and financial services, offices, leisure and community facilities. It also seeks to maintain a viable business offer including affordable units to meet local business needs. This is likely to have a significant positive effect on **SA Objective 3 Economy and Skills** as it supports the delivery of new employment opportunities.

4.304 A significant positive is likely in relation to **SA Objective 4 Regeneration and social inclusion** and **SA Objective 5 Health and Wellbeing**, and a significant positive effect is likely in relation to **SA Objective 6 Transport**. The Policy requires development to contribute to the delivery of the area wide transport strategy, including;

- a. Creation of a pedestrian priority area, including widening pavements, raised junctions, improved links east-west through the yards structures
- b. Provision of a new north-south cycling route and associated cycling storage
- c. Improved facilities for bus users by contributing to additional bus infrastructure along Bridge Street to support an enhanced service in this neighbourhood;
- d. Introduction of a one-way single carriageway between Potter Street and Newcastle Avenue to improve traffic flow around the town

4.305 The overall level of car parking to be provided within the area will be identified within the context of that required to meet the needs of the town centre as a whole. Improved transport infrastructure should support the regeneration of the Town Centre and enhance social inclusion, thereby improving health and wellbeing. Additionally, the policy supports the delivery of an appropriate mix of quality housing to meet local needs in terms of tenure and property mix. In line with Bassetlaw Local Plan Policy 31: Affordable Housing, there is potential for the delivery of affordable housing depending on the size of proposed development. This would promote social inclusion.

4.306 The majority of Bridge Street is brownfield land and, as such, redevelopment of this area will have a significant positive effect in relation to **SA objective 7: Land use and soils**.

4.307 The section of Bridge Street which meets Newcastle Avenue is within the highest risk flood zone (Floodzone 3). The Policy requires development to contribute to urban greening through environmental remediation, biodiversity net gain, and flood management and sustainable drainage. This should result in a significant positive compared to the current situation. Whilst the policy requires a contribution towards the Worksop Town Centre Flood Management Alleviation Scheme, it does not indicate when this scheme will be implemented i.e. the policy should require this to be implemented prior to development taking place. However, there are policies with the Worksop DPD and Bassetlaw Local Plan which ensure that inappropriate development in a floodplain is not permitted, and that development which could prejudice the future development of a flood alleviation scheme is not supported. Further, the Council is working closely with the Environment Agency who will agree the Flood Alleviation scheme, and will be engaged through the decision making process. As such, a significant positive / uncertain effect is likely in relation to **SA Objective 9 Flood Risk**.

4.308 Green infrastructure can have positive effects on climate change, as it facilitates the infiltration of surface water, therefore minimising flood risk, and may also aid carbon offsetting. As a result, minor positive effects are expected in relation to **SA objective 10: air quality** and **SA objective 11: climate change**. In addition, the policy requires development to protect and enhance the water quality of the lake, as such, a minor positive effect is expected for **SA objective 8: water**.

4.309 The redevelopment of Bridge Street provides an opportunity to enhance the character of the historic environment. The policy requires proposals to be sensitive and responsive to the historic character of the site's location within the Worksop Conservation Area, the designated and non designated heritage assets. Overall, a minor positive effect is identified in relation to **SA objective 13: Cultural heritage**.

4.310 Development here would protect the landscape i.e. Bridge Street is largely brownfield land and it is an area in need of improvement adjoining Worksop Conservation Area. The policy requires proposals to contribute to successful place-making by responding to evolving urban scale and character to positively reflect the principles for the Upper Town Character Area identified by the Worksop Central Characterisation Study and the Worksop Central Design Codes. As such, the policy scores a significant positive for **SA objective 14: Landscape and townscape**.

Policy W36: Crown House

4.311 The Policy indicates that Crown House will be redeveloped as a high-quality, efficient and well-designed residential and commercial development. Its development for commercial development and 25 1, 2 and 3 apartment dwellings will create a safe, sustainable and quality living/working environment which will positively contribute towards the vision and priorities of Historic Bridge Street.

4.312 The site is not within 500m of any internationally or nationally designated biodiversity sites, however the entire site is located within 5km of the Sherwood Forest ppSPA. The policy states that proposals should contribute to the delivery of new and improved public realm in accordance with an area-wide public realm strategy that provides for the variety of activities expected to take place, including biodiversity and soft landscaping appropriate local context. However, the fact that the effect on biodiversity will not be known until the scheme design is submitted creates uncertainty with regard to impact on biodiversity. As such a minor positive/uncertain effect is identified in relation to **SA objective 1: Biodiversity**. Bassetlaw District Council has agreed a detailed Local Plan policy with Natural England and Notts Wildlife Trust that will address any impact on biodiversity arising from development in the DPD.

4.313 The site will provide a minimum of 25 dwellings which will contribute to meeting the housing need within the District. As such, a minor positive effect is likely in relation to **SA objective 2: Housing**.

4.314 The site is located within Worksop Town Centre which provides good access to local and regional (via public transport) employment opportunities. It also proposes commercial uses which should create new jobs (depending on whether a business relocates to the site). As such, a significant positive effect is likely in relation to **SA objective 3: Economy and skills**.

4.315 The site allocation may help to maintain and enhance existing community facilities and services as it is within Worksop Town Centre. It could also deliver new community facilities depending on the commercial use proposed for the ground floor. In addition, 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 1km of a secondary school. In addition, development will be required to contribute towards primary and secondary education and healthcare. The proposal supports the delivery of a higher density of dwellings to support a good mix of property types that are compatible with town living and to meet local needs. In line with Bassetlaw Local Plan Policy 31: Affordable Housing, this will include affordable housing and will promote social inclusion. Therefore, a significant positive effect is likely in relation to SA objective **4: Regeneration and social inclusion**.

4.316 The site is within 800m of a number of open spaces which could be used by new residents. The policy requires proposals to create a walkable, liveable neighbourhood, by maximising opportunities for inclusive use and passive surveillance of the street network. It also requires a financial contribution towards highway improvements, health facilities, primary and secondary school provision, and a flood alleviation scheme. The proposal supports the delivery of a higher density of dwellings to support a good mix of property types that are compatible with town living and to meet local needs. In line with Bassetlaw Local Plan Policy 31: Affordable Housing, this will include affordable housing. As such, a significant positive effect is likely in relation to **SA objective 5: Health and wellbeing**.

4.317 The policy encourages the use of sustainable transport and seeks to improve connectivity, including for pedestrians and cyclists. In terms of existing links, the site is within 400m of a bus stop. The policy also seeks safe access for vehicles, highway mitigation measures and an appropriate level of off-street car/cycle parking and servicing space in accordance to the standards identified. As such, a significant positive effect is likely in relation to **SA objectives 6: Transport**.

4.318 This is a brownfield site and, as such, it will have a significant positive effect in relation to **SA objective 7: Land use and soils**. However, there is a possibility that the land is contaminated. Whilst this policy does not require that development proposals are supported by a ground contamination assessment and a remediation strategy for the site, there is a generic policy in Bassetlaw Local Plan which addresses this issue. The Policy could be improved by including this requirement.

4.319 The site is situated within a Source Protection Zone and so may have adverse effects on ground and surface water quality. However, there are policies within the Worksop DPD and Bassetlaw Local Plan which require a remediation strategy including measures to prevent the pollution of surface and ground water, and provisions for future monitoring will be required. As such, a potential but currently uncertain effect is identified in relation to **SA objective 8: Water**.

4.320 Without appropriate mitigation, the policy could result in development classed as 'highly vulnerable' being located within Flood Zone 3 (approximately 70% of site is in Flood Zone 3 and 100% of the site is in Flood Zone 2). Whilst the policy requires financial contributions towards the Worksop Town Centre Flood Management Alleviation Scheme, it does not indicate when this scheme will be implemented i.e. the policy should require this to be implemented prior to development taking place. However, there are policies with the Worksop DPD and Bassetlaw Local Plan which ensure that inappropriate development in a floodplain is not permitted, and that development which could prejudice the future development of a flood alleviation scheme is not supported. Further, the Council is working closely with the Environment Agency who will agree the Flood Alleviation scheme, and will be engaged through the decision making process. As such, a significant positive / uncertain effect is likely in relation to **SA Objective 9 Flood Risk**.

4.321 The current use of the site generates traffic and subsequently, air pollution. The proposed use will also generate traffic / air pollution. There is not enough information available to be able to assess whether the proposed use will result in a decrease in traffic or the type of vehicles e.g. electric vehicles. As such, the policy scores an uncertain effect for **Objective 10: Air quality**.

4.322 The policy requires sustainable design; it requires development to minimise internal heat gain through energy efficient design and reduce the amount of heat entering properties through orientation, shading, fenestration and insulation as well as through the use of materials and urban greening. This would increase resilience/decrease vulnerability to climate change effects. As such, it scores a minor positive for SA **Objective 11 Climate change**.

4.323 The site is not within a Minerals Safeguarding Area; therefore a negligible effect is likely in relation to resource use and waste. Whilst this policy doesn't require proposals to make provision for recycling and waste as this is covered by Bassetlaw Local Plan. As such, a minor positive effect is identified in relation to **SA objective 12: resource use and waste**, as Bassetlaw Local Plan Policy 50 (Protecting Amenity) requires proposals to provide adequate storage, sorting and collection of household waste and commercial waste, including provision for recyclable waste.

4.324 The Council's Heritage officer notes that the site lies within the medieval core to the north of the castle and has a high potential for archaeological remains. The former course of the River Ryton runs just to the north and the site therefore lies between the old river and the castle. OS Maps show the site was relatively undeveloped until the early 20th century when a theatre was constructed. This was subsequently replaced by a modern building. Potential for preservation is likely low due to 20th century disturbance, however further evaluation is required to establish site specific conditions and inform any mitigation required. The site is in the Conservation Area and in the wider setting of several Listed Buildings and the Worksop Castle Scheduled Ancient Monument. The building dates to the 1980s and is of a design considered to have a neutral effect on the Conservation Area. No concerns with its re-use, subject to suitable elevation treatment. Also no concerns with its replacement, subject to suitable design, layout, materials and scale. Overall, a minor positive effect is identified in relation to **SA objective 13: Cultural heritage** subject to an appropriate scheme and the outcome of a heritage assessment.

4.325 Development on site would protect the landscape i.e. it is a brownfield site and it is an area in need of improvement within the setting of Worksop Conservation Area. The policy requires proposals to be designed to contribute to successful place-making by responding to evolving urban scale and character to positively reflect the principles of Lower Town Character Area identified by the Worksop Central Characterisation Study. As such, the policy scores a significant positive for **SA objective 14: Landscape and townscape**.

Policy W37: Newcastle Avenue

4.326 The Policy proposes to allocate land at Newcastle Avenue, as identified on the Policies Map, for at least 20 dwellings. It is proposed to be redeveloped as a high-quality, efficient and well-designed residential development and it is expected to identify how the development will positively contribute to the delivery of the relevant priorities for Historic Bridge Street.

4.327 The site is not within 500m of any internationally or nationally designated biodiversity sites, however the entire site is located within 5km of the Sherwood Forest ppSPA. The policy states that proposals should ensure a quality, attractive public realm provides for the variety of activities

expected to take place by incorporating appropriate biodiversity and soft landscaping appropriate to enhance its relationship with the adjoining Castle Hill open space. Given that the policy does not require a net gain in biodiversity and the fact that the effect on biodiversity will not be known until the scheme design is submitted, a minor negative/uncertain effect is identified in relation to **SA objective 1: Biodiversity**. Bassetlaw District Council has agreed a detailed Local Plan policy with Natural England and Notts Wildlife Trust that will address any impact on biodiversity arising from development in the DPD.

4.328 The site will provide a minimum of 20 dwellings which will contribute to meeting the housing need within the District. As such, a minor positive effect is likely in relation to **SA objective 2: Housing**.

4.329 The site is located within Worksop Town Centre which provides good access to local and regional (via public transport) 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**.

4.330 The site allocation may help to maintain and enhance existing community facilities and services as it is within Worksop Town Centre. In addition, 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 1km of a secondary school. In addition, development will be required to contribute towards primary and secondary education and healthcare. The proposal supports the delivery of a higher density of dwellings to support a good mix of property types that are compatible with town living and to meet local needs. In line with Bassetlaw Local Plan Policy 31: Affordable Housing, this will include affordable housing and will promote social inclusion. Therefore, a significant positive effect is likely in relation to **SA objective 4: Regeneration and social inclusion**.

4.331 The site is within 800m of various open spaces which could be used by new residents. The policy requires proposals to contribute to a walkable, liveable neighbourhood, by maximising opportunities for inclusive use and passive surveillance to Newcastle Avenue. It also requires a financial contribution towards the improvement of sustainable transport (walking and cycling), health facilities, primary and secondary school provision, and open space/green infrastructure facilities. The proposal supports the delivery of a higher density of dwellings to support a good mix of property types that are compatible with town living and to meet local needs. In line with Bassetlaw Local Plan Policy 31: Affordable Housing, this will include affordable housing. As such, a significant positive effect is likely in relation to **SA objective 5: Health and wellbeing**.

4.332 The policy encourages the use of sustainable transport and seeks to improve connectivity, including for pedestrians and cyclists. In terms of existing links, the site is within 400m of a bus stop. The policy also seeks safe access for vehicles, highway mitigation measures and an appropriate level of off-street car/cycle parking and servicing space in accordance to the standards identified. As such, a significant positive effect is likely in relation to **SA objectives 6: Transport**.

4.333 This is a brownfield site and, as such, it will have a significant positive effect in relation to **SA objective 7: Land use and soils**. However, there is a possibility that the land is contaminated. Whilst this policy does not require that development proposals are supported by a ground contamination assessment and a remediation strategy for the site, there is a generic policy in Bassetlaw Local Plan which addresses this issue. The Policy could be improved by including this requirement.

4.334 The site is situated within a Source Protection Zone and so may have adverse effects on ground and surface water quality. However, there are policies within the Worksop DPD and Bassetlaw Local Plan which require a remediation strategy including measures to prevent the pollution of surface and ground water, and provisions for future monitoring will be required. As such, a potential but currently uncertain effect is identified in relation to **SA objective 8: Water**.

4.335 Without appropriate mitigation, the policy could result in development classed as 'highly vulnerable' being located within Flood Zone 2. Whilst the policy requires financial contributions towards the Worksop Town Centre Flood Management Alleviation Scheme, it does not indicate when this scheme will be implemented i.e. the policy should require this to be implemented prior to development taking place. However, there are policies with the Worksop DPD and Bassetlaw Local Plan which ensure that inappropriate development in a floodplain is not permitted, and that development which could prejudice the future development of a flood alleviation scheme is not supported. Further, the Council is working closely with the Environment Agency who will agree the Flood Alleviation scheme, and will be engaged through the decision making process. As such, a significant positive / uncertain effect is likely in relation to **SA Objective 9 Flood Risk**.

4.336 The current use of the site generates traffic and subsequently, air pollution. The proposed use will also generate traffic / air pollution. There is not enough information available to be able to assess whether the proposed use will result in a decrease in traffic or the type of vehicles e.g. electric vehicles. As such, the policy scores an uncertain effect for **Objective 10: Air quality**.

4.337 The policy/proposal requires sustainable design. It requires the use of suitable, low carbon materials that promote energy efficiency, durability and contribute positively towards improving the character of the area. As such, it would increase resilience and decrease vulnerability to climate change effects. As such, it scores a minor positive for **SA Objective 11 Climate change**.

The site is not within a Minerals Safeguarding Area; therefore a negligible effect is likely in relation to resource use and waste. Whilst this policy doesn't require proposals to make provision for recycling and waste as this is covered by Bassetlaw Local Plan. As such, a minor positive effect is identified in relation to **SA objective 12: resource use and waste**, as Bassetlaw Local Plan Policy 50 (Protecting Amenity) requires proposals to provide adequate storage, sorting and collection of household waste and commercial waste, including provision for recyclable waste.

4.338 The Council's Heritage Officer notes, the site is in the Conservation Area, in the setting of Listed Buildings and in the immediate setting of the Worksop Castle Scheduled Ancient Monument. The site is mostly tarmac, but contains a former petrol station building (later used for car sales) dating to the 1960s. Overall, the site detracts from the character of the CA and setting of the castle. Conservation would have no concerns with the principle of development - however, this would be subject to a scheme which fronts Newcastle Avenue. In addition, this presents an opportunity to link with the footpath around the base of the castle and the wider open space, which could enhance its connectivity and usability. In terms of archaeology, the site lies in an area of high archaeological potential just to the north of the castle and south of the course of the medieval river. The site boundary bounds the castle scheduled monument to the south and SMC will likely be required. The site was relatively undeveloped until the 19th century, but has since been redeveloped several times with a modern building (Kwik Fit garage) located on the western half. Residential development of the site would still have a significant potential to encounter medieval archaeological remains, although this is not as high as the areas to the south of the castle. Likely to be a significant impact to the setting of the castle, although the replacement of the Kwik Fit garage might be seen as a

positive, depending on the proposals Overall, a minor negative effect is identified in relation to **SA objective 13: Cultural heritage**.

4.339 Development on site would protect the landscape i.e. it is a brownfield site and it is an area in need of improvement in Worksop Conservation Area. The policy requires proposals to be designed to contribute to successful place-making by responding to evolving urban scale and character to positively reflect the principles for the Lower Town Character Area identified by the Worksop Central Characterisation Study and the Worksop Central Design Codes. As such, the policy scores a significant positive for **SA objective 14: Landscape and townscape**.

Policy W38: Newcastle Avenue/Norfolk Street

4.340 The Policy proposes to allocate land at Newcastle Avenue/Norfolk Street for at least 8 dwellings. It is proposed to be redeveloped as a high-quality, efficient and well-designed residential development and it is expected to identify how the development will positively contribute to the delivery of the relevant priorities for Historic Bridge Street.

4.341 The site is not within 500m of any internationally or nationally designated biodiversity sites, however the entire site is located within 5km of the Sherwood Forest ppSPA. The policy states that proposals should contribute to flood management, urban greening and biodiversity net gain. Given that the effect on biodiversity will not be known until the scheme design is submitted, a minor negative/ minor positive / uncertain effect is identified in relation to **SA objective 1: Biodiversity**. Bassetlaw District Council has agreed a detailed Local Plan policy with Natural England and Notts Wildlife Trust that will address any impact on biodiversity arising from development in the DPD.

4.342 The site will provide a minimum of 8 dwellings which will contribute to meeting the housing need within the District. As such, a minor positive effect is likely in relation to **SA objective 2: Housing**.

4.343 The site is located within Worksop Town Centre which provides good access to local and regional (via public transport) 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**.

4.344 The site allocation may help to maintain and enhance existing community facilities and services as it is within Worksop Town Centre. In addition, 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 1km of a secondary school. In addition, development will be required to contribute towards primary and secondary education and healthcare. Therefore, a minor positive effect is likely in relation to **SA objective 4: Regeneration and social inclusion**.

4.345 The site is within 800m of various open spaces which could be used by new residents. The policy requires proposals to contribute to a walkable, liveable neighbourhood, by maximising opportunities for inclusive use and passive surveillance to Newcastle Avenue. As such, a significant positive effect is likely in relation to **SA objective 5: Health and wellbeing**.

4.346 The policy encourages the use of sustainable transport and seeks to improve connectivity, including for pedestrians and cyclists. In terms of existing links, the site is within 400m of a bus stop. The policy also seeks safe access for vehicles, highway mitigation measures and an appropriate level

of off-street car/cycle parking and servicing space in accordance to the standards identified. As such, a significant positive effect is likely in relation to **SA objectives 6: Transport**.

4.347 This is a brownfield site and, as such, it will have a significant positive effect in relation to **SA objective 7: Land use and soils**. However, there is a possibility that the land is contaminated. Whilst this policy does not require that development proposals are supported by a ground contamination assessment and a remediation strategy for the site, there is a generic policy in Bassetlaw Local Plan which addresses this issue. The Policy could be improved by including this requirement.

4.348 The site is situated within a Source Protection Zone and so may have adverse effects on ground and surface water quality. However, there are policies within the Worksop DPD and Bassetlaw Local Plan which require a remediation strategy including measures to prevent the pollution of surface and ground water, and provisions for future monitoring will be required. As such, a potential but currently uncertain effect is identified in relation to **SA objective 8: Water**.

4.349 Without appropriate mitigation, the policy could result in development classed as 'highly vulnerable' being located within Flood Zone 2. Whilst the policy requires financial contributions towards the Worksop Town Centre Flood Management Alleviation Scheme, it does not indicate when this scheme will be implemented i.e. the policy should require this to be implemented prior to development taking place. However, there are policies with the Worksop DPD and Bassetlaw Local Plan which ensure that inappropriate development in a floodplain is not permitted, and that development which could prejudice the future development of a flood alleviation scheme is not supported. Further, the Council is working closely with the Environment Agency who will agree the Flood Alleviation scheme, and will be engaged through the decision making process. As such, a significant positive / uncertain effect is likely in relation to **SA Objective 9 Flood Risk**.

4.350 The current use of the site generates traffic and subsequently, air pollution. The proposed use will also generate traffic / air pollution. There is not enough information available to be able to assess whether the proposed use will result in a decrease in traffic or the type of vehicles e.g. electric vehicles. As such, the policy scores a neutral / uncertain effect for **Objective 10: Air quality**.

4.351 The policy/proposal requires sustainable design. It requires the use of suitable, low carbon materials that promote energy efficiency, durability and contribute positively towards improving the character of the area. As such, it would increase resilience and decrease vulnerability to climate change effects. As such, it scores a minor positive for **SA Objective 11 Climate change**.

4.352 The site is not within a Minerals Safeguarding Area; therefore a negligible effect is likely in relation to resource use and waste. Whilst this policy doesn't require proposals to make provision for recycling and waste as this is covered by Bassetlaw Local Plan. As such, a minor positive effect is identified in relation to **SA objective 12: resource use and waste**, as Bassetlaw Local Plan Policy 50 (Protecting Amenity) requires proposals to provide adequate storage, sorting and collection of household waste and commercial waste, including provision for recyclable waste.

4.353 The site lies in an area of archaeological potential associated with the medieval and post-medieval development of the town. It is located to the north-west of the castle and lay on the far bank of the medieval river which curled round the castle to the west. There is some archaeological potential for medieval agricultural or industrial activity close to the site including the site of the medieval castle

mill. The site boundary bounds the castle scheduled monument to the south and SMC will likely be required, mainly due to setting. The current building is shown as an infant school on the historic mapping and while fairly utilitarian in design and not listed, is of local interest and would benefit from historic building recording prior any proposed demolition. The building is identified as a 'positive building' in the Worksop CA Appraisal and its demolition has been resisted on several occasions in 2019-2021. Conservation would not support its loss, as this would fail to preserve the character and appearance of the CA and the setting of the SAM. Instead, Conservation would recommend a suitable conversion scheme, which also retains an element of open space to the east reflecting the historic use as a school yard. Linking with the castle to the north would also be of benefit. Residential development will have a significant impact on any archaeological remains. A significant negative effect to SA objective 13: Cultural heritage is likely if the building is demolished. However, the Policy is seeking to promote an appropriate scale and layout to protect the historical integrity of the building and Castle Hill to the south. The Bassetlaw Local Plan Policy ST44 Historic Environment requires applications to be supported by Heritage Assessments appropriate to the significance of the heritage asset. Policy ST45 Heritage Assets seeks to protect and conserve heritage assets. The policy is promoting a positive improvement to the site and scores a minor positive effect in relation **SA objective 13: Cultural heritage**.

4.354 Development on site would protect the landscape i.e. it is a brownfield site and it is an area in need of improvement in Worksop Conservation Area. The policy requires proposals to be designed to contribute to successful place-making by responding to evolving urban scale and character to positively reflect the principles for the Lower Town Character Area identified by the Worksop Central Characterisation Study and the Worksop Central Design Codes. As such, the policy scores a significant positive for **SA objective 14: Landscape and townscape**.

POLICY W39: Lead Hill Car Park

4.355 Lead Hill Car Park will be redeveloped for high-quality, efficient and well-designed residential development. Its redevelopment for at least 15 dwellings will be expected to identify how the development will positively contribute to the delivery of the relevant priorities for Historic Bridge Street.

4.356 The site is not within 500m of any internationally or nationally designated biodiversity sites, however the entire site is located within 5km of the Sherwood Forest ppSPA. The policy states that proposals should ensure a quality, attractive public realm which provides for the variety of activities expected to take place by incorporating biodiversity and soft landscaping appropriate to its urban setting and to enhance its relationship with Castle Hill open space and the Shiplside Memorial / Haslehurst Gardens. Given that the policy does not require a net gain in biodiversity and the fact that the effect on biodiversity will not be known until the scheme design is submitted, a minor negative/uncertain effect is identified in relation to **SA objective 1: Biodiversity**. Bassetlaw District Council has agreed a detailed Local Plan policy with Natural England and Notts Wildlife Trust that will address any impact on biodiversity arising from development in the DPD.

4.357 The site will provide a minimum of 15 dwellings which will contribute to meeting the housing need within the District. As such, a minor positive effect is likely in relation to **SA objective 2: Housing**.

4.358 The site is located within Worksop Town Centre which provides good access to local and regional (via public transport) 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**.

4.359 The site allocation may help to maintain and enhance existing community facilities and services as it is within Worksop Town Centre. In addition, 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 1km of a secondary school. In addition, development will be required to contribute towards primary and secondary education and healthcare. The proposal supports the delivery of a higher density of dwellings to support a good mix of property types that are compatible with town living and to meet local needs. In line with Bassetlaw Local Plan Policy 31: Affordable Housing, this will include affordable housing and will promote social inclusion. Therefore, a significant positive effect is likely in relation to **SA objective 4: Regeneration and social inclusion**.

4.360 The site is within 800m of various open spaces which could be used by new residents. The policy requires proposals to contribute to a walkable, liveable neighbourhood, by maximising opportunities for inclusive use and passive surveillance to the area. It also requires a financial contribution towards the improvement of sustainable transport (walking and cycling), health facilities, primary and secondary school provision, and open space/green infrastructure facilities. The proposal supports the delivery of a higher density of dwellings to support a good mix of property types that are compatible with town living and to meet local needs. In line with Bassetlaw Local Plan Policy 31: Affordable Housing, this will include affordable housing. As such, a significant positive effect is likely in relation to **SA objective 5: Health and wellbeing**.

4.361 The policy encourages the use of sustainable transport and seeks to improve connectivity, including for pedestrians and cyclists. In terms of existing links, the site is within 400m of a bus stop. The policy also seeks safe access for vehicles, highway mitigation measures and an appropriate level of off-street car/cycle parking and servicing space in accordance to the standards identified. As such, a significant positive effect is likely in relation to **SA objectives 6: Transport**.

4.362 This is a brownfield site and, as such, it will have a significant positive effect in relation to **SA objective 7: Land use and soils**. However, there is a possibility that the land is contaminated. Whilst this policy does not require that development proposals are supported by a ground contamination assessment and a remediation strategy for the site, there is a generic policy in Bassetlaw Local Plan which addresses this issue. The Policy could be improved by including this requirement.

4.363 The site is situated within a Source Protection Zone and so may have adverse effects on ground and surface water quality. However, there are policies within the Worksop DPD and Bassetlaw Local Plan which require a remediation strategy including measures to prevent the pollution of surface and ground water, and provisions for future monitoring will be required. As such, a potential but currently uncertain effect is identified in relation to **SA objective 8: Water**.

4.364 The policy scores a neutral effect in relation to **SA objective 9: Flood risk** as it is within Flood Zone 1.

4.365 The current use of the site generates traffic and subsequently, air pollution. The proposed use will also generate traffic / air pollution. There is not enough information available to be able to assess whether the proposed use will result in a decrease in traffic or the type of vehicles e.g. electric vehicles. As such, the policy scores a neutral / uncertain effect for **Objective 10: Air quality**.

4.366 The policy/proposal requires sustainable design. It requires the use of suitable, low carbon materials that promote energy efficiency, durability and contribute positively towards improving the character of the area. As such, it would reduce increase resilience and decrease vulnerability to climate change effects. As such, it scores a minor positive for SA **Objective 11 Climate change**.

4.367 The site is not within a Minerals Safeguarding Area; therefore a negligible effect is likely in relation to resource use and waste. Whilst this policy doesn't require proposals to make provision for recycling and waste as this is covered by Bassetlaw Local Plan. As such, a minor positive effect is identified in relation to **SA objective 12: resource use and waste**, as Bassetlaw Local Plan Policy 50 (Protecting Amenity) requires proposals to provide adequate storage, sorting and collection of household waste and commercial waste, including provision for recyclable waste.

4.368 The Council's heritage officer notes that the site is in the Conservation Area, in the setting of a range of Listed Buildings and also in the setting of Worksop Castle Scheduled Ancient Monument. This site is likely part of the outer bailey of the castle (Westgate appears to follow the boundary), and was, until the mid-20th century covered in buildings. Conservation would have no concerns with the reinstatement of street-fronted buildings as per the 18th/19th century layout, as this would enhance the character of the site and has the potential to better reveal the significance of historic views along both Lead Hill and Ghill Street. Therefore, no concerns, subject to suitable design, layout, materials and scale. The site lies in an area of very high archaeological potential associated with the medieval castle. Any development in this area has a significant potential to cause significant harm to any underlying archaeological remains. An application should be accompanied by a Heritage Impact Assessment focusing on the archaeological potential of the site and include a map regression showing previous impacts and also appraisal of the impact to designated assets set against the proposed development. Scheduled Monument Consent would likely be required. Further evaluation and mitigation can be secured by condition if necessary. The Policy requires proposals to be sensitive and responsive to the historic character of the site's location within the Worksop Conservation Area, the designated and non-designated heritage assets near the site, including the Castle Hill Scheduled Monument and its setting. Overall, development provides an opportunity to improve the character of the Conservation Area and to identify, study, and preserve archaeology. A significant positive and significant negative effect is identified in relation to **SA objective 13: Cultural heritage**. The outcome would be dependent on the proposal and associated assessment work.

4.369 Development on site would protect the landscape i.e. it is a brownfield site and it is an area in need of improvement in Worksop Conservation Area. The policy requires proposals to provide a positive relationship and an active frontage to Hill Street and Lead Hill to encourage positive use. As such, the policy scores a significant positive for **SA objective 14: Landscape and townscape**.

Policy W40: Middletons, Bridge Street

4.370 The policy proposes to allocate land at Middleton's, as identified on the Policies Map. It will be redeveloped as a high-quality, efficient and well-designed mixed use development. To ensure the site relates positively to neighbouring sites and the surrounding area its redevelopment for commercial floorspace and 12 2, 3 bedroom dwellings (including affordable dwellings) and a café will be expected to identify how the development will positively contribute to the vision and priorities of Historic Bridge Street.

4.371 The site is not within 500m of any internationally or nationally designated biodiversity sites, however the entire site is located within 5km of the Sherwood Forest ppSPA. The policy states that development should ensure new public realm incorporates a level of greenery appropriate to the location. Given that the policy does not require a net gain in biodiversity, and there is no requirement for public realm to be multi-functional, and the fact that the effect on biodiversity will not be known until the scheme design is submitted, a minor negative / uncertain effect is identified in relation to **SA objective 1: Biodiversity**. Bassetlaw District Council has agreed a detailed Local Plan policy with Natural England and Notts Wildlife Trust that will address any impact on biodiversity arising from development in the DPD.

4.372 The site is expected to be redeveloped for at least 12 high-quality and well-designed dwellings, including affordable homes; to complement and diversify the existing housing offer within the area, expand the resident population and generate greater footfall within the neighbourhood and the wider Worksop Central. As such, a minor positive effect is likely in relation to **SA objective 2: Housing**.

4.373 The policy is for a mixed use commercial and residential development which will provide new jobs. The site is also located within Worksop Town Centre which provides good access to local and regional (via public transport) employment opportunities. As such, a significant positive effect is likely in relation to **SA objective 3: Economy and skills**.

4.374 The site allocation will deliver new community facilities (a café) within Worksop Town Centre. In addition, 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 1km of a secondary school. In addition, development will be required to contribute towards primary and secondary education and healthcare. The proposal supports the delivery of a higher density of dwellings to support a good mix of property types that are compatible with town living and to meet local needs. In line with Bassetlaw Local Plan Policy 31: Affordable Housing, this will include affordable housing and will promote social inclusion. Therefore, a significant positive effect is likely in relation to **SA objective 4: Regeneration and social inclusion**.

4.375 The site is within 800m walking distance of a GP surgery and open space (The Canch and Newgate Street GP). The policy requires proposals to be suitably designed to promote natural surveillance by providing active frontages to ensure that routes around the edge and within the site are afforded the maximum opportunity for passive surveillance. It also requires a financial contribution towards the improvement of sustainable transport (walking and cycling), health facilities, primary and secondary school provision, and open space/green infrastructure facilities. The proposal supports the delivery of a higher density of dwellings to support a good mix of property types that are compatible with town living and to meet local needs. In line with Bassetlaw Local Plan Policy 31: Affordable Housing, this will include affordable housing. As such, a significant positive effect is likely in relation to **SA objective 5: Health and wellbeing**.

4.376 The policy encourages the use of sustainable transport and seeks to improve connectivity, including for pedestrians and cyclists. In terms of existing links, the site is located within 400m of a bus stop and 800m of a cycle path (Chesterfield Canal National Cycle Route). The policy also seeks safe access for vehicles, highway mitigation measures and an appropriate level of off-street car/cycle parking and servicing space in accordance to the standards identified. As such, a significant positive effect is likely in relation to **SA objectives 6: Transport**.

4.377 This is a brownfield site and, as such, it will have a significant positive effect in relation to **SA objective 7: Land use and soils**. However, there is a possibility that the land is contaminated. Whilst this policy does not require that development proposals are supported by a ground contamination assessment and a remediation strategy for the site, there is a generic policy in Bassetlaw Local Plan which addresses this issue. The Policy could be improved by including this requirement.

4.378 The site is situated within a Source Protection Zone and so may have adverse effects on ground and surface water quality. However, there are policies within the Worksop DPD and Bassetlaw Local Plan which require a remediation strategy including measures to prevent the pollution of surface and ground water, and provisions for future monitoring will be required. As such, a potential but currently uncertain effect is identified in relation to **SA objective 8: Water**.

4.379 The site is located within Flood Zone 1. As such, the policy scores a neutral effect in relation to **SA objective 9: Flood risk**.

4.380 The site was vacant and did not generate traffic movement or use energy (gas and electricity). Subsequently, it had a negligible effect regarding air pollution. However, the proposed use will generate traffic / air pollution. There is not enough information available to be able to assess how significant the increase in traffic will be or the type of vehicles e.g. electric vehicles. As such, the policy scores a neutral / uncertain effect for **Objective 10: Air quality**

4.381 The proposed use will generate traffic / air pollution and use energy for heat and power. However, the policy offers the opportunity to repurpose existing building fabric in Worksop Central and make use of embodied carbon in contrast to increasing carbon footprint through new builds. This will also help to achieve the Government's target of net zero emissions by 2050. Additionally, the location provides good access to public transport and services and facilities, thereby reducing the need to travel via private vehicles. It also requires development to provide coherent, direct, safe, comfortable and attractive foot/cycle access to maximise connectivity to the Bridge Street, Westgate, Parkgate and the Market Square. It requires the use of low carbon materials that promote energy efficiency, durability and contribute positively to improving the historic character of the area. As such, the policy scores a minor positive and **SA Objective 11 Climate change**.

4.382 The site is not within a Minerals Safeguarding Area; therefore a negligible effect is likely in relation to resource use and waste. Whilst this policy doesn't require proposals to make provision for recycling and waste as this is covered by Bassetlaw Local Plan. As such, a minor positive effect is identified in relation to **SA objective 12: resource use and waste**, as Bassetlaw Local Plan Policy 50 (Protecting Amenity) requires proposals to provide adequate storage, sorting and collection of household waste and commercial waste, including provision for recyclable waste.

4.383 Development on site would protect the landscape i.e. it is a brownfield site. The policy requires proposals to identify how the development will positively contribute to the delivery of the relevant priorities for Historic Bridge Street. As such, the policy scores a significant positive for **SA objective 14: Landscape and townscape**.

Policy 41: Castle Hill

4.384 Castle Hill Policy indicates that the site will be managed by the Council, as a publicly accessible urban heritage park with a range of green infrastructure functions and ancillary services to the benefit

of Worksop's community, visitors and the environment. The Policy is seeking to enhance the green infrastructure offer and community facilities on and adjoining the site.

4.385 **SA Objective 1: Biodiversity** – A minor positive effect is likely. The Policy is seeking to protect and enhance habitats, species and features to maximise biodiversity value. New planting and trees should be responsive to landscape and the historical integrity of the site

4.386 Minor positive effects are likely for **SA Objective 3 Economy and Skills, SA Objective 4 Regeneration and Social Inclusion, and SA Objective 5 Health and Wellbeing**. The Policy is seeking to deliver an integrated new children's play area that responds to the landforms on site and the site's history; and make provision for an appropriately designed non-permanent café structure on site, supported by outdoor seating to support the long term quality of the park. This should support job creation, increase visitor numbers and the improvement to the recreation space.

4.387 The Policy requires safe, legible, inclusive, inviting, well-connected movement for cyclists and pedestrians to Norfolk Street, Newcastle Avenue, Castle Street and Bridge Street and to the right of way west of Norfolk Street. It is also promoting inclusive use of the park by retaining a small amount of car parking on site and by providing for an appropriate level of additional cycle/scooter parking. This is likely to have a minor positive effect on **SA objective 6 Transport**.

4.388 The policy is seeking to improve the aesthetics and functionality of the Castle SAM and to enable public understanding through additional heritage interpretation. As such, a significant positive is likely for **SA objective 13: Cultural heritage** and **SA objective 14: Landscape and townscape**.

Policy W42: Acorn Theatre

4.389 The Acorn Theatre will be protected as a cultural asset. Support will be given to proposals which strengthen, expand and diversify the cultural and arts offer on this site. This will be achieved by optimising the use of the site through reconfiguration and/or extension of the existing building, including relocating the entrance to provide a better physical and visual link with Bridge Street; and intensifying the use of the site by providing for flexible studio space capable of accommodating a range of performing arts classes, courses and events.

4.390 The site is not within 500m of any internationally or nationally designated biodiversity sites, however the entire site is located within 5km of the Sherwood Forest ppSPA. The policy states that, through the public realm strategy for the Historic Bridge Street Opportunity Area (proposals should) contribute to a contemporary contextually appropriate public realm, which responds positively to local context and provides for the variety of activities expected to take place by incorporating soft landscaping appropriate to its urban setting. Given that the policy does not require a net gain in biodiversity, and the fact that the effect on biodiversity will not be known until the scheme design is submitted, a minor negative / uncertain effect is identified in relation to **SA objective 1: Biodiversity**.

4.391 The policy supports the expansion and improvement of Acorn Theatre. This would support the creation of new jobs. The site is also located within Worksop Town Centre which provides good access to local and regional (via public transport) employment opportunities. As such, a significant positive effect is likely in relation to **SA objective 3: Economy and skills**.

4.392 The site allocation will deliver new and improved community facilities within Worksop Town Centre. In addition, 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 1km of a secondary school. In addition, development will be required to contribute towards primary and secondary education and healthcare. Therefore, a significant positive effect is likely in relation to **SA objective 4: Regeneration and social inclusion**.

4.393 The policy would have strong and sustained impacts on healthy lifestyles and improve well-being through physical activity, recreational activity, and improved environmental quality. Different groups within the society are taken into consideration and the policy would support the reduction of crime and the fear of crime through design. As such, a significant positive effect is likely in relation to **SA objective 5: Health and wellbeing**.

4.394 In terms of existing links, the site is located within 400m of a bus stop and 800m of a cycle path (Chesterfield Canal National Cycle Route). The policy also seeks safe access for vehicles, highway mitigation measures and an appropriate level of off-street car/cycle parking and servicing space in accordance to the standards identified. As such, a minor positive effect is likely in relation to **SA objectives 6: Transport**.

4.395 This is a brownfield site and, as such, it will have a significant positive effect in relation to **SA objective 7: Land use and soils**.

4.396 The site is situated within a Source Protection Zone and so may have adverse effects on ground and surface water quality. However, there are policies within the Worksop DPD and Bassetlaw Local Plan which require a remediation strategy including measures to prevent the pollution of surface and ground water, and provisions for future monitoring will be required. As such, a potential but currently uncertain effect is identified in relation to **SA objective 8: Water**.

4.397 The entrance to the site is located within Flood Zone 2. As such, the policy scores a minor negative effect in relation to **SA objective 9: Flood risk** because the building is not as vulnerable to flooding being located in Flood Zone 1.

4.398 The policy offers the opportunity to repurpose existing building fabric in Worksop Central and make use of embodied carbon in contrast to increasing carbon footprint through new builds. This would help to achieve the Government's target of net zero emissions by 2050. Additionally, the location provides good access to public transport and services and facilities, thereby reducing the need to travel via private vehicles. It also requires development to provide coherent, direct, safe, comfortable and attractive foot/cycle access to maximise connectivity to the Bridge Street. As such, the policy scores a minor positive and uncertain effect for **SA Objective 10: Air quality and SA Objective 11 Climate change**.

4.399 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**.

4.400 With regard to heritage, the policy requires proposals to be sensitive and responsive to the historic character of the site's location within the Worksop Conservation Area and the designated and non-designated heritage assets near the site. Overall, a minor positive effect is identified in relation to **SA objective 13: Cultural heritage**.

4.401 Development on site would protect the landscape i.e. it is a brownfield site. The policy requires proposals to identify how the development will positively contribute to the delivery of the relevant priorities for Historic Bridge Street. As such, the policy scores a significant positive for **SA objective 14: Landscape and townscape**.

Policy W43: Former Magistrates Court, Potter Street

4.402 The policy proposes the redevelopment of this site for high-quality, efficient and well-designed residential development. To ensure the site relates positively to neighbouring sites and the surrounding area its redevelopment for 10 dwellings will be expected to identify how the development will positively contribute to the delivery of the relevant priorities for the Southern Quarter.

4.403 The site is not within 500m of any internationally or nationally designated biodiversity sites, however the entire site is located within 5km of the Sherwood Forest ppSPA. The policy states that development should incorporate urban greenery appropriate to the location, and is designed to be durable, attractive, and resilient to the impacts of climate change. Given that it does not require a net gain in biodiversity and the fact that the effect on biodiversity will not be known until the scheme design is submitted, a minor negative / uncertain effect is identified in relation to **SA objective 1: Biodiversity**. Bassetlaw District Council has agreed a detailed Local Plan policy with Natural England and Notts Wildlife Trust that will address any impact on biodiversity arising from development in the DPD.

4.404 The site is expected to be redeveloped for at least 10 high-quality and well-designed dwellings, including affordable homes; to complement and diversify the existing housing offer within the area, expand the resident population and generate greater footfall within the neighbourhood and the wider Worksop Central. As such, a minor positive effect is likely in relation to **SA objective 2: Housing**.

4.405 The site is located within Worksop Town Centre which provides good access to local and regional (via public transport) 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**.

4.406 The site allocation will deliver new community facilities and services as it is within Worksop Town Centre. In addition, 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 1km of a secondary school. In addition, development will be required to contribute towards primary and secondary education and healthcare. The proposal supports the delivery of a higher density of dwellings to support a good mix of property types that are compatible with town living and to meet local needs. In line with Bassetlaw Local Plan Policy 31: Affordable Housing, this will include affordable housing and will promote social inclusion. Therefore, a significant positive effect is likely in relation to **SA objective 4: Regeneration and social inclusion**.

4.407 The site is within 800m of various open spaces and a GP surgery which could be used by new residents, subject to capacity. The policy requires proposals to be suitably designed to promote natural surveillance by providing active frontages to ensure that routes around the edge and within the site are afforded the maximum opportunity for passive surveillance. It also requires a financial contribution towards the improvement of sustainable transport (walking and cycling), health facilities, primary and secondary school provision, and open space/green infrastructure facilities. The proposal supports the delivery of a higher density of dwellings to support a good mix of property types that are

compatible with town living and to meet local needs. In line with Bassetlaw Local Plan Policy 31: Affordable Housing, this will include affordable housing. As such, a significant positive effect is likely in relation to **SA objective 5: Health and wellbeing**.

4.408 The policy encourages the use of sustainable transport and seeks to improve connectivity, including for pedestrians and cyclists. In terms of existing links, the site is located within 400m of a bus stop and 800m of a cycle path (Chesterfield Canal National Cycle Route). The policy also seeks safe access for vehicles, highway mitigation measures and an appropriate level of off-street car/cycle parking and servicing space in accordance to the standards identified. As such, a minor positive effect is likely in relation to **SA objectives 6: Transport**.

4.409 This is a brownfield site and, as such, it will have a significant positive effect in relation to **SA objective 7: Land use and soils**. However, there is a possibility that the land is contaminated. Whilst this policy does not require that development proposals are supported by a ground contamination assessment and a remediation strategy for the site, there is a generic policy in Bassetlaw Local Plan which addresses this issue. The Policy could be improved by including this requirement.

4.410 The site is situated within a Source Protection Zone and so may have adverse effects on ground and surface water quality. However, there are policies within the Worksop DPD and Bassetlaw Local Plan which require a remediation strategy including measures to prevent the pollution of surface and ground water, and provisions for future monitoring will be required. As such, a potential but currently uncertain effect is identified in relation to **SA objective 8: Water**.

4.411 The site is located within Flood Zone 1. As such, the policy scores a neutral effect in relation to **SA objective 9: Flood risk**.

4.412 The site is currently vacant and does not generate traffic movement or use energy (gas and electricity). Subsequently, it currently has a negligible effect regarding air pollution. The proposed use will generate traffic / air pollution and use energy for heat and power. However, the policy offers the opportunity to repurpose existing building fabric in Worksop Central and make use of embodied carbon in contrast to increasing carbon footprint through new builds. This will also help to achieve the Government's target of net zero emissions by 2050. Additionally, the location provides good access to public transport and services and facilities, thereby reducing the need to travel via private vehicles. It also requires development to provide coherent, direct, safe, comfortable and attractive foot/cycle access to maximise connectivity to the Bridge Street, Westgate, Parkgate and the Market Square. It requires the use of low carbon materials that promote energy efficiency, durability and contribute positively to improving the historic character of the area. As such, the policy scores a minor positive and uncertain effect for **SA Objective 10: Air quality and SA Objective 11 Climate change**.

4.413 The site is not within a Minerals Safeguarding Area; therefore a negligible effect is likely in relation to resource use and waste. Whilst this policy doesn't require proposals to make provision for recycling and waste as this is covered by Bassetlaw Local Plan. As such, a minor positive effect is identified in relation to **SA objective 12: resource use and waste**, as Bassetlaw Local Plan Policy 50 (Protecting Amenity) requires proposals to provide adequate storage, sorting and collection of household waste and commercial waste, including provision for recyclable waste.

4.414 The Council's heritage officer notes that the site is In the Conservation Area and setting of Listed Buildings. Older part of court site, originally the policy station and courthouse built 1897 to

designs by NCC architect E Purnell Hooley, is a positive Conservation Area building. Demolition would not be supported. Instead, a conversion scheme should be the focus for this older structure, subject to details. There are no concerns with redevelopment of rest of site, subject to suitable design, layout, materials and scale. The policy requires proposals to be sensitive and responsive to the historic character and local distinctiveness of the surrounding local environment, with regard to nearby designated and non-designated heritage assets, including their setting and its location within the Worksop Conservation Area. Overall, a significant positive and significant negative effect is identified in relation to **SA objective 13: Cultural heritage**, the negative relates to the potential demolition of the building and is dependent on the outcome of the heritage impact assessment and final scheme design.

4.415 Development on site would protect the landscape i.e. it is a brownfield site and it is an area in need of improvement adjoining Worksop Conservation Area. The policy requires proposals to identify how the development will positively contribute to the delivery of the relevant priorities for the Southern Quarter. As such, the policy scores a significant positive for **SA objective 14: Landscape and townscape**.

Policy W44: Former Mayfair Centre, Newgate Street

4.416 The policy proposes to allocate land at Former Mayfair Centre, Newgate Street, Worksop, for 36 new dwellings. The former Mayfair Centre, as identified on the Policies Map, will be redeveloped for high-quality, efficient and well-designed mixed use development. To ensure the site relates positively to neighbouring sites and the surrounding area its redevelopment for 36 2, 3 and 4 bedroom dwellings, including affordable dwellings, and a complementary mix of lower level commercial floorspace will be expected to identify how the development will positively contribute to the delivery of the relevant priorities for the Southern Quarter through a comprehensive masterplan.

4.417 The site is not within 500m of any internationally or nationally designated biodiversity sites, however the entire site is located within 5km of the Sherwood Forest ppSPA. The policy states that development should incorporate urban greenery appropriate to the location, and is designed to be durable, attractive, and resilient to the impacts of climate change. Given that it does not require a net gain in biodiversity and the fact that the effect on biodiversity will not be known until the scheme design is submitted, a minor negative / uncertain effect is identified in relation to **SA objective 1: Biodiversity**. Bassetlaw District Council has agreed a detailed Local Plan policy with Natural England and Notts Wildlife Trust that will address any impact on biodiversity arising from development in the DPD.

4.418 The site is expected to be redeveloped for at least 36 high-quality and well-designed dwellings, including affordable homes; to complement and diversify the existing housing offer within the area, expand the resident population and generate greater footfall within the neighbourhood and the wider Worksop Central. As such, a minor positive effect is likely in relation to **SA objective 2: Housing**.

4.419 The policy is for a mixed use commercial and residential development which will provide new jobs. The site is also located within Worksop Town Centre which provides good access to local and regional (via public transport) employment opportunities. As such, a significant positive effect is likely in relation to **SA objective 3: Economy and skills**.

4.420 The site allocation will deliver new community facilities (leisure uses) within Worksop Town Centre. In addition, 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 1km of a secondary school. In addition, development will be required to contribute towards primary and secondary education and healthcare. The proposal supports the delivery of a higher density of dwellings to support a good mix of property types that are compatible with town living and to meet local needs. In line with Bassetlaw Local Plan Policy 31: Affordable Housing, this will include affordable housing and will promote social inclusion. Therefore, a significant positive effect is likely in relation to SA objective **4: Regeneration and social inclusion**.

4.421 The site is within 800m of various open spaces and a GP surgery which could be used by new residents, subject to capacity. The policy requires proposals to be suitably designed to promote natural surveillance by providing active frontages to ensure that routes around the edge and within the site are afforded the maximum opportunity for passive surveillance. It also requires a financial contribution towards the improvement of sustainable transport (walking and cycling), health facilities, primary and secondary school provision, and open space/green infrastructure facilities. The proposal supports the delivery of a higher density of dwellings to support a good mix of property types that are compatible with town living and to meet local needs. In line with Bassetlaw Local Plan Policy 31: Affordable Housing, this will include affordable housing. As such, a significant positive effect is likely in relation to **SA objective 5: Health and wellbeing**.

4.422 The policy encourages the use of sustainable transport and seeks to improve connectivity, including for pedestrians and cyclists. In terms of existing links, the site is located within 400m of a bus stop and 800m of a cycle path (Chesterfield Canal National Cycle Route). The policy also seeks safe access for vehicles, highway mitigation measures and an appropriate level of off-street car/cycle parking and servicing space in accordance to the standards identified. As such, a minor positive effect is likely in relation to **SA objectives 6: Transport**.

4.423 This is a brownfield site and, as such, it will have a significant positive effect in relation to **SA objective 7: Land use and soils**. However, there is a possibility that the land is contaminated. Whilst this policy does not require that development proposals are supported by a ground contamination assessment and a remediation strategy for the site, there is a generic policy in Bassetlaw Local Plan which addresses this issue. The Policy could be improved by including this requirement.

4.424 The site is situated within a Source Protection Zone and so may have adverse effects on ground and surface water quality. However, there are policies within the Worksop DPD and Bassetlaw Local Plan which require a remediation strategy including measures to prevent the pollution of surface and ground water, and provisions for future monitoring will be required. As such, a potential but currently uncertain effect is identified in relation to **SA objective 8: Water**.

4.425 The site is located within Flood Zone 1. As such, the policy scores a neutral effect in relation to **SA objective 9: Flood risk**.

4.426 The site is currently vacant and does not generate traffic movement or use energy (gas and electricity). Subsequently, it currently has a negligible effect regarding air pollution. The proposed use will generate traffic / air pollution and use energy for heating / power. However, the location provides good access to public transport and services and facilities, thereby reducing the need to travel via private vehicles. As such, the policy scores a minor negative and uncertain effect for **SA Objective 10: Air quality**.

4.427 The Policy requires the use of suitable, low carbon materials that promote energy efficiency, durability and contribute positively towards improving the character of the area. As such, the policy scores a minor positive effect for **SA Objective 11 Climate change**.

4.428 The site is not within a Minerals Safeguarding Area; therefore a negligible effect is likely in relation to resource use and waste. Whilst this policy doesn't require proposals to make provision for recycling and waste as this is covered by Bassetlaw Local Plan. As such, a minor positive effect is identified in relation to **SA objective 12: resource use and waste**, as Bassetlaw Local Plan Policy 50 (Protecting Amenity) requires proposals to provide adequate storage, sorting and collection of household waste and commercial waste, including provision for recyclable waste.

4.429 The Council's heritage officer notes that potential for survival of archaeological findings is considered low, but surviving pockets of archaeology are possible. Further archaeological assessment is recommended to inform an appropriate planning decision. With regard to built heritage, the site is within the setting of Worksop Conservation Area and Listed Buildings. There are no concerns with principle of development, subject to suitable design, layout, materials and scale. Overall, a minor positive effect is identified in relation to **SA objective 13: Cultural heritage** as development would enable archaeology to be identified, studied and appropriately managed.

4.430 Development on site would protect the landscape i.e. it is a brownfield site and it is an area in need of improvement adjoining Worksop Conservation Area. The policy requires proposals to identify how the development will positively contribute to the delivery of the relevant priorities for the Southern Quarter. As such, the policy scores a significant positive for **SA objective 14: Landscape and townscape**.

POLICY W45: Newgate Street Health Centre

4.431 The policy proposes to protect Newgate Street Health Centre as a health centre and support proposals which strengthen, expand and diversify the health offer on this site.

4.432 The site is not within 500m of any internationally or nationally designated biodiversity sites, however the entire site is located within 5km of the Sherwood Forest ppSPA. The policy states that proposals should ensure quality, attractive public realm provides for the variety of activities expected to take place through the use of contextually appropriate durable hard and soft landscaping. Given that it does not require a net gain in biodiversity and the fact that the effect on biodiversity will not be known until the scheme design is submitted, an uncertain effect is identified in relation to **SA objective 1: Biodiversity**. Bassetlaw District Council has agreed a detailed Local Plan policy with Natural England and Notts Wildlife Trust that will address any impact on biodiversity arising from development in the DPD.

4.433 The policy supports the extension of the health centre which would provide new jobs. As such, a significant positive effect is likely in relation to **SA objective 3: Economy and skills**.

4.434 The site allocation will deliver improved and an expansion to health facilities within Worksop Town Centre. This should increase footfall and support health and wellbeing. Therefore, a significant positive effect is likely in relation to **SA objective 4: Regeneration and social inclusion** and **SA objective 5: Health and wellbeing**.

4.435 The site has good access to public transport. As such, a minor positive effect is likely in relation to **SA objectives 6: Transport**.

4.436 This is a brownfield site and, as such, it will have a significant positive effect in relation to **SA objective 7: Land use and soils**. However, there is a possibility that the land is contaminated. Whilst this policy does not require that development proposals are supported by a ground contamination assessment and a remediation strategy for the site, there is a generic policy in Bassetlaw Local Plan which addresses this issue. The Policy could be improved by including this requirement.

4.437 The site is situated within a Source Protection Zone and so may have adverse effects on ground and surface water quality. However, there are policies within the Worksoop DPD and Bassetlaw Local Plan which require a remediation strategy including measures to prevent the pollution of surface and ground water, and provisions for future monitoring will be required. As such, a potential but currently uncertain effect is identified in relation to **SA objective 8: Water**.

4.438 The site is located within Flood Zone 1. As such, the policy scores a neutral effect in relation to **SA objective 9: Flood risk**.

4.439 Part of the site is currently vacant and does not generate traffic movement or use energy (gas and electricity). Subsequently, it currently has a negligible effect regarding air pollution. The proposed use will generate traffic / air pollution and use energy for heating / power. However, the location provides good access to public transport and services and facilities, thereby reducing the need to travel via private vehicles. The Policy also requires the use of suitable, low carbon materials that promote energy efficiency, durability and contribute positively towards improving the character of the area. As such, the policy scores a minor negative and uncertain effect for **SA Objective 10: Air quality** and **SA Objective 11 Climate change**.

4.440 The site is not within a Minerals Safeguarding Area; therefore a negligible effect is likely in relation to resource use and waste. Whilst this policy doesn't require proposals to make provision for recycling and waste as this is covered by Bassetlaw Local Plan. As such, a minor positive effect is identified in relation to **SA objective 12: resource use and waste**, as Bassetlaw Local Plan Policy 50 (Protecting Amenity) requires proposals to provide adequate storage, sorting and collection of household waste and commercial waste, including provision for recyclable waste.

4.441 The Council's heritage officer notes that the site is in the Conservation Area and is in the setting of several Listed Buildings, including the grade II* Old Ship and grade II 13-15 Park Street/2 Newgate Street, both timber-framed buildings with high significance. This was previously the site of a range of buildings fronting Park Street, demolished in the 1950s. At present, the site is overgrown and the 1960s medical centre detracts from the setting of those historic buildings nearby. Conservation would very much welcome development on this site, which would both help to screen the existing medical centre building and also has the opportunity to provide a much improved frontage to both Park Street and Newgate Street. Therefore, Conservation has no concerns in principle, subject to suitable design, layout, materials and scale.

4.442 With regard to archaeology, several phases of 19th and 20th century development on the site have likely had a significant impact on any archaeological remains present and the potential for survival is considered low, but surviving pockets of archaeology are possible. Further archaeological assessment is recommended to inform an appropriate planning decision. Overall, a minor positive

effect is identified in relation **SA objective 13: Cultural heritage** as development provides an opportunity to identify, study and manage archaeology.

4.443 Development on site would protect the landscape i.e. it is a brownfield site and it is an area in need of improvement adjoining Worksop Conservation Area. As such, the policy scores a significant positive for **SA objective 14: Landscape and townscape**.

Policy W46: Worksop Public Sector Hub

4.444 The policy proposes to protect and enhance 'Worksop public sector Hub' as a business, commercial and community services hub, with support given to proposals which strengthen, expand and diversify this offer.

4.445 The site is not within 500m of any internationally or nationally designated biodiversity sites, however the entire site is located within 5km of the Sherwood Forest ppSPA. The policy states that development should ensure a comprehensive and coherent, contemporary contextually appropriate public realm responds positively to local context and contribute to soft landscaping appropriate to its urban setting. Given that it does not require a net gain in biodiversity and the fact that the effect on biodiversity will not be known until the scheme design is submitted, a minor negative / uncertain effect is identified in relation to **SA objective 1: Biodiversity**. Bassetlaw District Council has agreed a detailed Local Plan policy with Natural England and Notts Wildlife Trust that will address any impact on biodiversity arising from development in the DPD.

4.446 The site is located within Worksop Town Centre and provides employment opportunities. As such, a significant positive effect is likely in relation to **SA objective 3: Economy and skills**.

4.447 The Public sector Hub will enhance existing community facilities and services. The policy would also improve social and environmental conditions within a deprived area and enhance the vitality and viability of Worksop town centres. As such, it is likely to have a significant positive effect on **SA Objective 4: Regeneration and social inclusion** and a minor positive effect on **SA objective 5: Health and wellbeing**.

4.448 The policy encourages the use of sustainable transport and seeks to improve connectivity, including for pedestrians and cyclists. In terms of existing links, the site is located within 400m of a bus stop. The policy also seeks safe access for vehicles, highway mitigation measures and an appropriate level of off-street car/cycle parking and servicing space in accordance to the standards identified. As such, a minor positive effect is likely in relation to **SA objectives 6: Transport**.

4.449 This is a brownfield site and, as such, it will have a significant positive effect in relation to **SA objective 7: Land use and soils**.

4.450 The site is located within Flood Zone 1. As such, the policy scores a neutral effect in relation to **SA objective 9: Flood risk**.

4.451 The proposed use will generate traffic / air pollution and use energy for heat and power. However, the policy offers the opportunity to repurpose existing building fabric in Worksop Central and make use of embodied carbon in contrast to increasing carbon footprint through new builds. This will also help to achieve the Government's target of net zero emissions by 2050. Additionally, the location provides good access to public transport and services and facilities, thereby reducing the need

to travel via private vehicles. It also requires development to provide coherent, direct, safe, comfortable and attractive foot/cycle access to maximise connectivity to the Bridge Street, Westgate, Parkgate and the Market Square. It requires the use of low carbon materials that promote energy efficiency, durability and contribute positively to improving the historic character of the area. As such, the policy scores a minor positive and uncertain effect for SA **Objective 10: Air quality and SA Objective 11 Climate change.**

4.452 The site is not within a Minerals Safeguarding Area; therefore a negligible effect is likely in relation to resource use and waste. Whilst this policy doesn't require proposals to make provision for recycling and waste as this is covered by Bassetlaw Local Plan. As such, a minor positive effect is identified in relation to **SA objective 12: resource use and waste**, as Bassetlaw Local Plan Policy 50 (Protecting Amenity) requires proposals to provide adequate storage, sorting and collection of household waste and commercial waste, including provision for recyclable waste.

4.453 The Policy requires proposals to be integrated within the surrounding street network to improve access, connectivity and permeability for all users from the new Newgate Street (w) link, the Market Square and Potter Street; to ensure the layout and design of development identifies, and better reveals, local views such as west across the Market Square and to Bridge Street; to provide a positive relationship and an active primary frontage, taking into account the operational requirements of the occupiers; and to be sensitive and responsive to the historic character of the site's location within the Worksop Conservation Area, and the designated and non-designated heritage assets on and near the site, including Worksop Town Hall. Overall, a minor positive effect is identified in relation to **SA objective 13: Cultural heritage.**

4.454 Development on site would protect the landscape i.e. it is a brownfield site. The policy requires proposals to be designed to contribute to successful place-making by positively reflecting the principles for the Upper Town Character Area identified by the Worksop Central Characterisation Study and the Worksop Central Design Codes. As such, the policy scores a significant positive for **SA objective 14: Landscape and townscape.**

Policy W47: Newgate Street Car Park

4.455 Newgate Street Car Park, as identified on the Policies Map, will be redeveloped for high-quality, efficient and well-designed residential development. To ensure the site relates positively to neighbouring sites and the surrounding area its redevelopment for 15 2, 3 bedroom dwellings will be expected to identify how the development will positively contribute to the delivery of the relevant priorities for the Southern Quarter.

4.456 The site is not within 500m of any internationally or nationally designated biodiversity sites, however the entire site is located within 5km of the Sherwood Forest ppSPA. The policy states that the development would provide financial contribution towards open space/green infrastructure facilities. However, given that it does not require a net gain in biodiversity and the fact that the effect on biodiversity will not be known until the scheme design is submitted, a minor negative and uncertain effect is identified in relation to **SA objective 1: Biodiversity**. Bassetlaw District Council has agreed a detailed Local Plan policy with Natural England and Notts Wildlife Trust that will address any impact on biodiversity arising from development in the DPD.

4.457 The site is expected to be redeveloped for at least 15 high-quality and well-designed dwellings, including affordable homes; to complement and diversify the existing housing offer within the area,

expand the resident population and generate greater footfall within the neighbourhood and the wider Worksop Central. As such, a minor positive effect is likely in relation to **SA objective 2: Housing**.

4.458 The site is located within 800m of Worksop Town Centre which provides good access to local and regional (via public transport) 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**.

4.459 The site allocation may help to maintain and enhance existing community facilities and services as it is within 800m of Worksop Town Centre. In addition, 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 1km of a secondary school. In addition, development will be required to contribute towards primary and secondary education and healthcare. The proposal supports the delivery of a higher density of dwellings to support a good mix of property types that are compatible with town living and to meet local needs. In line with Bassetlaw Local Plan Policy 31: Affordable Housing, this will include affordable housing and will promote social inclusion. Therefore, a significant positive effect is likely in relation to **SA objective 4: Regeneration and social inclusion**.

4.460 The site is within 800m of various open spaces and a GP surgery which could be used by new residents, subject to capacity. The policy requires proposals to be suitably designed and promote a walkable, liveable neighbourhood, by maximising opportunities for inclusive use, and passive surveillance. It also requires a contribution towards the improvement of sustainable transport (walking and cycling), health facilities, primary and secondary school provision, and open space/green infrastructure facilities. The proposal supports the delivery of a higher density of dwellings to support a good mix of property types that are compatible with town living and to meet local needs. In line with Bassetlaw Local Plan Policy 31: Affordable Housing, this will include affordable housing. As such, a significant positive effect is likely in relation to **SA objective 5: Health and wellbeing**.

4.461 The policy encourages the use of sustainable transport and seeks to improve access, connectivity and permeability for all users. In terms of existing links, the site is located within 400m of a bus stop and 800m of a cycle path (Chesterfield Canal National Cycle Route). The policy also seeks coherent, direct, safe, comfortable and attractive foot/cycle paths to and within the site, a safe and suitable vehicular access point and an appropriate level of off-street car/cycle parking and servicing space in accordance to the standards identified. As such, a minor positive effect is likely in relation to **SA objectives 6: Transport**.

4.462 This is a brownfield site and, as such, it will have a significant positive effect in relation to **SA objective 7: Land use and soils**. However, there is a possibility that the land is contaminated. Whilst this policy does not require that development proposals are supported by a ground contamination assessment and a remediation strategy for the site, there is a generic policy in Bassetlaw Local Plan which addresses this issue. The Policy could be improved by including this requirement.

4.463 The site is situated within a Source Protection Zone and so may have adverse effects on ground and surface water quality. However, there are policies within the Worksop DPD and Bassetlaw Local Plan which require a remediation strategy including measures to prevent the pollution of surface and ground water, and provisions for future monitoring will be required. As such, a potential but currently uncertain effect is identified in relation to **SA objective 8: Water**.

4.464 The site is located within Flood Zone 1. As such, the policy scores a neutral effect in relation to **SA objective 9: Flood risk**.

4.465 The current use of the site generates traffic and subsequently, air pollution. The proposed use will also generate traffic / air pollution. There is not enough information available to be able to assess whether the proposed use will result in a decrease in traffic or the type of vehicles e.g. electric vehicles. As such, the policy scores a neutral / uncertain effect for **SA Objective 10: Air quality**.

4.466 The policy/proposal requires sustainable design. It requires the use of suitable, low carbon materials that promote energy efficiency, durability and contribute positively towards improving the character of the area. As such, it would increase resilience/decrease vulnerability to climate change effects; As such, it scores a minor positive for **SA Objective 11 Climate change**

4.467 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**.

4.468 The Council's heritage officer notes that site is in the Conservation Area and in the setting of several Listed Buildings, particularly along Park Street. However, no concerns with the principle of development on this site were raised, subject to suitable design, layout, materials and scale. With reference to heritage, the policy requires the development to be sensitive and responsive to the historic character and local distinctiveness of the surrounding local environment, and its location within the Worksop Conservation Area. With regard to archaeology, the site lies partially within an area of medieval settlement activity comprising an area of plots of varying size originally running back to a common boundary. It is not certain how far medieval settlement would have extended along the road to the south of the town, and some of this area may be post-medieval in origin. Historic mapping suggests the site remained largely undeveloped and so potential for preservation of archaeological deposits is good if present. Therefore, an overall minor positive and minor negative effect is identified in relation to **SA objective 13: Cultural heritage** as development provides an opportunity to improve the historic setting and identify, study and manage archaeology.

4.469 Development on site would protect the landscape i.e. it is a brownfield site and it is an area in need of improvement within Worksop Conservation Area. The policy requires proposals to identify how the development will positively contribute to the delivery of the relevant priorities for the Southern Quarter. As such, the policy scores a significant positive for **SA objective 14: Landscape and townscape**.

Policy W48: Old Ship Inn Public House

4.470 The Old Ship Inn Public House, as identified on the Policies Map, will be converted as a high-quality, efficient and well-designed mixed use development. Its redevelopment for commercial leisure/retail space at ground floor level, and a minimum of 2 associated 'live-in' apartments on the upper floors will be expected to identify how the development will positively contribute to the delivery of the relevant priorities for the Southern Gateway.

4.471 The site is not within 500m of any internationally or nationally designated biodiversity sites, however the entire site is located within 5km of the Sherwood Forest ppSPA. The policy states that development should ensure new public realm incorporates soft landscaping appropriate to its historic setting and to enhance its relationship with Shiplide Memorial / Haslehurst Gardens. Given that the policy does not require a net gain in biodiversity and the fact that the effect on biodiversity will not be

known until the scheme design is submitted, a minor negative effect is identified in relation to **SA objective 1: Biodiversity**. Bassetlaw District Council has agreed a detailed Local Plan policy with Natural England and Notts Wildlife Trust that will address any impact on biodiversity arising from development in the DPD.

4.472 The site is expected to be redeveloped for at least 2 high-quality and well-designed dwellings; to complement and diversify the existing housing offer within the area, expand the resident population and generate greater footfall within the neighbourhood and the wider Worksop Central. As such, a minor positive effect is likely in relation to **SA objective 2: Housing**.

4.473 The policy is for a mixed use development with commercial leisure/retail space at ground floor level which will provide new jobs. The site is also located within Worksop Town Centre which provides good access to local and regional (via public transport) employment opportunities. As such, a significant positive effect is likely in relation to **SA objective 3: Economy and skills**.

4.474 The site allocation will deliver new community facilities (leisure uses) within Worksop Town Centre. In addition, 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 1km of a secondary school. In addition, development will be required to enable a coherent and appropriate functional relationship between housing and commercial uses within the site and its surroundings, particularly the Market Square, taking into account the needs of the users of the development. Therefore, a significant positive effect is likely in relation to **SA objective 4: Regeneration and social inclusion**.

4.475 The site is within 800m of various open spaces and a GP surgery which could be used by new residents, subject to capacity. The policy requires proposals to be suitably designed and contribute to a walkable, liveable neighbourhood, by maximising opportunities for inclusive use, and passive surveillance. In addition, development will be required to ensure quality, attractive public realm provides for the variety of activities expected to take place. However, the policy does not require a financial contribution towards the improvement of sustainable transport (walking and cycling), health facilities, primary and secondary school provision, and open space/green infrastructure facilities. As such, a minor positive effect is likely in relation to **SA objective 5: Health and wellbeing**.

4.476 The policy encourages the use of sustainable transport and seeks to promote access, connectivity and permeability for all users. In terms of existing links, the site is located within 400m of a bus stop and 800m of a cycle path (Chesterfield Canal National Cycle Route). The policy also seeks coherent, direct, safe, comfortable and attractive foot/cycle paths to and within the site, a safe and suitable vehicular access point and an appropriate level of off-street car/cycle parking and servicing space in accordance to the standards identified. As such, a minor positive effect is likely in relation to **SA objectives 6: Transport**.

4.477 The site is situated within a Source Protection Zone and so may have adverse effects on ground and surface water quality. However, there are policies within the Worksop DPD and Bassetlaw Local Plan which require a remediation strategy including measures to prevent the pollution of surface and ground water, and provisions for future monitoring will be required. As such, a potential but currently uncertain effect is identified in relation to **SA objective 8: Water**.

4.478 The site is located within Flood Zone 1. As such, the policy scores a neutral effect in relation to **SA objective 9: Flood risk**.

4.479 The site is currently vacant and does not generate traffic movement or use energy (gas and electricity). Subsequently, it currently has a negligible effect regarding air pollution. The proposed use will generate traffic / air pollution and use energy for heat and power. However, the policy offers the opportunity to repurpose existing building fabric in Worksop Central and make use of embodied carbon in contrast to increasing carbon footprint through new builds. This will also help to achieve the Government's target of net zero emissions by 2050. Additionally, the location provides good access to public transport and services and facilities, thereby reducing the need to travel via private vehicles. It also requires development to provide coherent, direct, safe, comfortable and attractive foot/cycle access to maximise connectivity to the Bridge Street, Westgate, Parkgate and the Market Square. It requires the use of low carbon materials that promote energy efficiency, durability and contribute positively to improving the historic character of the area. As such, the policy scores a minor positive and uncertain effect for **SA Objective 10: Air quality** and **SA Objective 11 Climate change**.

4.480 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**.

4.481 The Council's heritage officer notes that the current building on site is Grade II* listed and dates to the 16th century. Any alterations would require substantial justification and listed building consent would be required. A historic building assessment and potentially a level 4 building recording would be required prior to any works. The proposals are unlikely to impact any buried archaeological remains, but any plans for intrusive groundworks would require further archaeological investigation and mitigation work. With regard to heritage the policy promotes an appropriate scale and layout which would protect the historical integrity of the building and ensure that development would be sensitive and responsive to its status as a designated heritage asset, as well as to the site's location within the Worksop Conservation Area, and to the designated and non-designated heritage assets near the site. Overall, a significant positive and minor negative effect is identified in relation to **SA objective 13: Cultural heritage** because it would bring back into use a vacant heritage asset, although this may result in alterations to the internal layout, which could have a negative effect.

4.482 Development on site would protect the landscape i.e. it is a brownfield site. The policy requires proposals to identify how the development will positively contribute to the delivery of the relevant priorities for Historic Bridge Street. As such, the policy scores a significant positive for **SA objective 14: Landscape and townscape**.

Policy W49: Worksop Market Square

4.483 Worksop Market Square will be extended west to the building line between the Westgate/Bridge Street and the Potter Street/Bridge Street junctions, to create an attractive, high quality, people friendly, multi-purpose civic space, capable of supporting temporary pop up uses and event.

4.484 The site is within 5Km of Sherwood ppSPA. A minor negative / uncertain effect is identified in relation to **SA objective 1: Biodiversity**, as the effect on biodiversity will not be known until the scheme design is submitted. Bassetlaw District Council has agreed a detailed Local Plan policy with Natural England and Notts Wildlife Trust that will address any impact on biodiversity arising from development in the DPD.

4.485 A significant positive effect is likely in relation to **SA objective 3: Economy and skills** and **SA objective 4: Regeneration and social inclusion** and **SA objective 5: Health and Wellbeing** as the policy would support a mix of employment and commercial uses e.g. relating to retail, leisure and recreation, education, tourism or financial and professional services, offices. Proposals for Market Square will support the local economy by making the area capable of supporting temporary pop up uses and events. This will support town centre regeneration and social inclusion and it will enhance health and wellbeing by delivering a variety of activities for the community.

4.486 The Policy seeks to ensure a comprehensive and coherent public realm that responds positively to local context. This will be achieved by incorporating legible, safe, inclusive and inviting active travel links to enhance the movement network. This Policy is likely to have a minor positive effect on **SA Objective 6 Transport** because it would encourage the use of sustainable travel.

4.487 This is a brownfield site and, as such, it will have a significant positive effect in relation to **SA objective 7: Land use and soils**.

4.488 The site is situated within a Source Protection Zone and so may have adverse effects on ground and surface water quality. However, there are policies within the Worksop DPD and Bassetlaw Local Plan which require a remediation strategy including measures to prevent the pollution of surface and ground water, and provisions for future monitoring will be required. As such, a potential but currently uncertain effect is identified in relation to **SA objective 8: Water**.

4.489 The site is located in Flood Zone 1. As such, the policy scores a neutral effect in relation to **SA objective 9: Flood risk**.

4.490 The current use of the site generates traffic and subsequently, air pollution. The proposed use will also generate traffic / air pollution. There is not enough information available to be able to assess whether the proposed use will result in a decrease in traffic or the type of vehicles e.g. electric vehicles. As such, it is likely to have an uncertain effect for **Objective 10: Air quality**.

4.491 The site is not within a Minerals Safeguarding Area; therefore a negligible effect is likely in relation to resource use and waste. Whilst this policy doesn't require proposals to make provision for recycling and waste as this is covered by Bassetlaw Local Plan. As such, a minor positive effect is identified in relation to **SA objective 12: resource use and waste**, as Bassetlaw Local Plan Policy 50 (Protecting Amenity) requires proposals to provide adequate storage, sorting and collection of household waste and commercial waste, including provision for recyclable waste.

4.492 A minor positive effect is identified in relation to **SA objective 13: Cultural heritage**. The policy requires development to be sensitive and responsive to the historic character of the site's location within the Worksop Conservation Area, the designated and non-designated heritage assets near the site, including Worksop Town Hall.

4.493 Development on site would protect the landscape i.e. it is a brownfield site and it is an area in need of improvement. The policy is seeking to enhance the functionality and aesthetics of Worksop Market Square. As such, the policy scores a significant positive for **SA objective 14: Landscape and townscape**.

Policy W50: Turner Road Opportunity Area

4.494 The Turner Road Opportunity Area is identified as a potential area for change and growth in the long term. Proposals will be expected to be delivered in accordance with the Turner Road Masterplan Framework to ensure the growth of this area and its infrastructure is delivered in a comprehensive, coordinated and coherent manner.

4.495 Turner Road is not within 500m of any internationally or nationally designated biodiversity sites. It is also not within 100m of a Local Wildlife Site. The entire site is located within 5km of the Sherwood Forest ppSPA. The policy states that development should contribute to urban greening through environmental remediation, biodiversity net gain, and sustainable drainage. As such, a potential but currently uncertain mixed (minor positive and minor negative) effect is identified in relation to **SA objective 1: Biodiversity**, as the effect on biodiversity will not be known until proposals are submitted. Bassetlaw District Council has agreed a detailed Local Plan policy with Natural England and Notts Wildlife Trust that will address any impact on biodiversity arising from development in the DPD.

4.496 The policy supports a mix of uses, including housing and commercial uses. As such, a minor positive effect is likely in relation to **SA objective 2: Housing** and **SA objective 3: Economy and skills**

4.497 The area is within 800m of a primary school, and within 1km of a secondary school. In addition, development will be required to contribute towards primary and secondary education and healthcare. The policy supports the delivery of an appropriate mix of quality housing to meet local needs in terms of tenure and property mix. In line with Bassetlaw Local Plan Policy 31: Affordable Housing, there is potential for the delivery of affordable housing depending on the size of proposed development. This would promote social inclusion. Therefore, a significant positive effect is likely in relation to **SA objective 4: Regeneration and social inclusion**.

4.498 The site is within 800m of various open spaces and Worksop Railway Station, which could be used by new residents. The policy requires proposals to contribute to the delivery of new and improved public realm and open space in accordance with an area-wide public realm strategy that provides for the variety of activities expected to take place, including biodiversity and soft landscaping and a new people friendly space at Worksop Station. The policy supports development proposals which will provide for an appropriate mix of housing to meet local needs in terms of tenure and property mix. In line with Bassetlaw Local Plan Policy 31: Affordable Housing, there is potential for the delivery of affordable housing depending on the size of proposed development. As such, a significant positive effect is likely in relation to **SA objective 5: Health and wellbeing**.

4.499 The policy encourages the use of sustainable transport and seeks to improve connectivity, including for pedestrians and cyclists. In terms of existing links, the site is within 400m of a bus stop, and is within 800m of a railway station. The policy also seeks improved facilities for bus users by contributing to additional bus infrastructure along Turner Road to support an enhanced service in this neighbourhood. As such, a significant positive effect is likely in relation to **SA objectives 6: Transport**.

4.500 This area is mostly brownfield land and, as such, it will have a significant positive effect in relation to **SA objective 7: Land use and soils**. However, there is a possibility that the land is contaminated. Whilst this policy does not require that development proposals are supported by a ground contamination assessment and a remediation strategy for the site, there is a generic policy in

Bassetlaw Local Plan which addresses this issue. The Policy could be improved by including this requirement.

4.501 The area is situated within a Source Protection Zone and so may have adverse effects on ground and surface water quality. However, there are policies within the Worksop DPD and Bassetlaw Local Plan which require a remediation strategy including measures to prevent the pollution of surface and ground water, and provisions for future monitoring will be required. As such, a potential but currently uncertain effect is identified in relation to **SA objective 8: Water**.

4.502 The site is located in Flood zone 1. As such, the policy scores a neutral effect in relation to **SA objective 9: Flood risk**.

4.503 The current use of the site generates traffic and subsequently, air pollution. The proposed use will also generate traffic / air pollution. Given the increase in dwellings, there is a possibility that traffic would increase. However, not enough information available to be able to assess whether the proposed use will result in a decrease in traffic or the type of vehicles e.g. electric vehicles. The location provides good access to public transport and services and facilities, thereby reducing the need to travel via private vehicles. It also requires development to improve walking and cycling connections. As such, the policy scores a neutral / uncertain effect for **Objective 10: Air quality**.

4.504 The policy/proposal requires sustainable design. It requires the use of suitable, low carbon materials that promote energy efficiency, durability and contribute positively towards improving the character of the area. As such, it would increase resilience/decrease vulnerability to climate change effects; As such, it scores a minor positive for **SA Objective 11 Climate change**.

4.505 The site is not within a Minerals Safeguarding Area; therefore a negligible effect is likely in relation to resource use and waste. Whilst this policy doesn't require proposals to make provision for recycling and waste as this is covered by Bassetlaw Local Plan. As such, a minor positive effect is identified in relation to **SA objective 12: resource use and waste**, as Bassetlaw Local Plan Policy 50 (Protecting Amenity) requires proposals to provide adequate storage, sorting and collection of household waste and commercial waste, including provision for recyclable waste.

4.506 The Council's heritage officer notes that the area lies in an area recorded as sand extraction pits/works on 19th and 20th century mapping. Part of the area also used as a Council Tip. The potential for archaeological remains is considered low and the potential for survival is likewise considered low. Proposals would be required to consider the setting of Mr Straw's Conservation Area and Worksop Conservation Area, and the wider setting of any Listed Buildings. The Policy supports the improvement of a commercial area which detracts from the setting of the Conservation Area. Overall, a minor positive effect is identified in relation to **SA objective 13: Cultural heritage**.

4.507 Development on site would protect the landscape i.e. it is a brownfield site and it is an area in need of improvement adjoining Worksop Conservation Area. The policy requires proposals to contribute to successful place-making by responding to evolving urban scale and character to positively reflect the principles for the Station Character Area identified by the Worksop Central Characterisation Study and the Worksop Central Design Codes. As such, the policy scores a significant positive for **SA objective 14: Landscape and townscape**.

Policy W51: Workshop Station

4.508 This policy is seeking to protect land at Workshop Station as a transport hub. Support will be given to proposals which strengthen and diversify the offer on this site, as long as this does not prejudice the efficient operation of the transport hub. This will be achieved by:

- a) Optimising the use of the site through reconfiguration of existing buildings, including for employment and commercial use and meeting space;
- b) Intensifying the use of the site by providing for flexible space capable of accommodating a range of small scale, retail, food and beverage uses.

4.509 The site is not within 500m of any internationally or nationally designated biodiversity sites, however the entire site is located within 5km of the Sherwood Forest ppSPA. The policy states that proposals should ensure quality, attractive public realm provides for the variety of activities expected to take place through the use of contextually appropriate durable hard and soft landscaping. Given that it does not require a net gain in biodiversity and the fact that the effect of new development on biodiversity will not be known until planning applications have been submitted, an uncertain effect is identified in relation to **SA objective 1: Biodiversity**. Bassetlaw District Council has agreed a detailed Local Plan policy with Natural England and Notts Wildlife Trust that will address any impact on biodiversity arising from development in the DPD.

4.510 The policy supports new commercial uses which would provide new jobs. As such, a significant positive effect is likely in relation to **SA objective 3: Economy and skills**.

4.511 The policy would promote an increase in footfall within Workshop Town Centre and could provide new community facilities. Therefore, a minor positive effect is likely in relation to **SA objective 4: Regeneration and social inclusion** and **SA objective 5: Health and wellbeing**.

4.512 The policy supports the improvement of a major public transport hub. As such, a significant positive effect is likely in relation to **SA objectives 6: Transport**.

4.513 The policy promotes the reuse of buildings and is a brownfield site and, as such, it will have a significant positive effect in relation to **SA objective 7: Land use and soils**.

4.514 The site is situated within a Source Protection Zone and so may have adverse effects on ground and surface water quality. However, there are policies within the Workshop DPD and Bassetlaw Local Plan which require a remediation strategy including measures to prevent the pollution of surface and ground water, and provisions for future monitoring will be required. As such, a potential but currently uncertain effect is identified in relation to **SA objective 8: Water**.

4.515 The site is located within Flood Zone 1. As such, the policy scores a neutral effect in relation to **SA objective 9: Flood risk**.

4.516 The proposed use will generate traffic / air pollution and use energy for heat and power. However, the policy offers the opportunity to repurpose existing building fabric in Workshop Central and make use of embodied carbon in contrast to increasing carbon footprint through new builds. This will also help to achieve the Government's target of net zero emissions by 2050. Additionally, the location provides good access to public transport and services and facilities, thereby reducing the need

to travel via private vehicles. It also requires development to provide coherent, direct, safe, comfortable and attractive foot/cycle access to maximise connectivity to the town centre. As such, the policy scores a minor positive and uncertain effect for SA **Objective 10: Air quality** and SA **Objective 11 Climate change**.

4.517 The site is not within a Minerals Safeguarding Area; therefore a negligible effect is likely in relation to resource use and waste. Whilst this policy doesn't require proposals to make provision for recycling and waste as this is covered by Bassetlaw Local Plan. As such, a minor positive effect is identified in relation to SA **objective 12: resource use and waste**, as Bassetlaw Local Plan Policy 50 (Protecting Amenity) requires proposals to provide adequate storage, sorting and collection of household waste and commercial waste, including provision for recyclable waste.

4.518 The Policy requires proposals to ensure the scale, massing and height of buildings and structures is sensitive and responsive to the historic character of the site's location within the Worksop Conservation Area and the designated and non designated heritage assets on and near the site. As such, a minor positive effect is likely in relation to SA **objective 13: Cultural heritage**.

4.519 Development on site would protect the landscape i.e. it is a brownfield site and it is an area in need of improvement adjoining Worksop Conservation Area. As such, the policy scores a significant positive for SA **objective 14: Landscape and townscape**.

Policy W52: Turner Road

4.520 The policy proposes to allocate land north of Turner Road, as identified on the Policies Map. It will be redeveloped for high-quality, efficient and well-designed development. Its redevelopment for 80 affordable homes will create a safe, sustainable and quality living environment which will contribute positively towards the vision and priorities of the Station Quarter.

4.521 The site is not within 500m of any internationally or nationally designated biodiversity sites, however it is within 5km of the Sherwood Forest ppSPA. The policy states that the proposal should ensure new public open space is easily accessible to the new residents and is multi- functional (this could potentially include a net gain in biodiversity but the policy does not specify this requirement). As such, a potential but currently uncertain mixed (minor positive and minor negative) effect is identified in relation to SA **objective 1: Biodiversity**, as the effect on biodiversity will not be known until the scheme design is submitted. Bassetlaw District Council has agreed a detailed Local Plan policy with Natural England and Notts Wildlife Trust that will address any impact on biodiversity arising from development in the DPD.

4.522 The land at Turner Road, Worksop will provide a minimum of 80 affordable dwellings which will contribute to meeting the housing need within the District. It requires a residential development of 2, 3 and 4 bedroom dwellings. As such, a significant positive effect is likely in relation to SA **objective 2: Housing**.

4.523 The site is located in close proximity to Worksop Station but is quite a distance from the Town Centre. It provides good access to local and regional (via public transport) 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**.

4.524 The site allocation may help to maintain and enhance existing community facilities and services as it is in an area with good access to such amenities. In addition, the site is within 800m of a primary school, which could be used by new residents, subject to capacity. The site is also within 1km of a secondary school. In addition, development will be required to contribute towards primary and secondary education and healthcare. The proposal outlines redevelopment of the site for 80 affordable homes which will create a safe, sustainable and quality living environment. This will contribute to meeting the District's requirements for affordable housing and will promote social inclusion. Therefore, a significant positive effect is likely in relation to **SA objective 4: Regeneration and social inclusion**.

4.525 The policy requires proposals to be suitably designed to promote natural surveillance by providing active frontages to ensure that routes around the edge and within the site are afforded the maximum opportunity for passive surveillance. It also requires a financial contribution towards the improvement of sustainable transport (walking and cycling), health facilities, primary and secondary school provision, and open space/green infrastructure facilities. The proposal outlines redevelopment of the site for 80 affordable homes which will create a safe, sustainable and quality living environment. This will contribute to meeting the District's requirements for affordable housing. As such, a significant positive effect is likely in relation to **SA objective 5: Health and wellbeing**.

4.526 The policy encourages the use of sustainable transport and seeks to improve connectivity, including for pedestrians and cyclists. In terms of existing links, there are cycle lanes on the public highway within the vicinity, and it is within 400m of a bus stop and within 800m of a railway station. The policy also seeks safe access for vehicles, highway mitigation measures and an appropriate level of off-street car/cycle parking and servicing space in accordance to the standards identified. As such, a significant positive effect is likely in relation to **SA objectives 6: Transport**.

4.527 This is a brownfield site and, as such, it will have a significant positive effect in relation to **SA objective 7: Land use and soils**. However, there is a possibility that the land is contaminated. Whilst this policy does not require that development proposals are supported by a ground contamination assessment and a remediation strategy for the site, there is a generic policy in Bassetlaw Local Plan which addresses this issue. The Policy could be improved by including this requirement.

4.528 The site is situated within a Source Protection Zone and so may have adverse effects on ground and surface water quality. However, there are policies within the Worksop DPD and Bassetlaw Local Plan which require a remediation strategy including measures to prevent the pollution of surface and ground water, and provisions for future monitoring will be required. As such, a potential positive but currently uncertain effect is identified in relation to **SA objective 8: Water**.

4.529 The site is located within Flood Zone 1. As such, the policy scores a neutral effect in relation to **SA objective 9: Flood risk**.

4.530 The current use of the site generates traffic and subsequently, air pollution. The proposed use will also generate traffic / air pollution. There is not enough information available to be able to assess whether the proposed use will result in a decrease in traffic or the type of vehicles e.g. electric vehicles. However, the location provides good access to public transport and services and facilities, thereby reducing the need to travel via private vehicles. As such, the policy scores a minor negative and uncertain effect for **Objective 10: Air quality**.

4.531 The policy/proposal requires sustainable design. It requires the use of suitable, low carbon materials that promote energy efficiency, durability and contribute positively towards improving the character of the area. As such, it would increase resilience and decrease vulnerability to climate change effects. As such, it scores a minor positive for **SA Objective 11 Climate change**.

4.532 The site is not within a Minerals Safeguarding Area; therefore a negligible effect is likely in relation to resource use and waste. Whilst this policy doesn't require proposals to make provision for recycling and waste as this is covered by Bassetlaw Local Plan. As such, a minor positive effect is identified in relation to **SA objective 12: resource use and waste**, as Bassetlaw Local Plan Policy 50 (Protecting Amenity) requires proposals to provide adequate storage, sorting and collection of household waste and commercial waste, including provision for recyclable waste.

4.533 The Council's heritage officer notes that the potential for archaeological remains is considered low and the potential for survival is likewise considered low. The site is within the setting of Worksop Conservation Area and wider setting of Listed Buildings. There is unlikely to be heritage impact from development here. Overall, a neutral effect is identified in relation to **SA objective 13: Cultural heritage**.

4.534 Development on site would protect the landscape i.e. it is a brownfield site and it is an area in need of improvement. The policy requires development to be designed to contribute to successful place-making and improve the character and appearance of the Station Quarter Character Area. As such, the policy scores a significant positive for **SA objective 14: Landscape and townscape**.

Policy W53: Land to the east of Carlton Road

4.535 Land to the east of Carlton Road, as identified on the Policies Map, will be redeveloped as a high-quality, efficient and well-designed development that takes inspiration from the areas railway heritage. Its residential development of at least 71 2, 3 and 4 bedroom dwellings, including affordable dwellings, and retail/commercial floorspace will be expected to identify how the development will positively contribute to the vision and priorities of the Station Gateway.

4.536 The site is not within 500m of any internationally or nationally designated biodiversity sites, however it is within 100m of a Local Wildlife Site (Chesterfield Canal). Furthermore, the entire site is located within 5km of the Sherwood Forest ppSPA. The policy states that development will respond positively in scale, bulk and massing to the railway line and enhance its environmental value and that of wider site, through environmental remediation, sustainable drainage, urban greening and biodiversity net gain, this will include the delivery of new and improved public realm and open space. As such, a potential but currently uncertain mixed (minor positive and minor negative) effect is identified in relation to **SA objective 1: Biodiversity**, as the effect on biodiversity will not be known until the scheme design is submitted. Bassetlaw District Council has agreed a detailed Local Plan policy with Natural England and Notts Wildlife Trust that will address any impact on biodiversity arising from development in the DPD.

4.537 The Land to the east of Carlton Road, Worksop will provide a minimum of 71 dwellings which will contribute to meeting the housing need within the District. It requires a residential development of 2, 3 and 4 bedroom dwellings. As such, a minor positive effect is likely in relation to **SA objective 2: Housing**.

4.538 The site is located within 800m of Worksop Town Centre which provides good access to local and regional (via public transport) employment opportunities. Additionally, as a mixed-use development, new employment land is allocated within the site itself. As such, a significant positive effect is likely in relation to **SA objective 3: Economy and skills**.

4.539 The site allocation may help to maintain and enhance existing community facilities and services as it is within 800m of Worksop Town Centre. In addition, the site is within 800m of a primary school and a post office which could be used by new residents, subject to capacity. The site is also within 1km of a secondary school. In addition, development will be required to contribute towards primary and secondary education and healthcare. The proposal supports the delivery of a higher density of dwellings to support a good mix of property types that are compatible with town living and to meet local needs. In line with Bassetlaw Local Plan Policy 31: Affordable Housing, this will include affordable housing and will promote social inclusion. Therefore, a significant positive effect is likely in relation to **SA objective 4: Regeneration and social inclusion**.

4.540 The site is within 800m of various open spaces which could be used by new residents. Additionally, the policy identifies that improvements to surrounding public realm and open spaces will be required. Due to the sites close proximity to the railway line, the policy includes the need to ensure appropriate mitigation is put in place for potential disturbance associated with exposure to noise and smell from neighbouring uses. The policy requires proposals to be suitably designed to maximise opportunities for inclusive use and passive surveillance. It also requires a financial contribution towards highways, health facilities, primary and secondary school provision. The proposal supports the delivery of a higher density of dwellings to support a good mix of property types that are compatible with town living and to meet local needs. In line with Bassetlaw Local Plan Policy 31: Affordable Housing, this will include affordable housing. As such, a significant positive effect is likely in relation to **SA objective 5: Health and wellbeing**.

4.541 The policy encourages the use of sustainable transport and requires the development to reflect the principles of a 'low vehicle neighbourhood'. Additionally it seeks to improve connectivity, including for pedestrians and cyclists. In terms of existing links, there are cycle lanes on the public highway within the vicinity, and it is within 400m of a bus stop and within 800m of a railway station. As such, a significant positive effect is likely in relation to **SA objectives 6: Transport**.

4.542 This is a brownfield site and, as such, it will have a significant positive effect in relation to **SA objective 7: Land use and soils**. However, there is a possibility that the land is contaminated. Whilst this policy does not require that development proposals are supported by a ground contamination assessment and a remediation strategy for the site, there is a generic policy in Bassetlaw Local Plan which addresses this issue. The Policy could be improved by including this requirement.

4.543 The site is situated within a Source Protection Zone and so may have adverse effects on ground and surface water quality. However, there are policies within the Worksop DPD and Bassetlaw Local Plan which require a remediation strategy including measures to prevent the pollution of surface and ground water, and provisions for future monitoring will be required. As such, a potential but currently uncertain minor negative effect is identified in relation to **SA objective 8: Water**.

4.544 The site is located within Flood Zone 1. As such, the policy scores a neutral effect in relation to **SA objective 9: Flood risk**.

4.545 As the site is currently vacant, it does not generate traffic and subsequently, air pollution. The proposed use will likely lead to an increase in traffic / air pollution. However, the location provides good access to public transport and services and facilities, thereby reducing the need to travel via private vehicles. The policy supports this by promoting the principles of a 'low-vehicle neighbourhood'. As such, the policy scores a minor negative and uncertain effect for **Objective 10: Air quality**.

4.546 The policy/proposal promotes the use of techniques which will minimise internal heat gain through energy efficient design and reduce the amount of heat entering properties through orientation, shading, fenestration and insulation as well as through the use of materials and urban greening. As such, it would increase resilience and decrease vulnerability to climate change effects. As such, it scores a minor positive for SA **Objective 11 Climate change**.

4.547 The site is not within a Minerals Safeguarding Area; therefore a negligible effect is likely in relation to resource use and waste. Whilst this policy doesn't require proposals to make provision for recycling and waste, this is covered by Bassetlaw Local Plan. As such, a minor positive effect is identified in relation to **SA objective 12: resource use and waste**, as Bassetlaw Local Plan Policy 50 (Protecting Amenity) requires proposals to provide adequate storage, sorting and collection of household waste and commercial waste, including provision for recyclable waste.

4.548 With regard to archaeology the site was previously archaeologically evaluated and excavated (AOC Archaeology 2011) as part of an earlier application. Therefore, no further archaeological input will be required, however the impact to built heritage will need to be addressed at the application stage. The Council's heritage officer notes that 6 and 8 Blyth Road form part of the site and are within a Conservation Area and are identified as positive buildings in the approved appraisal. The remainder of the site is in the setting of 2 Conservation Areas and the setting of Listed Buildings (especially railway station and signal box). The site was formerly a 19th century maltings (south half), with sand quarry to the north (later used for landfill). The officer notes that the harm caused by loss of 6 and 8 Blyth Road cannot be mitigated. Elsewhere, suitable design, layout, materials and scale will be required. As a result, a minor positive effect is identified in relation to **SA objective 13: Cultural heritage** as development provides an opportunity to enhance the historic environment and preserve existing heritage assets.

4.549 Development on site would protect the landscape i.e. it is a brownfield site and it is an area in need of improvement. The policy requires development to be designed to contribute to successful place-making and improve the character and appearance of the Station Gateway Character Area. As such, the policy scores a significant positive for **SA objective 14: Landscape and townscape**.

5 Sustainability Appraisal Findings for the Site Options

Site Assessments Workshop Central DPD

This chapter summarises the results of the assessments of all sites identified as ‘reasonable alternatives’ by BDC at this stage. The sites have been assessed without policy intervention or mitigation. This is largely a high level, qualitative assessment using the methodology that has been agreed with the three main statutory consultees, Natural England, Historic England, and the Environment Agency.

SA Objective	SA Assessment of significance:	Site Ref: DPD001 Site Address: Land off Turner Road, Worksop	Potential Mitigation/ Planning Policy / Observations
1. Biodiversity & Geodiversity	0	No international/national designations within 500m of site and no local designations (including RIGS) within 100m of site. Approximately 800 metres from a LWS (Chesterfield Canal) Approximately 710 metres from LWS (Sandhill Lake)	Policy Requirement: Bassetlaw Local Plan Policy ST42 Biodiversity and Geodiversity should be taken into consideration when determining a planning application relating to this site.
2. Housing	++	100 affordable dwellings proposed.	
3. Economy & Skills	+	Located within 800m of a town centre or a major transport hub, train station.	The site has good access to employment opportunities and further education (it adjoins North Notts College).
4. Regeneration & Social Inclusion	++	Within 800m of a town centre.	The proposed use would increase the number of people occupying and visiting the town centre. This would support the local economy and stimulate regeneration. Development in this location would promote social inclusion due to good access to services and facilities.

5. Health & Wellbeing	+	<p>Within 800m walking distance of open space. (Over 800m to the Canch but additional open space within 800m: allotment, amenity green space, cemetery, children's play area, civic space, accessible countryside, private outdoor sport facility, school outdoor sport facility).</p> <p>Located within an area monitored by CCTV. 1 camera on main road.</p>	Noise Impact: Turner Road has been identified as a significant source of traffic noise in the DEFRA 2017 Strategic Noise Mapping exercise and some care would be necessary to ensure that an adequate traffic noise attenuation scheme was included as part of any housing development.
6. Transport	++	Within 400m of a bus stop and 800m of a train station and a cycle path (Chesterfield Canal National Cycle Route).	
7. Land Use & Soils	++	Previously developed (brownfield) land. Land use: Site is a former Council tip site.	<p>Development of this site for housing will require remediation.</p> <p>BDC Environmental Health has been in contact with the developers in this case and have received an intrusive site investigation. They have indicated that the site can be remediated.</p> <p>Bassetlaw Local Plan Contaminated and Unstable Land policy should be considered at the planning application stage.</p>
8. Water	--	Within a Groundwater Source Protection Zone (Zone 3 - Outer Protection Zone).	STW observations: Where development is located within SPZ3 it is recommended that the EA pollution prevention guidance is followed to ensure that development does not result in contamination of water. Especially where infiltration SuDS are proposed.
9. Flood Risk	0	<p>Within Flood Zone 1.</p> <p>SW 100, SW 1000.</p> <p>This site is located within Flood Zone 1 and therefore has a low flood risk. Sequentially preferable site.</p>	Suitable for residential use based on FZ 1 location.
10. Air Quality	N/A	It has not been possible to identify specific site level criteria for this SA objective. There are no Air Quality Management Areas (AQMAS) within the District, and proximity to sustainable transport links is considered separately under SA objective 6.	

11. Climate Change	N/A	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.	
12. Resource Use & Waste	0	Outside a Minerals Safeguarding Area	
13. Cultural Heritage	0	<p><u>Archaeology</u> (Neutral) Site lies in an area recorded as sand extraction pits/works on 19th and 20th century mapping. It is also used as a Council Tip. The potential for archaeological remains is considered low and the potential for survival is likewise considered low.</p> <p><u>Built Heritage</u> (Neutral) Setting of Conservation Areas and wider setting of Listed Buildings. Unlikely to be heritage impact from development here.</p>	No further archaeological / heritage input required
14. Landscape & Townscape	++	Development on site would protect the landscape i.e. it is a brownfield site	
<p>SA Findings and Recommendations: Due to the proposed used and location of the site there are a number of significant positive effects in relation to sustainability objectives. These include housing, regeneration and social inclusion, transport, land use and soils, and landscape and townscape.</p> <p>The site scores a minor positive economy and skills and health and wellbeing. It has good access to employment opportunities, public open space and services and facilities in the town centre.</p> <p>Whilst the SA indicates that there may be a minor negative impact on biodiversity due to the sites proximity to Sherwood Forest ppSPA, this should be balanced against the net gain in biodiversity proposed in Bassetlaw Local Plan. An improvement in green infrastructure, proposed by Bassetlaw Local Plan and Worksop DPD, will support the enhancement of biodiversity.</p> <p>The SA finds that there is a significant negative effect relating to water quality due to the site being located in SPZ3. This can be mitigated. It is recommended that the EA pollution prevention guidance is followed to ensure that development does not result in contamination of water. Especially where infiltration SuDS are proposed.</p> <p>The site is vacant and poorly maintained. It provides an opportunity for a well-designed housing scheme.</p>			

SA Objective	SA Assessment of significance:	Site Ref: DPD002 Site Address: Land off Carlton Road/Blyth Road	Potential Mitigation/ Planning Policy / Observations
1. Biodiversity & Geodiversity	-/?	Within 100m of a locally designated site (including RIGS)/Within 500m from an international/national site or within 5km of the Sherwood Forest ppSPA.	<p>The site is within 5km of the Sherwood Forest ppSPA.</p> <p>There may be a minor negative impact caused by increased traffic/air pollution and recreational impact. However, this should be balanced against policies in Worksp DPD which are seeking to enhance the natural environment and provide a multifunctional, coherent and connected green infrastructure network.</p> <p>Policy Requirement: Bassetlaw Local Plan Biodiversity and Geodiversity policies should be taken into consideration when determining a planning application relating to this site.</p>
2. Housing	+	1 to 99 dwellings. Site capacity: 71 dwellings.	The site will deliver 71 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, including affordable housing. As such, a positive effect is expected in relation to SA objective.
3. Economy & Skills	++	New employment uses proposed.	<p>The proposed use will create new jobs.</p> <p>The site has good access to employment opportunities due to its location and via good access to public transport.</p>

4. Regeneration & Social Inclusion	++	<p>Within 800m of a town centre.</p>	<p>A mix of uses would increase the number of people occupying the town centre at different times of the day. This would support daytime and night time economies.</p> <p>Good access to services and facilities promotes social inclusion.</p>
5. Health & Wellbeing	+/-	<p>Within 800m walking distance of open space. (additional open space within 800m: amenity green space, cemetery, children's play area, civic space, parks & gardens, accessible countryside, town park, private outdoor sport facility, school outdoor sport facility).</p> <p>Located within an area not monitored by CCTV.</p> <p>Noise impact: If mixed use development is proposed, care would need to be taken to ensure that any future dwellings were not adversely impacted from noise generated by the proposed commercial developments.</p> <p>This site is bounded to the south by a railway and care would be necessary to ensure that adequate sound attenuation was achieved to protect any future residents from excessive railway noise.</p>	<p>Good access to services and recreational facilities enhances health and wellbeing.</p>
6. Transport	++	<p>Within 400m of a bus stop and 800m of a train station and a cycle path (Chesterfield Canal National Cycle Route).</p>	
7. Land Use & Soils	++	<p>Previously developed (brownfield) land. Land use: Site is a vacant brownfield site.</p>	<p>The reuse of a brownfield site rather than a greenfield site protects agricultural land.</p> <p>Development of this site for housing will require remediation due to the site's previous use, which is believed to have included a landfill site.</p> <p>Bassetlaw Local Plan Contaminated and Unstable Land policy should be considered at the planning application stage.</p>

8. Water	--	Majority of site is within Groundwater Source Protection Zone II - Outer Protection Zone, with partial site in Zone III - Total Catchment.	<p>STW observations: Severn Trent advise that developers are required to adopt suitable control measures and best industry practice when locating and designing SUDS in the SPZ 2 areas. A suitable train of treatment should be implemented where infiltration SUDS are designed in SPZ 2.</p> <p>Where development is located within SPZ3 it is recommended that the EA pollution prevention guidance is followed to ensure that development does not result in contamination of water. Especially where infiltration SuDS are proposed.</p>
9. Flood Risk	0	<p>Within Flood Zone 1. SW 30, SW 100, SW 1000.</p> <p>This site is located within Flood Zone 1 and therefore has a low flood risk. Sequentially preferable site.</p>	Suitable for mixed use based on FZ 1 location.
10. Air Quality	N/A	It has not been possible to identify specific site level criteria for this SA objective. There are no Air Quality Management Areas (AQMA) within the District, and proximity to sustainable transport links is considered separately under SA objective 6.	
11. Climate Change	N/A	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.	
12. Resource Use & Waste	0	Outside a Minerals Safeguarding Area	
13. Cultural Heritage	--	<p><u>Archaeology</u> (SA: Neutral)</p> <p>The site lies in an area of high archaeological potential associated with the regionally significant 19th century Clinton's Maltkins. The northern part of the site is recorded as a sand quarry on the 19th century maps. The site was previously archaeologically evaluated and excavated (AOC Archaeology 2011) as part of an earlier application. The footprint of the Victorian malting was fully</p>	<p>Application should be accompanied by a Heritage Impact Assessment.</p> <p>No further archaeological input required, however the impact to built heritage will need to be addressed at the application stage.</p>

		<p>excavated and recorded during these works. Any development will impact the Grade II listed train station and signal box. It also lies between two conservation areas and will have a setting impact.</p> <p><u>Built Heritage</u> (SA: Significant negative) 6 & 8 Blyth Road are in Conservation Area and identified as positive buildings in the approved appraisal. Rest is in setting of 2 Conservation Areas and setting of Listed Buildings (especially railway station and signal box). Site appears to erroneously include 10 Blyth Road, which is in separate ownership. Formerly the site of a 19th century maltings (south half), with sand quarry to the north (later used for landfill). Recent planning application for retain and residential. Conservation objected to loss of 6 & 8 Blyth Road due to harm caused to character and appearance of CA. That scheme was refused partly on heritage grounds. No concerns with principle of development elsewhere, subject to appropriate design, layout, materials and scale.</p>	<p>Elsewhere, suitable design, layout, materials and scale required.</p> <p>Policy requirement: Development should provide a scheme of an appropriate scale, layout, form and materials which respects the surrounding character and the significance and setting of affected heritage assets, supported by a heritage statement.</p>
14. Landscape & Townscape	+/?	<p>Derelict, vacant site partly within a Conservation Area. Opportunity to deliver an improvement to the street scene.</p> <p>Development on site would protect the landscape i.e. it is a brownfield site.</p>	See above.
<p>SA Findings and Recommendations</p> <p>Due to the proposed used and location of the site there are a number of significant positive effects in relation to sustainability objectives. These include economy and skills, regeneration and social inclusion, transport, land use and soils.</p> <p>Whilst the SA indicates that there may be a minor negative impact on biodiversity due to an increase in recreational activity on Chesterfield Canal, this should be balanced against the net gain in biodiversity proposed in Bassetlaw Local Plan. An improvement in green infrastructure, proposed by Bassetlaw Local Plan and Worksop DPD, will support the enhancement of biodiversity.</p> <p>The site scores a minor positive for housing due to the proposed delivery of 71 dwellings.</p>			

With regard to health and wellbeing, the site scores well for access to various types of open space. However, it also scores a minor negative as it is located approximately 1225m from Newgate GP surgery and there is no CCTV in the area. The train station is within close proximity to the site and noise may have a negative impact on amenity. Advice should be sought from BDC Environmental Health regarding mitigation.

The SA finds that there is a significant negative effect relating to water quality due to the site being located in SPZ2 and SPZ3. This can be mitigated. It is recommended that the EA pollution prevention guidance is followed to ensure that development does not result in contamination of water. Especially where infiltration SuDS are proposed.

Findings from the SA indicate that development would cause harm to heritage through the loss 6 and 8 Blyth Road, which could not be mitigated as they are considered to be a positive buildings within the Conservation Area.

In relation to Landscape and Townscape, the site scored a minor positive with uncertain as it is an area for improvement in the Worksop Conservation Area Appraisal and Management Plan.

SA Objective	SA Assessment of significance:	Site Ref: DPD003 & DPD004 Site Address: Builders Yard Dock Road and Gateford Road Car Park	Potential Mitigation/ Planning Policy / Observations
1. Biodiversity & Geodiversity	-/?	Within 100m of a locally designated site (including RIGS)/Within 500m from an international/national site or within 5km of the Sherwood Forest ppSPA. Approximately 52 metres from a LWS (Chesterfield Canal)	The site is located within a 5km buffer around the Sherwood Forest ppSPA and within 100 metres of Chesterfield Canal LWS. There may be a minor negative impact caused by increased recreational use of the canal. However, this should be balanced against policies in Worksop DPD which are seeking to enhance the natural environment and provide a multifunctional, coherent and connected green infrastructure network.

			Planning Policy: Bassetlaw Local Plan Biodiversity and Geodiversity policies should be taken into consideration in the planning decision making process.
2. Housing	+	1 to 99 dwellings (up to 2.9ha). Site capacity: 40 dwellings	The site will deliver 40 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, including affordable housing. As such, a positive effect is expected in relation to SA objective.
3. Economy & Skills	++	New employment site or located within a town centre (i.e. accessible employment) or adjacent to a major/existing employment area.	<p>The café / leisure use will provide new employment.</p> <p>The location of the site enables good access to transport which will connect to employment.</p>
4. Regeneration & Social Inclusion	++	Within 800m of a town centre.	<p>Good access to services and facilities supports social inclusion.</p> <p>An increase in people within and adjacent to the town centre will support existing businesses offering goods and services.</p> <p>Development of the site may help to maintain and enhance existing community facilities and services as it is within 800m of the Town Centre. The policy also requires contributions towards educational and healthcare facilities. As such, a significant positive effect is likely in relation to SA objective</p>

5. Health & Wellbeing	++	<p>Within 800m walking distance of a GP surgery and open space. The Canch and Newgate Street GP. (additional open space within 800m: allotment, amenity green space, cemetery, children's play area, civic space, parks & gardens, semi natural greenspace, accessible countryside, town park, private outdoor sport facility, school outdoor sport facility).</p> <p>Located within an area monitored by CCTV. 2 cameras looking on the main road</p> <p>Noise impact: Cafes, but particularly bars, can be a source of noise, but the location of these at the frontage of the development would be an extension to the existing night time economy area of the town (close, and to the rear, of Yates) and sufficiently distant from existing dwellings not to create a noise nuisance.</p>	<p>Good access to services and recreational facilities enhances health and wellbeing.</p> <p>The presence of CCTV will help to monitor and tackle crime and anti-social behaviour.</p> <p>Noise considerations: Care in the design of the businesses would be necessary to avoid noise, nuisance, etc, to the occupants of the dwellings, but the occupants would have chosen to live close to the cafes/bars and would, no doubt, have taken the risk of some disturbance into consideration.</p>
6. Transport	++	Within 400m of a bus stop and 800m of a railway station and a cycle path (Chesterfield Canal National Cycle Route)	
7. Land Use & Soils	++	Previously developed (brownfield) land. Land use: Builders Yard.	<p>The reuse of a brownfield site rather than a greenfield site protects agricultural land.</p> <p>Bassetlaw Local Plan Contaminated and Unstable Land policy should be considered at the planning application stage.</p>
8. Water	--	Within a Groundwater Source Protection Zone (Zone 3 - Total Catchment)	STW observations: Where development is located within SPZ3 it is recommended that the EA pollution prevention guidance is followed to ensure that development does not result in contamination of water. Especially where infiltration SuDS are proposed.
9. Flood Risk	0	Within Flood Zone 1 SW 1000 (DPD004)	Suitable for mixed use based on FZ 1 location.

		This site is located within Flood Zone 1 and therefore has a low flood risk. Sequentially preferable site.	
10. Air Quality	N/A	It has not been possible to identify specific site level criteria for this SA objective. There are no Air Quality Management Areas (AQMAs) within the District, and proximity to sustainable transport links is considered separately under SA objective 6.	
11. Climate Change	N/A	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.	
12. Resource Use & Waste	0	Outside a Minerals Safeguarding Area	
13. Cultural Heritage	- -	<p><u>Car Park</u></p> <p><u>Archaeology (SA: Minor negative)</u> Site lies in an area of post-medieval encroachment along the edge of the medieval common prior to enclosure and predating 1817. Later 19th century development includes housing, a public house and a school which have been subsequently demolished. Late post-medieval development will have had a significant impact on any surviving archaeological remains, however further assessment of the potential is recommended at the application stage.</p> <p><u>Built Heritage (SA: Neutral)</u> Site is outside of, but immediately adjacent to the Conservation Area. Formerly the site of a maltings (later a coach manufacturers), and the northern end was the site of St John's School. Now a car park. No concerns with development, subject to appropriate design, layout, materials and scale. (See historic maps provided).</p> <p><u>Warehouse</u></p>	<p><u>Archaeology</u> (SA: Minor negative) No objection in principal, but site specific information required with application.</p> <p><u>Built Heritage</u> (SA: Significant negative if demolition is proposed) Conservation would be supportive of a scheme that retains and converts the historic buildings on the site, perhaps with new buildings in place of modern structures of limited interest. However, Conservation would not support the demolition of buildings on the site without a clear and convincing justification and substantial public benefits. (See historic maps provided).</p> <p>No mitigation could offset the harm caused by the demolition of historic buildings on the site, unless clear and convincing justification and large public benefits.</p>

		<p><u>Archaeology</u> (SA: Minor negative) Lies adjacent to the medieval road leading north out of town. Low potential for medieval activity, but high potential for later post-medieval activity associated with malthouse. Malthouse building is a non-designated heritage asset and is on 1st Ed OS Map. Development impact would be high -</p> <p><u>Built Heritage</u> (SA: Significant negative if demolition is proposed) Site is within the Conservation Area and the historic buildings on the site are regarded as 'positive buildings', as identified in the Conservation Area Appraisal & Management Plan. Site is also in the setting of Listed Buildings. Buildings are 1860s/70s, formerly a maltings and associated managers house, later used as a builders yard.</p>	<p>A Heritage Impact Assessment should accompany any application. This should include an assessment of buildings and archaeology. This would inform the need for further archaeological investigation and mitigation if necessary which could be secured by condition.</p> <p>Policy requirement: Development should provide a scheme of an appropriate scale, layout, form and materials which respects the surrounding character and the significance and setting of affected heritage assets, supported by a heritage statement.</p>
14. Landscape & Townscape	++	<p>Development on site would protect the landscape i.e. it is a brownfield site.</p> <p>Car park: The site is screened from the surrounding area by buildings. Development provides an opportunity to improve this space.</p>	<p>Mitigation: See above Retention of the non-designated historic assets is recommended.</p> <p>Policy requirement: Development should provide a scheme of an appropriate scale, layout, form and materials which respects the surrounding character and the significance and setting of affected heritage assets, supported by a heritage statement.</p>
<p>SA Findings and Recommendations: Due to the proposed used and location of the site there are a number of significant positive effects in relation to sustainability objectives. These include economy and skills, regeneration and social inclusion, health and wellbeing, transport, land use and soils, and landscape and townscape.</p> <p>The SA indicates that there would be a significant negative affect/harm to heritage if the vacant warehouses were demolished. Public benefit would need to be satisfactorily demonstrated if it is deemed necessary to demolish the warehouses.</p>			

The SA finds that there is a significant negative effect relating to water quality due to the site being located in SPZ3. This can be mitigated. It is recommended that the EA pollution prevention guidance is followed to ensure that development does not result in contamination of water. Especially where infiltration SuDS are proposed.

Whilst the SA indicates that there may be a minor negative impact on biodiversity due to an increase in recreational activity on Chesterfield Canal, this should be balanced against the net gain in biodiversity proposed in Bassetlaw Local Plan. An improvement in green infrastructure, proposed by Bassetlaw Local Plan and Worksop DPD, will support the enhancement of biodiversity.

SA Objective	SA Assessment of significance:	Site Ref: DPD005 Site Address: Former Fire Station Site	Potential Mitigation/ Planning Policy / Observations
1. Biodiversity & Geodiversity	-/?	Within 100m of a locally designated site (including RIGS)/Within 500m from an international/national site or within 5km of the Sherwood Forest ppSPA.	<p>The site is within 5km of the Sherwood Forest ppSPA.</p> <p>There may be a minor negative impact caused by increased traffic/air pollution and recreational impact. However, this should be balanced against policies in Worksop DPD which are seeking to enhance the natural environment and provide a multifunctional, coherent and connected green infrastructure network.</p> <p>Policy Requirement: Bassetlaw Local Plan Biodiversity and Geodiversity policies should be taken into consideration when determining a planning application relating to this site.</p>

2. Housing	+	1 to 99 dwellings. Site capacity: 15 dwellings.	The site will deliver 15 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, including affordable housing. As such, a positive effect is expected in relation to SA objective.
3. Economy & Skills	+	Located within 800m of a town centre or a major transport hub, train station.	The site has good access to employment opportunities due to its location and via good access to public transport.
4. Regeneration & Social Inclusion	++	Within 800m of a town centre.	Residential development would increase the number of people occupying the town centre at different times of the day. This would support daytime and night time economies. Development in this location would promote social inclusion due to good access to services and facilities.
5. Health & Wellbeing	+	Within 800m walking distance of open space (The Canch). (additional open space within 800m: allotment, amenity green space, cemetery, children's play area, civic space, parks and gardens, semi natural greenspace, accessible countryside, town park, private outdoor sport facility, public outdoor sport, school outdoor sport facility). Located within an area monitored by CCTV. 3 cameras in the area. Noise impact: There are commercial premise to the north of the site and some care would be necessary to ensure that excess noise did not impact on any future residents.	Good access to services and recreational facilities enhances health and wellbeing. The presence of CCTV will help to monitor and tackle crime and anti-social behaviour.
6. Transport	++	Within 400m of a bus stop and 800m of a train station and a cycle path (Chesterfield Canal National Cycle Route).	
7. Land Use & Soils	++	Previously developed (brownfield) land. Land use: Site is a former Fire Station site.	The reuse of a brownfield site rather than a greenfield site protects agricultural land.

			<p>There is a historic landfill on the rear of South Parade. Some investigations would be required. However the risk is thought to be fairly low as the filling ended in 1965 levels of gas production will be low.</p> <p>Bassetlaw Local Plan Contaminated and Unstable Land policy should be considered at the planning application stage.</p>
8. Water	--	Within a Groundwater Source Protection Zone (Zone III - Total Catchment).	STW observations: Where development is located within SPZ3 it is recommended that the EA pollution prevention guidance is followed to ensure that development does not result in contamination of water. Especially where infiltration SuDS are proposed.
9. Flood Risk	0	<p>Within Flood Zone 1. SW 100, SW 1000.</p> <p>This site is located within Flood Zone 1 and therefore has a low flood risk. Sequentially preferable site.</p>	Suitable for residential use based on FZ 1 location.
10. Air Quality	N/A	It has not been possible to identify specific site level criteria for this SA objective. There are no Air Quality Management Areas (AQMAS) within the District, and proximity to sustainable transport links is considered separately under SA objective 6.	
11. Climate Change	N/A	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.	
12. Resource Use & Waste	0	Outside a Minerals Safeguarding Area	
13. Cultural Heritage	0	Site lies in an area of late post-medieval town expansion between Eastgate and the railway. The plot sits at the southern extent of the form Union Workhouse gardens adjacent to East Gate. The archaeological potential for earlier deposits is considered low and the site has suffered significant impact from construction of the fire station.	No further archaeological input required

14. Landscape & Townscape	++	Development on site would protect the landscape i.e. it is a brownfield site.	Development has the potential to improve the streetscape through high quality design
<p>SA Findings and Recommendations</p> <p>Due to the proposed use and location of the site there are a number of significant positive effects in relation to sustainability objectives. These include regeneration and social inclusion, transport, land use and soils, and landscape and townscape.</p> <p>Whilst the SA indicates that there may be a minor negative impact on biodiversity due to an increase in recreational activity on Chesterfield Canal, this should be balanced against the net gain in biodiversity proposed in Bassetlaw Local Plan. An improvement in green infrastructure, proposed by Bassetlaw Local Plan and Worksop DPD, will support the enhancement of biodiversity.</p> <p>The site scores a minor positive for housing and economy and skills due to the proposed delivery of 15 dwellings within an area with good access to employment.</p> <p>With regard to health and wellbeing, the site scores well for access to various types of open space and there is CCTV in the area. However, the site is located approximately 875m from Newgate GP surgery.</p> <p>The SA finds that there is a significant negative effect relating to water quality due to the site being located in SPZ3. This can be mitigated. It is recommended that the EA pollution prevention guidance is followed to ensure that development does not result in contamination of water. Especially where infiltration SuDS are proposed.</p>			

SA Objective	SA Assessment of significance:	Site Ref: DPD006 Site Address: Land south of Sandy Lane	Potential Mitigation/ Planning Policy / Observations
1. Biodiversity & Geodiversity	-/?	Within 100m of a locally designated site (including RIGS)/Within 500m from an international/national site or within 5km of the Sherwood Forest ppSPA.	The site is within 5km of the Sherwood Forest ppSPA.

			<p>There may be a minor negative impact caused by increased traffic/air pollution and recreational impact. However, this should be balanced against policies in Worksop DPD which are seeking to enhance the natural environment and provide a multifunctional, coherent and connected green infrastructure network.</p> <p>Policy Requirement: Bassetlaw Local Plan Biodiversity and Geodiversity policies should be taken into consideration when determining a planning application relating to this site.</p>
2. Housing	+	1 to 99 dwellings. Site capacity: 240-300 dwellings. Rehousing and redevelopment, would lead to net gain of approximately 52 dwellings.	The site will provide at least 240-300 new dwellings (net gain 52 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 specialist housing. As such, a significant positive effect is likely in relation to SA objective.
3. Economy & Skills	+	Located within 800m of a town centre or a major transport hub, train station.	The site has good access to employment opportunities due to its location and via good access to public transport.
4. Regeneration & Social Inclusion	++	Within 800m of a town centre.	<p>Residential development would increase the number of people occupying the town centre at different times of the day. This would support daytime and night time economies.</p> <p>Development in this location would promote social inclusion due to good access to services and facilities.</p>

5. Health & Wellbeing	+	<p>Within 800m walking distance of open space (The Canch). (additional open space within 800m: allotment, amenity green space, cemetery, children's play area, civic space, parks and gardens, semi natural greenspace, accessible countryside, town park, private outdoor sport facility, school outdoor sport facility).</p> <p>Located within an area not monitored by CCTV.</p> <p>No issues identified regarding noise impact.</p>	Good access to services and recreational facilities enhances health and wellbeing.
6. Transport	++	Within 400m of a bus stop and 800m of a train station and a cycle path (Chesterfield Canal National Cycle Route).	
7. Land Use & Soils	++	Previously developed (brownfield) land. Land use: The site is currently a council housing estate. Moving forward there is an opportunity to regenerate the entire site and provide better quality affordable housing. This is an existing housing development - it will be demolition, replacement and intensification.	<p>The reuse of a brownfield site rather than a greenfield site protects agricultural land.</p> <p>Desk Top study for land contamination may be required based on land use. Intrusive site investigations will likely not be required.</p> <p>Bassetlaw Local Plan Contaminated and Unstable Land policy should be considered at the planning application stage.</p>
8. Water	--	Within a Groundwater Source Protection Zone (Zone III - Total Catchment).	STW observations: Where development is located within SPZ3 it is recommended that the EA pollution prevention guidance is followed to ensure that development does not result in contamination of water. Especially where infiltration SuDS are proposed.
9. Flood Risk	0	<p>Within Flood Zone 1. SW 30, SW 100, SW 1000.</p> <p>This site is located within Flood Zone 1 and therefore has a low flood risk. Wide surface water issues.</p>	Suitable for residential use based on FZ 1 location.
10. Air Quality	N/A	It has not been possible to identify specific site level criteria for this SA objective. There are no Air Quality Management Areas (AQMAS)	

		within the District, and proximity to sustainable transport links is considered separately under SA objective 6.	
11. Climate Change	N/A	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.	
12. Resource Use & Waste	0	Outside a Minerals Safeguarding Area	
13. Cultural Heritage	-	<p><u>Archaeology</u> (SA: Minor Negative) The site lies in an area of post-medieval town expansion. It is bounded on its south-western side by what is thought to be the boundary of the 'Old Park'. It also includes areas that were common prior to 1817; the enclosure map suggests that a couple of buildings may have encroached on the common before that date. Archaeological potential is considered low. Disturbance from the construction of the current housing estate is likely to have has an impact on preservation potential, however if archaeology is present, there are likely pockets of survival. Further archaeological assessment is recommended to inform an appropriate planning decision.</p> <p><u>Built Heritage</u> (SA: Neutral) Site is in setting of St John's Church (grade II listed). Its setting was harmed considerably by demolition of 19th century housing and erection of flats in the 1960s. This presents an opportunity to reinstate the lost urban grain of this area, such a key part of the setting to the church and to the historic development of the town in the later 19th century. This would help to reinforce the sense of place, and reverse the loss of character which has blighted this part of the town since the redevelopment took place.</p> <p>Successful schemes should include developments that front and reinforce those historic thoroughfares, and use traditional</p>	<p>Application should be accompanied by a Heritage Impact Assessment focusing on the archaeological potential of the site and include a map regression showing previous impact. Further evaluation and mitigation can be secured by condition if necessary.</p> <p>Suitable design, layout, scale and materials; Also reintroduction of lost street pattern and urban grain.</p> <p>Policy requirement: Development should provide a scheme of an appropriate scale, layout, form and materials which respects the surrounding character and the significance and setting of affected heritage assets, supported by a heritage statement.</p>

		materials for the area, especially red brick with slate. More innovative designs could be utilised to improve the quality of design in the area, but care should be taken with their integration into the historic setting. See Conservation comments on Draft Masterplan for suggested layouts.	
14. Landscape & Townscape	++	Opportunity for an improvement to the streetscape.	See above.
<p>SA Findings and Recommendations</p> <p>Due to the proposed use and location of the site there are a number of significant positive effects in relation to sustainability objectives. These include regeneration and social inclusion, transport, land use and soils and landscape and townscape.</p> <p>Whilst the SA indicates that there may be a minor negative impact on biodiversity due to an increase in recreational activity on Chesterfield Canal, this should be balanced against the net gain in biodiversity proposed in Bassetlaw Local Plan. An improvement in green infrastructure, proposed by Bassetlaw Local Plan and Worksop DPD, will support the enhancement of biodiversity.</p> <p>The site scores a minor positive for housing and economy and skills due to the proposed delivery of 70 dwellings within an area with good access to employment.</p> <p>With regard to health and wellbeing, the site scores well for access to various types of open space. However, there is no CCTV in the area and the site is located approximately 910m from Newgate GP surgery.</p> <p>The SA finds that there is a significant negative effect relating to water quality due to the site being located in SPZ3. This can be mitigated. It is recommended that the EA pollution prevention guidance is followed to ensure that development does not result in contamination of water. Especially where infiltration SuDS are proposed.</p> <p>In terms of heritage impact, findings from the SA indicate that the site is within the setting of a listed building. An application should be accompanied by a Heritage Impact Assessment. A suitably designed scheme would enhance the character of the area.</p>			

SA Objective	SA Assessment of significance:	Site Ref: DPD007 Site Address: Central Avenue Car Park	Potential Mitigation/ Planning Policy / Observations
1. Biodiversity & Geodiversity	-/?	Within 100m of a locally designated site (including RIGS)/Within 500m from an international/national site or within 5km of the Sherwood Forest ppSPA.	<p>The site is within 5km of the Sherwood Forest ppSPA.</p> <p>There may be a minor negative impact caused by increased traffic/air pollution and recreational impact. However, this should be balanced against policies in Workop DPD which are seeking to enhance the natural environment and provide a multifunctional, coherent and connected green infrastructure network.</p> <p>Policy Requirement: Bassetlaw Local Plan Biodiversity and Geodiversity policies should be taken into consideration when determining a planning application relating to this site.</p>
2. Housing	+	1 to 99 dwellings. Site capacity: 56 dwellings.	The site will deliver 56 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, including affordable housing. As such, a positive effect is expected in relation to SA objective.
3. Economy & Skills	+	Located within 800m of a town centre.	The site has good access to employment opportunities due to its location.
4. Regeneration & Social Inclusion	++	Within 800m a town centre.	Residential development would increase the number of people occupying the town centre at different times of the day. This would support daytime and night time economies.

			Development in this location would promote social inclusion due to good access to services and facilities.
5. Health & Wellbeing	++	<p>Within 800m walking distance of a GP surgery and open space. The Canch and Newgate Street GP. (additional open space within 800m: allotment, amenity green space, cemetery, children's play area, civic space, parks & gardens, semi natural greenspace, accessible countryside, town park, private outdoor sport facility, school outdoor sport facility).</p> <p>Located within an area monitored by CCTV. 1 camera on Newgate Street and 1 camera on Potter Street.</p> <p>Noise impact: An acceptable suggested use which would be an extension to existing domestic streets. Some care would be needed as there are commercial premises to the east and west of the site, including a licenced premises, which could be a source of noise.</p>	<p>Good access to services and recreational facilities enhances health and wellbeing.</p> <p>The presence of CCTV will help to monitor and tackle crime and anti-social behaviour.</p>
6. Transport	+	Within 400m of a bus stop and 800m of a cycle path (Chesterfield Canal National Cycle Route). (840m to train station).	
7. Land Use & Soils	++	Previously developed (brownfield) land. Land use: Site currently functions as a car park.	<p>The reuse of a brownfield site rather than a greenfield site protects agricultural land.</p> <p>This site is in the buffer zone of a historic landfill. A desktop study will be required and perhaps intrusive site investigations.</p> <p>Bassetlaw Local Plan Contaminated and Unstable Land policy should be considered at the planning application stage.</p>
8. Water	0	Not within a Groundwater Source Protection Zone	
9. Flood Risk	--	11.0% of site is in Flood Zone 1, 71.0% of site is in Flood Zone 2 and 18.0% of site is in Flood Zone 3a. SFRA Level 2 required. SW 100, SW 1000.	National Planning Policy states that new developments should be located away from areas with a high-risk of flooding. Where new development is located in flood

		Sequential test required.	<p>risk areas, these should be assessed through a sequential approach based on the most up-to-date guidance.</p> <p>The suitability of the site for residential use and mitigation should be informed by the Bassetlaw Strategic Flood Risk Assessments (Level 1 and Level 2).</p>
10. Air Quality	N/A	It has not been possible to identify specific site level criteria for this SA objective. There are no Air Quality Management Areas (AQMA) within the District, and proximity to sustainable transport links is considered separately under SA objective 6.	
11. Climate Change	N/A	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.	
12. Resource Use & Waste	0	Outside a Minerals Safeguarding Area	
13. Cultural Heritage	-	<p><u>Archaeology (SA: Minor negative)</u> Site lies to the west of the medieval settlement and north of a known medieval and post-medieval mill site. The medieval river channel and former course of the River Ryton runs through the middle of the site and there is some archaeological potential for medieval agricultural or industrial activity. The site has remained largely undeveloped apart from the carpark and the potential for preservation of archaeological remains is therefore high. Further evaluation is required to establish site specific conditions and inform any mitigation required.</p> <p><u>Built Heritage (SA: Neutral)</u> Setting of Conservation Area, although set well back. No Conservation concerns.</p>	<p>Archaeological evaluation and any resulting mitigation of the site should be undertaken prior to development. This can be secured by condition of consent.</p> <p>Policy requirement: Development should provide a scheme of an appropriate scale, layout, form and materials which respects the surrounding character and the significance and setting of affected heritage assets, supported by a heritage statement.</p>
14. Landscape & Townscape	++	Development on site would protect the landscape i.e. it is a brownfield site.	Development has the potential to improve the streetscape through high quality design.

SA Findings and Recommendations

Due to the proposed use and location of the site there are a number of significant positive effects in relation to sustainability objectives. These include regeneration and social inclusion, health and wellbeing, land use and soils, and landscape and townscape.

Whilst the SA indicates that there may be a minor negative impact on biodiversity due to an increase in recreational activity on Chesterfield Canal, this should be balanced against the net gain in biodiversity proposed in Bassetlaw Local Plan. An improvement in green infrastructure, proposed by Bassetlaw Local Plan and Worksop DPD, will support the enhancement of biodiversity.

The site scores a minor positive for housing and economy and skills due to the proposed delivery of 75 dwellings within an area with good access to employment.

The SA finds that there would be a significant negative in relation to flood risk due to part of the site being located within Floodzone 3a. The suitability of the site for residential use, and mitigation should be informed by the Bassetlaw Strategic Flood Risk Assessments (Level 1 and Level 2).

The SA indicates that there would be a minor negative impact in relation to archaeology, and that an evaluation and any resulting mitigation of the site should be undertaken prior to development. This can be secured by condition of consent. In terms of heritage impact, findings from the SA indicate that the site is within the setting a Conservation Area.

SA Objective	SA Assessment of significance:	Site Ref: DPD008 Site Address: Land to the South of Central Avenue Car Park	Potential Mitigation/ Planning Policy / Observations
1. Biodiversity & Geodiversity	-/?	Within 100m of a locally designated site (including RIGS)/Within 500m from an international/national site or within 5km of the Sherwood Forest ppSPA.	The site is within 5km of the Sherwood Forest ppSPA. There may be a minor negative impact caused by increased traffic/air pollution and recreational impact. However, this should be balanced against policies in Worksop DPD which are seeking to enhance the natural environment and provide a multifunctional, coherent and connected green infrastructure network.

			Policy Requirement: Bassetlaw Local Plan Biodiversity and Geodiversity policies should be taken into consideration when determining a planning application relating to this site.
2. Housing	+	1 to 99 dwellings. Site capacity: 20 dwellings.	The site will deliver 20 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, including affordable housing. As such, a positive effect is expected in relation to SA objective.
3. Economy & Skills	+	Located within 800m of a town centre.	The site has good access to employment opportunities due to its location.
4. Regeneration & Social Inclusion	++	Within 800m of a town centre.	Residential development would increase the number of people occupying the town centre at different times of the day. This would support daytime and night time economies. Development in this location would promote social inclusion due to good access to services and facilities.
5. Health & Wellbeing	++	<p>Within 800m walking distance of a GP surgery and open space. The Canch and Newgate Street GP. (additional open space within 800m: allotment, amenity green space, cemetery, children's play area, civic space, parks & gardens, semi natural greenspace, accessible countryside, town park, private outdoor sport facility, school outdoor sport facility).</p> <p>Located within an area monitored by CCTV. 1 Camera on Central Avenue may provide some small coverage.</p> <p>Noise impact: An acceptable suggested use which would be an extension to existing domestic streets.</p>	<p>Good access to services and recreational facilities enhances health and wellbeing.</p> <p>The presence of CCTV will help to monitor and tackle crime and anti-social behaviour.</p> <p>Noise impact observations: Some care would be needed as there are commercial premises to the east and west of the site, including a licenced premises, which could be a source of noise. There is some history of flooding.</p>

6. Transport	+	Within 400m of a bus stop and 800m of a cycle path (Chesterfield Canal National Cycle Route). (Train Station 900m)	
7. Land Use & Soils	++	Previously developed (brownfield) land. Land use: Site is vacant.	<p>The reuse of a brownfield site rather than a greenfield site protects agricultural land.</p> <p>The site adjoins the Central Avenue landfill. Site investigations required.</p> <p>Bassetlaw Local Plan Contaminated and Unstable Land policy should be considered at the planning application stage.</p>
8. Water	0	Not within a Groundwater Source Protection Zone	
9. Flood Risk	0	Within Flood Zone 1.	Suitable for residential use based on FZ 1 location.
10. Air Quality	N/A	It has not been possible to identify specific site level criteria for this SA objective. There are no Air Quality Management Areas (AQMA) within the District, and proximity to sustainable transport links is considered separately under SA objective 6.	
11. Climate Change	N/A	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.	
12. Resource Use & Waste	0	Outside a Minerals Safeguarding Area	
13. Cultural Heritage	-	<p><u>Archaeology (SA: Minor Negative)</u></p> <p>Site lies to the west of the medieval settlement and north of a known medieval and post-medieval mill site. The medieval river channel and former course of the River Ryton runs adjacent to the north-east of the site (through site 20) and there is some archaeological potential for medieval agricultural or industrial activity. The site has remained partially undeveloped apart from the carpark and the potential for preservation of archaeological remains is therefore moderate to high. further evaluation is</p>	<p><u>Archaeology (SA: Minor Negative)</u></p> <p>Archaeological evaluation and any resulting mitigation of the site should be undertaken prior to development. This can be secured by condition of consent.</p> <p><u>Built Heritage (SA: Neutral)</u></p> <p>Suitable scale.</p>

		<p>required to establish site specific conditions and inform any mitigation required</p> <p><u>Built Heritage (SA: Neutral)</u> Site is outside the Conservation Area, located to the rear of terraces and nursery off Newcastle Avenue so mostly screened from view. No concerns with principle of development, subject to suitable scale</p>	
14. Landscape & Townscape	++	Development on site would protect the landscape i.e. it is a brownfield site.	Development has the potential to improve the streetscape through high quality design
<p>SA Findings and Recommendations</p> <p>Due to the proposed used and location of the site there are a number of significant positive effects in relation to sustainability objectives. These include regeneration and social inclusion, health and wellbeing, land use and soils, and landscape and townscape.</p> <p>Whilst the SA indicates that there may be a minor negative impact on biodiversity due to an increase in recreational activity on Chesterfield Canal, this should be balanced against the net gain in biodiversity proposed in Bassetlaw Local Plan. An improvement in green infrastructure, proposed by Bassetlaw Local Plan and Worksop DPD, will support the enhancement of biodiversity.</p> <p>The site scores a minor positive for housing and economy and skills due to the proposed delivery of 20 dwellings within an area with good access to employment.</p> <p>The SA indicates that there would be a minor negative impact in relation to archaeology, and that an evaluation and any resulting mitigation of the site should be undertaken prior to development. This can be secured by condition of consent. In terms of heritage impact, findings from the SA indicate that the site is located outside the Conservation Area. A suitably designed scheme would enhance the character of the area.</p>			

SA Objective	SA Assessment of significance:	Site Ref: DPD009 Site Address: Bus Depot, Hardy Street	Potential Mitigation/ Planning Policy / Observations
1. Biodiversity & Geodiversity	-/?	Within 100m of a locally designated site (including RIGS)/Within 500m from an international/national site or within 5km of the Sherwood Forest ppSPA.	<p>The site is within 5km of the Sherwood Forest ppSPA.</p> <p>There may be a minor negative impact caused by increased traffic/air pollution and recreational impact. However, this should be balanced against policies in Workop DPD which are seeking to enhance the natural environment and provide a multifunctional, coherent and connected green infrastructure network.</p> <p>Policy Requirement: Bassetlaw Local Plan Biodiversity and Geodiversity policies should be taken into consideration when determining a planning application relating to this site.</p>
2. Housing	+	1 to 99 dwellings. Site capacity: 42 dwellings	The site will deliver 42 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, including affordable housing. As such, a positive effect is expected in relation to SA objective.
3. Economy & Skills	+	Located within 800m of a town centre or a major transport hub (train station).	The site has good access to employment opportunities due to its location and via good access to public transport.
4. Regeneration & Social Inclusion	++	Within 800m of a town centre.	Residential development would increase the number of people occupying the town centre at different times of the day. This would support daytime and night time economies.

			Development in this location would promote social inclusion due to good access to services and facilities.
5. Health & Wellbeing	++	<p>Within 800m walking distance of a GP surgery and open space. The Canch and Newgate Street GP. (additional open space within 800m: allotment, amenity green space, cemetery, children's play area, civic space, parks & gardens, semi natural greenspace, accessible countryside, town park, private outdoor sport facility, school outdoor sport facility).</p> <p>Located within an area monitored by CCTV. 1 x camera on Newgate & 1 x Camera on Potter</p> <p>Noise Impact: An acceptable suggested use.</p>	<p>Good access to services and recreational facilities enhances health and wellbeing.</p> <p>The presence of CCTV will help to monitor and tackle crime and anti-social behaviour.</p> <p>Noise impact observations: An acceptable suggested use which would be an extension to existing domestic streets. Some care would be needed as the building at the southern boundary of this block is currently a licensed premises and could result in excessive disturbance from noise to the occupiers of the propose dwellings.</p> <p>This is a town centre location, close to businesses associated with the night-time economy, prospective occupiers would, no doubt, have taken the risk of some disturbance into consideration when choosing to live there.</p>
6. Transport	++	Within 400m of a bus stop and 800m of a railway station and a cycle path (Chesterfield Canal National Cycle Route).	
7. Land Use & Soils	++	Previously developed (brownfield) land. Land use: Site is currently used as a bus depot.	<p>The reuse of a brownfield site rather than a greenfield site protects agricultural land.</p> <p>This site is in the buffer zone of a historic landfill and is likely to be contaminated with hydrocarbons. Site investigations will likely be required.</p> <p>Bassetlaw Local Plan Contaminated and Unstable Land policy should be considered at the planning application stage.</p>

8. Water	0	Not within a Groundwater Source Protection Zone	
9. Flood Risk	--	100% of site is in Flood Zone 3a. SFRA Level 2 required. SW 100, SW 1000. Sequential test required.	National Planning Policy states that new developments should be located away from areas with a high-risk of flooding. Where new development is located in flood risk areas, these should be assessed through a sequential approach based on the most up-to-date guidance. The suitability of the site for residential use and mitigation should be informed by the Bassetlaw Strategic Flood Risk Assessments (Level 1 and Level 2).
10. Air Quality	N/A	It has not been possible to identify specific site level criteria for this SA objective. There are no Air Quality Management Areas (AQMA) within the District, and proximity to sustainable transport links is considered separately under SA objective 6.	
11. Climate Change	N/A	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.	
12. Resource Use & Waste	0	Outside a Minerals Safeguarding Area	
13. Cultural Heritage	-	<u>Archaeology</u> (SA: Minor negative) The site lies within the medieval core and has a high potential for archaeological remains. The former course of the River Ryton bisects the site and the southern side lies between the old river and the castle. OS Maps show the site was relatively undeveloped until the late 19th and early 20th century when terrace housing was constructed. These were subsequently replaced by the bus depot. Potential for preservation is likely low due to 20th century disturbance, however further evaluation is required to establish site specific conditions and inform any mitigation required. <u>Built Heritage</u> (SA: Neutral)	Archaeological evaluation and any resulting mitigation of the site should be undertaken prior to development. This can be secured by condition of consent. No concerns with redevelopment, subject to suitable design, layout, materials and scale. Also note this area has flooded 3 times in recent years so the design may require unconventional ground floors, requiring careful thought from heritage point of view. Policy requirement: Development should provide a scheme of an appropriate scale, layout, form and

		South east of the site is in the Conservation Area and the rest is within its setting. Also setting of Workop Castle (Scheduled Ancient Monument) and wider setting of Listed Buildings. Building is large scale and of neutral character.	materials which respects the surrounding character and the significance and setting of affected heritage assets, supported by a heritage statement.
14. Landscape & Townscape	++	Development on site would protect the landscape i.e. it is a brownfield site	<p>Development has the potential to improve the streetscape through high quality design.</p> <p>Policy requirement: Development should provide a scheme of an appropriate scale, layout, form and materials which respects the surrounding character and the significance and setting of affected heritage assets, supported by a heritage statement.</p>
<p>SA Findings and Recommendations:</p> <p>Due to the proposed use and location of the site there are a number of significant positive effects in relation to sustainability objectives. These include regeneration and social inclusion, health and wellbeing, transport, land use and soils, and landscape and townscape.</p> <p>Whilst the SA indicates that there may be a minor negative impact on biodiversity due to an increase in recreational activity on Chesterfield Canal, this should be balanced against the net gain in biodiversity proposed in Bassetlaw Local Plan. An improvement in green infrastructure, proposed by Bassetlaw Local Plan and Workop DPD, will support the enhancement of biodiversity.</p> <p>The site scores a minor positive for housing and economy and skills due to the proposed delivery of 42 dwellings within an area with good access to employment.</p> <p>The SA finds that there would be a significant negative in relation to flood risk due to the site being located within Floodzone 3a. The suitability of the site for residential use, and mitigation should be informed by the Bassetlaw Strategic Flood Risk Assessments (Level 1 and Level 2).</p> <p>The SA indicates that there would be a minor negative impact in relation to archaeology, and that an evaluation and any resulting mitigation of the site should be undertaken prior to development. This can be secured by condition of consent. In terms of heritage impact, findings from the SA indicate that part of the site is within a Conservation Area and in the setting of listed buildings and a SAM. A suitably designed scheme would enhance the character of the area.</p>			

SA Objective	SA Assessment of significance:	Site Ref: DPD010 Site Address: Crown House	Potential Mitigation/ Planning Policy / Observations
1. Biodiversity & Geodiversity	-/?	Within 100m of a locally designated site (including RIGS)/Within 500m from an international/national site or within 5km of the Sherwood Forest ppSPA.	<p>The site is within 5km of the Sherwood Forest ppSPA.</p> <p>There may be a minor negative impact caused by increased traffic/air pollution and recreational impact. However, this should be balanced against policies in Worksop DPD which are seeking to enhance the natural environment and provide a multifunctional, coherent and connected green infrastructure network.</p> <p>Policy Requirement: Bassetlaw Local Plan Biodiversity and Geodiversity policies should be taken into consideration when determining a planning application relating to this site.</p>
2. Housing	+	1 to 99 dwellings. Site capacity: 20-30 dwellings.	The site will deliver between 20 and 30 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, including affordable housing. As such, a positive effect is expected in relation to SA objective.
3. Economy & Skills	++	Located with a town centre.	The site has good access to employment opportunities due to its location.
4. Regeneration & Social Inclusion	++	Within 800m of all services and/or a town centre.	Residential development would increase the number of people occupying the town centre at different times of the day. This would support daytime and night time economies.

			Development in this location would promote social inclusion due to good access to services and facilities.
5. Health & Wellbeing	++	<p>Within 800m walking distance of a GP surgery and open space. The Canch and Newgate Street GP. (additional open space within 800m: allotment, amenity green space, cemetery, children's play area, civic space, parks & gardens, semi natural greenspace, accessible countryside, town park, private outdoor sport facility, school outdoor sport facility).</p> <p>Located within an area monitored by CCTV. 2 cameras looking onto the entrance on Newcastle Avenue.</p> <p>Noise impact: An acceptable suggested use which would be an extension to existing domestic streets.</p>	<p>Good access to services and recreational facilities enhances health and wellbeing.</p> <p>The presence of CCTV will help to monitor and tackle crime and anti-social behaviour.</p> <p>Noise impact observations: Some care would be needed as there is a bus depot and licensed premises to the west, which could result in excessive disturbance from noise to the occupiers of the propose dwellings. This is a town centre location, close to businesses associated with the night-time economy, prospective occupiers would, no doubt, have taken the risk of some disturbance into consideration when choosing to live there. There is some history of flooding.</p>
6. Transport	+	Within 400m of a bus stop and 800m of a cycle path (Chesterfield Canal National Cycle Route) (train Station 820m).	
7. Land Use & Soils	++	Previously developed (brownfield) land. Land use: Vacant building.	<p>The reuse of a brownfield site rather than a greenfield site protects agricultural land.</p> <p>Site is partly in the bufferzone of a historic landfill. However this will not be barrier to the proposed development</p> <p>Bassetlaw Local Plan Contaminated and Unstable Land policy should be considered at the planning application stage.</p>
8. Water	0	Not within a Groundwater Source Protection Zone	
9. Flood Risk	--	94% of site is in Flood Zone 2 and 6% is in Flood Zone 3a. SFRA Level 2 required	National Planning Policy states that new developments should be located away from areas with a high-risk of

		SW 100, SW 1000. Sequential test required.	<p>flooding. Where new development is located in flood risk areas, these should be assessed through a sequential approach based on the most up-to-date guidance.</p> <p>The suitability of the site for residential use and mitigation should be informed by the Bassetlaw Strategic Flood Risk Assessments (Level 1 and Level 2).</p>
10. Air Quality	N/A	It has not been possible to identify specific site level criteria for this SA objective. There are no Air Quality Management Areas (AQMA) within the District, and proximity to sustainable transport links is considered separately under SA objective 6.	
11. Climate Change	N/A	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.	
12. Resource Use & Waste	0	Outside a Minerals Safeguarding Area	
13. Cultural Heritage	-	<p><u>Archaeology (SA: Minor Negative)</u> The site lies within the medieval core to the north of the castle and has a high potential for archaeological remains. The former course of the River Ryton runs just to the north and the site therefore lies between the old river and the castle. OS Maps show the site was relatively undeveloped until the early 20th century when a theatre was constructed. This was subsequently replaced by a modern building. Potential for preservation is likely low due to 20th century disturbance, however further evaluation is required to establish site specific conditions and inform any mitigation required.</p> <p><u>Built Heritage (SA: Neutral)</u> Site is in the Conservation Area and in the wider setting of several Listed Buildings and the Worksop Castle Scheduled Ancient</p>	<p><u>Archaeology (SA: Minor Negative)</u> Archaeological evaluation and any resulting mitigation of the site should be undertaken prior to development. This can be secured by condition of consent.</p> <p><u>Built Heritage (SA: Neutral)</u> Conversion - Suitable elevation changes; Rebuilding - suitable design, layout, materials and scale.</p>

		Monument. The building dates to the 1980s and is of a design considered to have a neutral effect on the Conservation Area. No concerns with its re-use, subject to suitable elevation treatment. Also no concerns with its replacement, subject to suitable design, layout, materials and scale	
14. Landscape & Townscape	++	Development of a brownfield site would protect the landscape.	Development has the potential to improve the streetscape through high quality design
<p>SA Findings and Recommendations:</p> <p>Due to the proposed use and location of the site there are a number of significant positive effects in relation to sustainability objectives. These include economy and skills, regeneration and social inclusion, health and wellbeing, land use and soils, and landscape and townscape.</p> <p>Whilst the SA indicates that there may be a minor negative impact on biodiversity due to an increase in recreational activity on Chesterfield Canal, this should be balanced against the net gain in biodiversity proposed in Bassetlaw Local Plan. An improvement in green infrastructure, proposed by Bassetlaw Local Plan and Worksoop DPD, will support the enhancement of biodiversity.</p> <p>The site scores a minor positive for housing due to the proposed delivery of 25 dwellings.</p> <p>The SA finds that there would be a significant negative in relation to flood risk due to part of the site being located within Flood Zone 3a. The suitability of the site for residential use, and mitigation should be informed by the Bassetlaw Strategic Flood Risk Assessments (Level 1 and Level 2).</p> <p>The SA indicates that there would be a minor negative impact in relation to archaeology, and that an evaluation and any resulting mitigation of the site should be undertaken prior to development. This can be secured by condition of consent. In terms of heritage impact, findings from the SA indicate that the site is within the setting a Conservation Area, and in the wider setting of several Listed Buildings and a SAM. A suitably designed scheme would enhance the character of the area.</p>			

SA Objective	SA Assessment of significance:	Site Ref: DPD011 Site Address: Priory Centre	Potential Mitigation/ Planning Policy / Observations
1. Biodiversity & Geodiversity	-/?	<p>Within 100m of a locally designated site (including RIGS)/Within 500m from an international/national site or within 5km of the Sherwood Forest ppSPA.</p> <p>Approximately 60 metres from a LWS (Chesterfield Canal)</p>	<p>The site is located within a 5km buffer around the Sherwood Forest ppSPA and within 100 metres of Chesterfield Canal LWS. There may be a minor negative impact caused by increased recreational use of the canal. However, this should be balanced against policies in Worksop DPD which are seeking to enhance the natural environment and provide a multifunctional, coherent and connected green infrastructure network.</p> <p>Planning Policy: Bassetlaw Local Plan Policy ST42 Biodiversity and Geodiversity should be taken into consideration in the planning decision making process.</p>
2. Housing	++	100+ dwellings. Site capacity: 150 dwellings	The site will provide at least 150 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 specialist housing. As such, a significant positive effect is likely in relation to SA objective.
3. Economy & Skills	++	Located within a town centre. New and retained employment uses proposed.	The proposed use will create new jobs.
4. Regeneration & Social Inclusion	++	Within a town centre.	A mix of uses would increase the number of people occupying the town centre at different times of the day. This would support daytime and night time economies.

			Good access to services and facilities promotes social inclusion.
5. Health & Wellbeing	++	<p>Within 800m walking distance of a GP surgery and open space. The Canch and Newgate Street GP. (additional open space within 800m: allotment, amenity green space, cemetery, children's play area, civic space, parks & gardens, semi natural greenspace, accessible countryside, town park, private outdoor sport facility, school outdoor sport facility).</p> <p>Located within an area monitored by CCTV. 1 camera on Bridge Street.</p> <p>Noise impact: An acceptable suggested use.</p>	<p>Good access to services and recreational facilities will enhance health and wellbeing.</p> <p>The presence of CCTV will help to monitor and tackle crime and anti-social behaviour.</p> <p>Noise impact: This is a town centre location, close to businesses associated with the night-time economy, prospective tenants would, no doubt, have taken the risk of some disturbance into consideration when choosing to live there.</p>
6. Transport	++	Within 400m of a bus stop and 800m of a railway station and a cycle path (Chesterfield Canal National Cycle Route).	
7. Land Use & Soils	++	Previously developed (brownfield) land. Land use: Site currently functions as a Shopping Centre. There is also a car park on site.	<p>The reuse of a brownfield site rather than a greenfield site protects agricultural land.</p> <p>Bassetlaw Local Plan Contaminated and Unstable Land policy should be considered at the planning application stage.</p>
8. Water	0	Not within a Groundwater Source Protection Zone	
9. Flood Risk	--	<p>52.5% site in Flood Zone 1, 51.7% site in Flood Zone 2 and 0.1% of site in Flood Zone 3a. SFRA Level 2 required.</p> <p>SW 100, SW 1000.</p> <p>Sequential test required.</p>	National Planning Policy states that new developments should be located away from areas with a high-risk of flooding. Where new development is located in flood risk areas, these should be assessed through a sequential approach based on the most up-to-date guidance.

			The suitability of the site for residential use, and mitigation should be informed by the Bassetlaw Strategic Flood Risk Assessments (Level 1 and Level 2).
10. Air Quality	N/A	It has not been possible to identify specific site level criteria for this SA objective. There are no Air Quality Management Areas (AQMA) within the District, and proximity to sustainable transport links is considered separately under SA objective 6.	
11. Climate Change	N/A	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.	
12. Resource Use & Waste	0	Outside a Minerals Safeguarding Area	
13. Cultural Heritage	-	<p><u>Archaeology</u> (SA: Minor negative) Archaeological potential associated with early post-medieval encroachment onto medieval common land. Development in this area by the end of the 19th century included a large building called 'Netherholme' set in gardens, and three malhouses near the canal. A large canal basin with a wharf at its southern end, present earlier in the 19th century, had gone out of use by the end of the century. The area was redeveloped in the 20th century. Impact to any surviving archaeology has already been significant and the potential for further surviving archaeology is likely to be low although pockets of preservation are possible. Further information required on potential for surviving archaeological remains.</p> <p><u>Built Heritage</u> (SA: Neutral) Outside of the Conservation Area but within its setting. Especially important is the setting of the canal. No concern with principle of development, subject to appropriate design, layout, materials and scale. Also note the former canal basin shown on historic mapping - potential for reinstatement, or at least archaeological work? (See historic maps provided).</p>	Application should be accompanied by a Heritage Impact Assessment focusing on the archaeological potential of the site and include a map regression showing previous impact. Further evaluation and mitigation can be secured by condition if necessary. Policy requirement: Development should provide a scheme of an appropriate scale, layout, form and materials which respects the surrounding character and the significance and setting of affected heritage assets, supported by a heritage statement.

14. Landscape & Townscape	++	Development on site would protect the landscape i.e. it is a brownfield site.	<p>Development of part of this site provides an opportunity to improve and enhance the character of this canal side location.</p> <p>Policy requirement: Development should provide a scheme of an appropriate scale, layout, form and materials which respects the surrounding character and the significance and setting of affected heritage assets, supported by a heritage statement.</p>
<p>SA Findings and Recommendations:</p> <p>Due to the proposed use and location of the site there are a number of significant positive effects in relation to sustainability objectives. These include housing, economy and skills, regeneration and social inclusion, health and wellbeing, transport, land use and soils, and landscape and townscape.</p> <p>Whilst the SA indicates that there may be a minor negative impact on biodiversity due to an increase in recreational activity on Chesterfield Canal, this should be balanced against the net gain in biodiversity proposed in Bassetlaw Local Plan. An improvement in green infrastructure, proposed by Bassetlaw Local Plan and Worksop DPD, will support the enhancement of biodiversity.</p> <p>The SA finds that there would be a significant negative in relation to flood risk due to the site being located within Floodzone 3a. The suitability of the site for residential use, and mitigation should be informed by the Bassetlaw Strategic Flood Risk Assessments (Level 1 and Level 2).</p> <p>The SA indicates that there would be a minor negative in relation to heritage. A planning application should be accompanied by a Heritage Impact Assessment focusing on the archaeological potential of the site and include a map regression showing previous impact. Further evaluation and mitigation can be secured by condition if necessary.</p>			

SA Objective	SA Assessment of significance:	Site Ref: DPD012 Site Address: The WASH	Potential Mitigation/ Planning Policy / Observations
1. Biodiversity & Geodiversity	-/?	<p>Within 100m of a locally designated site (including RIGS)/Within 500m from an international/national site or within 5km of the Sherwood Forest ppSPA.</p> <p>Approximately 80 metres from a LWS (Chesterfield Canal)</p>	<p>The site is located within a 5km buffer around the Sherwood Forest ppSPA and within 100 metres of Chesterfield Canal LWS. There may be a minor negative impact caused by increased use of the canal. However, this should be balanced against policies in Worksop DPD and Bassetlaw Local Plan which are seeking to deliver a net gain in biodiversity. This will involve enhancing the natural environment and delivering a multifunctional, coherent and connected green infrastructure network.</p> <p>Planning Policy: Bassetlaw Local Plan Biodiversity and Geodiversity policies should be taken into consideration in the planning decision making process.</p>
2. Housing	0	Not proposed for housing.	Not proposed for housing.
3. Economy & Skills	++	Proposed as a training facility for health services. New employment created.	The proposed use would create new jobs and provide training for health care students.
4. Regeneration & Social Inclusion	++	Within a town centre.	<p>Vacant site within town centre.</p> <p>Good access to services and facilities supports social inclusion.</p>

			An increase in people within the town centre will support existing businesses offering goods and services.
5. Health & Wellbeing	++	<p>Within 800m walking distance of a GP surgery and open space. The Canch and Newgate Street GP. (additional open space within 800m: allotment, amenity green space, cemetery, children's play area, civic space, parks & gardens, semi natural greenspace, accessible countryside, town park, private outdoor sport facility, school outdoor sport facility).</p> <p>Located within an area monitored by CCTV. 2 cameras looking over this area.</p> <p>Noise impact: An acceptable use.</p>	<p>Good access to services and recreational facilities enhances health and wellbeing.</p> <p>The presence of CCTV will help to monitor and tackle crime and anti-social behaviour.</p>
6. Transport	++	Within 400m of a bus stop and 800m of a railway station and a cycle path (Chesterfield Canal National Cycle Route)	
7. Land Use & Soils	++	Previously developed (brownfield) land.	The reuse of a brownfield site rather than a greenfield site protects agricultural land.
8. Water	0	Not within a Groundwater Source Protection Zone	
9. Flood Risk		The site has planning permission.	
10. Air Quality	N/A	It has not been possible to identify specific site level criteria for this SA objective. There are no Air Quality Management Areas (AQMAs) within the District, and proximity to sustainable transport links is considered separately under SA objective 6.	
11. Climate Change	N/A	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.	

12. Resource Use & Waste	0	Outside a Minerals Safeguarding Area	
13. Cultural Heritage		The site has planning permission	Matters relating to heritage have been taken into consideration through the planning application process so there is no need for further consideration through the SA.
14. Landscape & Townscape		The site has planning permission	
<p>SA Findings and Recommendations:</p> <p>No significant negative constraints have been identified by the SA. Due to the proposed use and location of the site there are a number of significant positive effects in relation to sustainability objectives. These include economy and skills, regeneration and social inclusion, health and wellbeing, transport, land use and soils.</p> <p>Whilst the SA indicates that there may be a minor negative impact on biodiversity due to an increase in recreational activity on Chesterfield Canal, this should be balanced against the net gain in biodiversity proposed in Bassetlaw Local Plan. An improvement in green infrastructure, proposed by Bassetlaw Local Plan and Worksop DPD, will support the enhancement of biodiversity.</p>			

SA Objective	SA Assessment of	Site Ref: DPD013 Site Address: Former Gas Works Site, Worksop	Potential Mitigation/ Planning Policy / Observations
1. Biodiversity & Geodiversity	-/?	<p>Within 100m of a locally designated site (including RIGS)/Within 500m from an international/national site or within 5km of the Sherwood Forest ppSPA.</p> <p>Approximately 80 metres from a LWS (Chesterfield Canal)</p>	The site is located within a 5km buffer around the Sherwood Forest ppSPA and within 100 metres of Chesterfield Canal LWS. There may be a minor negative impact caused by increased recreational use of the canal. However, this should be balanced against policies in Worksop DPD which are seeking to enhance the natural environment and provide a multifunctional, coherent and connected green infrastructure network.

			Planning Policy: Bassetlaw Local Plan Policy ST42 Biodiversity and Geodiversity should be taken into consideration in the planning decision making process.
2. Housing	+	1 to 99 dwellings Site capacity: 60 dwellings	The site will deliver 60 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, including affordable housing. As such, a positive effect is expected in relation to SA objective.
3. Economy & Skills	++	The proposal is for employment and housing (live/work). Located within 800m of a town centre or a major transport hub (train station).	The proposed use would create new jobs.
4. Regeneration & Social Inclusion	++	Within 800m of a town centre.	Residential development would increase the number of people occupying the town centre at different times of the day. This would support daytime and night time economies
5. Health & Wellbeing	++	Within 800m walking distance of a GP surgery and open space. The Canch and Newgate Street GP. (additional open space within 800m: allotment, amenity green space, cemetery, children's play area, civic space, parks & gardens, semi natural greenspace, accessible countryside, town park, private outdoor sport facility, school outdoor sport facility). Noise impact: An acceptable suggested use.	Good access to services and recreational facilities enhances health and wellbeing.
6. Transport	++	Within 400m of a bus stop and 800m of a railway station and a cycle path (Chesterfield Canal National Cycle Route).	
7. Land Use & Soils	++	Previously developed (brownfield) land. Land use: Site is a brownfield site that used to operate as former gas works	The reuse of a brownfield site rather than a greenfield site protects agricultural land. Intrusive site investigations will be required as the site may be contaminated by historic land uses.

			<p>Remediation of this site would be required to support mixed use development.</p> <p>Bassetlaw Local Plan Contaminated and Unstable Land policy should be considered at the planning application stage.</p>
8. Water	--	Within a Groundwater Source Protection Zone (Zone 3 - Total Catchment).	STW observations: Where development is located within SPZ3 it is recommended that the EA pollution prevention guidance is followed to ensure that development does not result in contamination of water. Especially where infiltration SuDS are proposed.
9. Flood Risk	--	82% site in Flood Zone 1 and 18% in Flood Zone 3b. SFRA Level 2 required. SW 1000. Sequential test required.	<p>National Planning Policy states that new developments should be located away from areas with a high-risk of flooding. Where new development is located in flood risk areas, these should be assessed through a sequential approach based on the most up-to-date guidance.</p> <p>The suitability of the site for residential use, and mitigation should be informed by the Bassetlaw Strategic Flood Risk Assessments (Level 1 and Level 2).</p>
10. Air Quality	N/A	It has not been possible to identify specific site level criteria for this SA objective. There are no Air Quality Management Areas (AQMA) within the District, and proximity to sustainable transport links is considered separately under SA objective 6.	
11. Climate Change	N/A	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.	
12. Resource Use & Waste	0	Outside a Minerals Safeguarding Area	

13. Cultural Heritage	0	<p><u>Archaeology (Neutral)</u> Site lies just to the north of the extended medieval settlement between the castle and priory. Appears to have remained largely undeveloped until the 19th century after which a large timber yard together with housing terraces are recorded. Subsequently demolished to make way for the gas works in the early 20th century. Potential for surviving archaeological remains is low.</p> <p><u>Built Heritage (Neutral)</u> In the Conservation Area and setting of Listed Buildings. Formerly a 19th and early-20th century gas works site, was a car park in the 1960s/70s. Has been largely derelict for several decades. No concerns with principle of development, subject to appropriate design, layout, materials and scale, and the retention of the historic boundary walls.</p>	No further archaeological/heritage input required.
14. Landscape & Townscape	++	Development on site would protect the landscape i.e. it is a brownfield site.	Policy requirement: Development should provide a scheme of an appropriate scale, layout, form and materials which respects the surrounding character and the significance and setting of affected heritage assets, supported by a heritage statement.
<p>SA Findings and Recommendations: Due to the proposed use and location of the site there are a number of significant positive effects in relation to sustainability objectives. These include economy and skills, regeneration and social inclusion, health and wellbeing, transport, land use and soils, and landscape and townscape.</p> <p>The site scores a minor positive for housing due to the proposed delivery of 60 dwellings.</p> <p>Whilst the SA indicates that there may be a minor negative impact on biodiversity due to an increase in recreational activity on Chesterfield Canal, this should be balanced against the net gain in biodiversity proposed in Bassetlaw Local Plan. An improvement in green infrastructure, proposed by Bassetlaw Local Plan and Worksop DPD, will support the enhancement of biodiversity.</p>			

The SA finds that there is a significant negative effect relating to water quality due to the site being located in SPZ3. This can be mitigated. It is recommended that the EA pollution prevention guidance is followed to ensure that development does not result in contamination of water. Especially where infiltration SuDS are proposed.

The SA finds that there would be a significant negative in relation to flood risk due to part of the site being located within Floodzone 3b. The suitability of the site for residential use, and mitigation should be informed by the Bassetlaw Strategic Flood Risk Assessments (Level 1 and Level 2).

SA Objective	SA Assessment of significance:	Site Ref: DPD014 Site Address: The Creative Village Site 2	Potential Mitigation/ Planning Policy / Observations
1. Biodiversity & Geodiversity	-/?	Within 100m of a locally designated site (including RIGS)/Within 500m from an international/national site or within 5km of the Sherwood Forest ppSPA. Approximately 75 metres from a LWS (Chesterfield Canal)	The site is within 5km of the Sherwood Forest ppSPA. There may be a minor negative impact caused by increased traffic/air pollution and recreational impact. However, this should be balanced against policies in Worksop DPD which are seeking to enhance the natural environment and provide a multifunctional, coherent and connected green infrastructure network. Policy Requirement: Bassetlaw Local Plan Biodiversity and Geodiversity policies should be taken into consideration when determining a planning application relating to this site.
2. Housing	0	0 dwellings	

3. Economy & Skills	++	Located within 800m of a town centre or a major transport hub, train station. Proposed use Business/training centre.	The proposed use will create new employment.
4. Regeneration & Social Inclusion	++	Within 800m of a town centre.	<p>The proposed use would increase the number of people occupying and visiting the town centre. This would support the local economy and stimulate regeneration.</p> <p>Development in this location would promote social inclusion due to good access to services and facilities.</p>
5. Health & Wellbeing	++	<p>Within 800m walking distance of a GP surgery and open space. The Canch and Newgate Street GP. (additional open space within 800m: allotment, amenity green space, cemetery, children's play area, civic space, parks & gardens, semi natural greenspace, accessible countryside, town park, private outdoor sport facility, school outdoor sport facility).</p> <p>Located within an area not monitored by CCTV.</p> <p>Noise impact: This site is close to the existing Albion Flour Mill which generates noise throughout the day.</p>	<p>Good access to services and recreational facilities enhances health and wellbeing.</p> <p>Noise impact: This site is close to the existing Albion Flour Mill. Significant noise is generated at this site and investigations are required to determine mitigation.</p> <p>Development of the site for a mix of uses would be supported.</p>
6. Transport	++	Within 400m of a bus stop and 800m of a train station and a cycle path (Chesterfield Canal National Cycle Route).	
7. Land Use & Soils	++	Previously developed (brownfield) land. Land use: Site is a brownfield site with old industrial buildings on it as well as some dwellings.	<p>The reuse of a brownfield site rather than a greenfield site protects agricultural land.</p> <p>Intrusive site investigations will be required as the site may be contaminated by historic land uses.</p> <p>Bassetlaw Local Plan Contaminated and Unstable Land policy should be considered at the planning application stage.</p>
8. Water	--	Within a Groundwater Source Protection Zone (Zone III - Total Catchment).	STW observations: Where development is located within SPZ3 it is recommended that the EA pollution

			prevention guidance is followed to ensure that development does not result in contamination of water. Especially where infiltration SuDS are proposed.
9. Flood Risk	-	98% of site is in Flood Zone 1, 2% of site is in Flood Zone 2. SFRA Level 2 required. SW 30, SW 100, SW 1000. Sequential test required. Some FZ3B on far southern boundary.	National Planning Policy states that new developments should be located away from areas with a high-risk of flooding. Where new development is located in flood risk areas, these should be assessed through a sequential approach based on the most up-to-date guidance. The suitability of the site for residential use, and mitigation should be informed by the Bassetlaw Strategic Flood Risk Assessments (Level 1 and Level 2).
10. Air Quality	N/A	It has not been possible to identify specific site level criteria for this SA objective. There are no Air Quality Management Areas (AQMA) within the District, and proximity to sustainable transport links is considered separately under SA objective 6.	
11. Climate Change	N/A	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.	
12. Resource Use & Waste	0	Outside a Minerals Safeguarding Area	
13. Cultural Heritage	-	<u>Archaeology</u> (SA: Minor negative) Site lies in an area of post-medieval encroachment along the edge of the medieval common prior to enclosure and predating 1817. Later 19th century development includes housing, a public house and a school which have been subsequently demolished. Late post-medieval development will have had a significant impact on any surviving archaeological remains, however further assessment of the potential is recommended at the application stage. <u>Built Heritage</u> (SA: Minor negative)	Application should be accompanied by a Heritage Impact Assessment focusing on the archaeological potential of the site and include a map regression showing previous impact. Further evaluation and mitigation can be secured by condition if necessary. Suitable design, layout, materials and scale; Views north and south should be carefully considered.

		Conservation Area and wider setting of Listed Buildings. No concerns with principle of development, subject to appropriate design, layout, materials and scale, and retention of any historic features (e.g. boundary walls). Also need to consider views from both Canal Road and Canch Park.	Policy requirement: Development should provide a scheme of an appropriate scale, layout, form and materials which respects the surrounding character and the significance and setting of affected heritage assets, supported by a heritage statement.
14. Landscape & Townscape	++	Development on site would protect the landscape i.e. it is a brownfield site.	See above.
<p>SA Findings and Recommendations:</p> <p>Due to the proposed use and location of the site there are a number of significant positive effects in relation to sustainability objectives. These include economy and skills, regeneration and social inclusion, health and wellbeing, land use and soils, and landscape and townscape.</p> <p>Whilst the SA indicates that there may be a minor negative impact on biodiversity due to the sites proximity to Sherwood Forest ppSPA, this should be balanced against the net gain in biodiversity proposed in Bassetlaw Local Plan. An improvement in green infrastructure, proposed by Bassetlaw Local Plan and Worksop DPD, will support the enhancement of biodiversity.</p> <p>The SA finds that there is a significant negative effect relating to water quality due to the site being located in SPZ3. This can be mitigated. It is recommended that the EA pollution prevention guidance is followed to ensure that development does not result in contamination of water. Especially where infiltration SuDS are proposed.</p> <p>The SA finds that there would be a minor negative in relation to flood risk due to part of the site being located within Flood Zone 2. The suitability of the site for residential use, and mitigation should be informed by the Bassetlaw Strategic Flood Risk Assessments (Level 1 and Level 2).</p> <p>In terms of heritage impact, findings from the SA indicate that the site is within the setting of listed buildings and the Conservation Area. A suitably designed scheme would enhance the character of the area.</p>			

SA Objective	SA Assessment of significance:	Site Ref: DPD015 Site Address: Warehouse, Priorswell Road (Canal Road Jan 2020 LP)	Potential Mitigation/ Planning Policy / Observations
1. Biodiversity & Geodiversity	-/?	<p>Within 100m of a locally designated site (including RIGS)/Within 500m from an international/national site or within 5km of the Sherwood Forest ppSPA.</p> <p>Approximately 65 metres from a LWS (Chesterfield Canal)</p>	<p>The site is located within a 5km buffer around the Sherwood Forest ppSPA and within 100 metres of Chesterfield Canal LWS. There may be a minor negative impact caused by increased recreational use of the canal. However, this should be balanced against policies in Worksop DPD which are seeking to enhance the natural environment and provide a multifunctional, coherent and connected green infrastructure network.</p> <p>Planning Policy: Bassetlaw Local Plan Policy ST42 Biodiversity and Geodiversity should be taken into consideration in the planning decision making process.</p>
2. Housing	+	1 to 99 dwellings. Site capacity: 60 dwellings	The site will deliver 60 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, including affordable housing. As such, a positive effect is expected in relation to SA objective.
3. Economy & Skills	+	Located within 800m of a town centre or a major transport hub (train station). Good access to employment.	The site has good access to employment opportunities due to its location and via good access to public transport.
4. Regeneration & Social Inclusion	++	Within 800m of a town centre.	<p>Residential development would increase the number of people occupying the town centre at different times of the day. This would support daytime and night time economies.</p> <p>Development in this location would promote social inclusion due to good access to services and facilities.</p>

5. Health & Wellbeing	++/-	<p>Within 800m walking distance of a GP surgery and open space. The Canch and Newgate Street GP. (additional open space within 800m: allotment, amenity green space, cemetery, children's play area, civic space, parks & gardens, semi natural greenspace, accessible countryside, town park, private outdoor sport facility, public outdoor sports facility, school outdoor sport facility).</p> <p>Located within an area monitored by CCTV. 2 cameras looking on the main road.</p> <p>Noise impact: This site is close to the existing Albion Flour Mill which generates noise throughout the day.</p>	<p>Good access to services and recreational facilities enhances health and wellbeing.</p> <p>The presence of CCTV will help to monitor and tackle crime and anti-social behaviour.</p> <p>Noise impact: This site is close to the existing Albion Flour Mill. Significant noise is generated at this site and investigations are required to determine mitigation.</p> <p>Development of the site for a mix of uses would be supported.</p>
6. Transport	++	Within 400m of a bus stop and 800m of a railway station and a cycle path (Chesterfield Canal National Cycle Route).	
7. Land Use & Soils	++	Previously developed (brownfield) land. Land use: Warehouse.	<p>The reuse of a brownfield site rather than a greenfield site protects agricultural land.</p> <p>Intrusive site investigations will be required as the site may be contaminated by historic land uses.</p> <p>Bassetlaw Local Plan Contaminated and Unstable Land policy should be considered at the planning application stage.</p>
8. Water	--	Within a Groundwater Source Protection Zone (Zone 3 - Total Catchment).	STW observations: Where development is located within SPZ3 it is recommended that the EA pollution prevention guidance is followed to ensure that development does not result in contamination of water. Especially where infiltration SuDS are proposed.
9. Flood Risk	0	<p>Site is in Flood Zone 1.</p> <p>SW 30, SW 100, SW 1000.</p> <p>This site is located within Flood Zone 1 and therefore has a low flood risk. Sequentially preferable site.</p>	Suitable for residential use based on FZ 1 location.

10. Air Quality	N/A	It has not been possible to identify specific site level criteria for this SA objective. There are no Air Quality Management Areas (AQMAS) within the District, and proximity to sustainable transport links is considered separately under SA objective 6.	
11. Climate Change	N/A	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.	
12. Resource Use & Waste	0	Outside a Minerals Safeguarding Area	
13. Cultural Heritage	-	<p>Archaeology (SA: Minor negative) Site lie just north of medieval activity associated with a number of crossing points over both the Ryton river and mill streams and the land around the river to the east of Priorwell Road was called 'Prior Well'. The site formed part of extensive mixed post-medieval development along the canal including a malthouse and Priorswell Brewery. The majority of these were demolished in the 20th century; however some smaller brick-built industrial buildings still stand. Impact to any surviving archaeology has already been significant and the potential for further surviving archaeology is likely to be low although pockets of preservation are possible.</p> <p><u>Built Heritage</u> (SA: Neutral) This site is outside of, but within the immediate setting of the Worksop Conservation Area. In addition, the site is in the wider setting of several Listed Buildings, including Worksop Priory Church (grade I). Given the large scale of the existing building, and of the previous Brewery building that occupied the site until the 1960s, it is clear that the principle of development would be acceptable in heritage terms. Any development would need to have regard to the historic setting, and seek its preservation or enhancement. The retention of the front boundary wall and railings, which relate to the Worksop & Retford Brewery that previously occupied the site,</p>	<p>Application should be accompanied by a Heritage Impact Assessment focusing on the archaeological potential of the site and include a map regression showing previous impact. Further evaluation and mitigation can be secured by condition if necessary.</p> <p>Policy requirement: Development should provide a scheme of an appropriate scale, layout, form and materials which respects the surrounding character and the significance and setting of affected heritage assets, supported by a heritage statement.</p>

		would also be important in assimilating any new development into its historic surroundings. This is also close to the former home of Sgt Johnson (WW1 Victoria Cross) who is memorialised on Memorial Avenue adjacent to the Old Library. The Worksop branch of the Royal British Legion have asked that a street be named after him close to where he lived as part of any new development - this would appear to be a good opportunity to do that	
14. Landscape & Townscape	++	<p>Development on site would protect the landscape i.e. it is a brownfield site</p> <p>Identified as an area for improvement adjoining Worksop Conservation Area.</p>	Policy requirement: Development should provide a scheme of an appropriate scale, layout, form and materials which respects the surrounding character and the significance and setting of affected heritage assets, supported by a heritage statement.
<p>SA Findings and Recommendations:</p> <p>Due to the proposed use and location of the site there are a number of significant positive effects in relation to sustainability objectives. These include regeneration and social inclusion, transport, land use and soils, and landscape and townscape.</p> <p>The site scores a minor positive for housing and economy and skills due to the proposed delivery of 60 dwellings within an area with good access to employment.</p> <p>With regard to health and wellbeing, the site scores well for access to services and facilities and there is CCTV in the area. However, Albion Mill is within close proximity to the site and noise may have a negative impact on amenity. Advice should be sought from BDC Environmental Health regarding suitability and mitigation.</p> <p>Whilst the SA indicates that there may be a minor negative impact on biodiversity due to an increase in recreational activity on Chesterfield Canal, this should be balanced against the net gain in biodiversity proposed in Bassetlaw Local Plan. An improvement in green infrastructure, proposed by Bassetlaw Local Plan and Worksop DPD, will support the enhancement of biodiversity.</p> <p>The SA finds that there is a significant negative effect relating to water quality due to the site being located in SPZ3. This can be mitigated. It is recommended that the EA pollution prevention guidance is followed to ensure that development does not result in contamination of water. Especially where infiltration SuDS are proposed.</p>			

SA Objective	SA Assessment of significance:	Site Ref: DPD016 Site Address: Newcastle Avenue/Norfolk Street	Potential Mitigation/ Planning Policy / Observations
1. Biodiversity & Geodiversity	-/?	Within 100m of a locally designated site (including RIGS)/Within 500m from an international/national site or within 5km of the Sherwood Forest ppSPA.	<p>The site is within 5km of the Sherwood Forest ppSPA.</p> <p>There may be a minor negative impact caused by increased traffic/air pollution and recreational impact. However, this should be balanced against policies in Worksop DPD which are seeking to enhance the natural environment and provide a multifunctional, coherent and connected green infrastructure network.</p> <p>Policy Requirement: Bassetlaw Local Plan Biodiversity and Geodiversity policies should be taken into consideration when determining a planning application relating to this site.</p>
2. Housing	+	1 to 99 dwellings. Site capacity: 8 dwellings	The site will deliver 8 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, including affordable housing. As such, a positive effect is expected in relation to SA objective.
3. Economy & Skills	+	Located within 800m of a town centre.	The site has good access to employment opportunities due to its location.
4. Regeneration & Social Inclusion	++	Within 800m of a town centre.	<p>Residential development would increase the number of people occupying the town centre at different times of the day. This would support daytime and night time economies.</p> <p>Development in this location would promote social inclusion due to good access to services and facilities.</p>

5. Health & Wellbeing	++	<p>Within 800m walking distance of a GP surgery and open space. The Canch and Newgate Street GP. (additional open space within 800m: allotment, amenity green space, cemetery, children's play area, civic space, parks & gardens, semi natural greenspace, accessible countryside, town park, private outdoor sport facility, school outdoor sport facility).</p> <p>Located within an area monitored by CCTV. 1 cameras looking onto the entrance on Newcastle Avenue.</p> <p>Noise impact: An acceptable suggested use which would be an extension to existing domestic streets.</p>	<p>Good access to services and recreational facilities enhances health and wellbeing.</p> <p>The presence of CCTV will help to monitor and tackle crime and anti-social behaviour.</p> <p>Noise impact observations: Some care would be needed to protect the residents from noise from the licensed premises to the east. This is a town centre location, close to businesses associated with the night-time economy, prospective occupiers would, no doubt, have taken the risk of some disturbance into consideration when choosing to live there.</p>
6. Transport	+	Within 400m of a bus stop and 800m of a cycle path (Chesterfield Canal National Cycle Route). (train station 940m)	
7. Land Use & Soils	++	Previously developed (brownfield) land. Land use: Existing buildings.	<p>The reuse of a brownfield site rather than a greenfield site protects agricultural land.</p> <p>The site is on the list of potentially contaminated sites. Intrusive site investigations will probably be required.</p> <p>Bassetlaw Local Plan Contaminated and Unstable Land policy should be considered at the planning application stage.</p>
8. Water	0	Not within a Groundwater Source Protection Zone.	
9. Flood Risk	--	<p>100% site in Flood Zone 3a. SFRA Level 2 required. SW 100, SW 1000.</p> <p>Sequential test required.</p>	National Planning Policy states that new developments should be located away from areas with a high-risk of flooding. Where new development is located in flood risk areas, these should be assessed through a sequential approach based on the most up-to-date guidance.

			The suitability of the site for residential use and mitigation should be informed by the Bassetlaw Strategic Flood Risk Assessments (Level 1 and Level 2).
10. Air Quality	N/A	It has not been possible to identify specific site level criteria for this SA objective. There are no Air Quality Management Areas (AQMA's) within the District, and proximity to sustainable transport links is considered separately under SA objective 6.	
11. Climate Change	N/A	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.	
12. Resource Use & Waste	0	Outside a Minerals Safeguarding Area	
13. Cultural Heritage	--	<p><u>Archaeology (SA: Minor Negative)</u> The site lies in an area of archaeological potential associated with the medieval and post-medieval development of the town. It is located to the north-west of the castle and lay on the far bank of the medieval river which curled round the castle to the west. There is some archaeological potential for medieval agricultural or industrial activity close to the site including the site of the medieval castle mill. The site boundary bounds the castle scheduled monument to the south and SMC will likely be required, mainly due to setting. The current building is shown as an infant school on the historic mapping and while fairly utilitarian in design and not listed, is of local interest and would benefit from historic building recording prior any proposed demolition. Residential development will have a significant impact on any archaeological remains.</p> <p><u>Built Heritage (SA: Significant Negative)</u> The site is in the Conservation Area and in the setting of Worksop Castle Scheduled Ancient Monument. The building was originally a school, identified as a 'positive building' in the Worksop CA Appraisal and its demolition has been resisted on several occasions in 2019-</p>	<p><u>Archaeology (SA: Minor Negative)</u> Application should be accompanied by a Heritage Impact Assessment focusing on the archaeological potential of the site and include a map regression showing previous impacts and also appraisal of the impact to designated assets set against the proposed development. Scheduled Monument Consent would likely be required. Further evaluation and mitigation can be secured by condition if necessary.</p> <p><u>Built Heritage (SA: Significant Negative)</u> Demolition of existing former vets/school - no mitigation appropriate. Instead, retain and convert</p>

		2021. Conservation would not support its loss, as this would fail to preserve the character and appearance of the CA and the setting of the SAM. Instead, Conservation would recommend a suitable conversion scheme, which also retains an element of open space to the east reflecting the historic use as a school yard. Linking with the castle to the north would also be of benefit.	
14. Landscape & Townscape	+/?	Identified as an area contributing to the character of the Conservation Area in the Conservation Area Appraisal and Management Plan.	See above.
<p>SA Findings and Recommendations</p> <p>Due to the proposed used and location of the site there are a number of significant positive effects in relation to sustainability objectives. These include regeneration and social inclusion, health and wellbeing, land use and soils, and landscape and townscape.</p> <p>Whilst the SA indicates that there may be a minor negative impact on biodiversity due to an increase in recreational activity on Chesterfield Canal, this should be balanced against the net gain in biodiversity proposed in Bassetlaw Local Plan. An improvement in green infrastructure, proposed by Bassetlaw Local Plan and Worksop DPD, will support the enhancement of biodiversity.</p> <p>The site scores a minor positive for housing and economy and skills due to the proposed delivery of 8 dwellings within an area with good access to employment.</p> <p>The SA finds that there would be a significant negative in relation to flood risk due to part of the site being located within Floodzone 3a. The suitability of the site for residential use, and mitigation should be informed by the Bassetlaw Strategic Flood Risk Assessments (Level 1 and Level 2).</p> <p>Findings from the SA indicate that development would cause harm to heritage through the loss of the current building, which could not be mitigated as it are considered to be a positive buildings within the Conservation Area. Therefore the site scores a significant negative in relation to Cultural Heritage.</p> <p>The site scored minor positive with uncertain for Landscape and Townscape as the site is Identified as an area for improvement in the Worksop Conservation Area Appraisal and Management Plan.</p>			

SA Objective	SA Assessment of significance:	Site Ref: DPD017 Site Address: Newcastle Avenue Garages	Potential Mitigation/ Planning Policy / Observations
1. Biodiversity & Geodiversity	-/?	Within 100m of a locally designated site (including RIGS)/Within 500m from an international/national site or within 5km of the Sherwood Forest ppSPA.	<p>The site is within 5km of the Sherwood Forest ppSPA.</p> <p>There may be a minor negative impact caused by increased traffic/air pollution and recreational impact. However, this should be balanced against policies in Worksop DPD which are seeking to enhance the natural environment and provide a multifunctional, coherent and connected green infrastructure network.</p> <p>Policy Requirement: Bassetlaw Local Plan Biodiversity and Geodiversity policies should be taken into consideration when determining a planning application relating to this site.</p>
2. Housing	+	1 to 99 dwellings. Site capacity: 20 dwellings	The site will deliver 20 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, including affordable housing. As such, a positive effect is expected in relation to SA objective.
3. Economy & Skills	+	Located within 800m of a town centre.	The site has good access to employment opportunities due to its location.
4. Regeneration & Social Inclusion	++	Within 800m of a town centre.	Residential development would increase the number of people occupying the town centre at different times of the day. This would support daytime and night time economies.

			Development in this location would promote social inclusion due to good access to services and facilities.
5. Health & Wellbeing	++	<p>Within 800m walking distance of a GP surgery and open space. The Canch and Newgate Street GP. (additional open space within 800m: allotment, amenity green space, cemetery, children's play area, civic space, parks & gardens, semi natural greenspace, accessible countryside, town park, private outdoor sport facility, school outdoor sport facility).</p> <p>Located within an area monitored by CCTV. 2 cameras looking onto the entrance on Newcastle Avenue.</p> <p>Noise impact: An acceptable suggested use which would be an extension to existing domestic streets.</p>	<p>Good access to services and recreational facilities enhances health and wellbeing.</p> <p>The presence of CCTV will help to monitor and tackle crime and anti-social behaviour.</p> <p>Noise impact observations: care would be needed to protect the residents from noise associated with the remaining businesses (e.g. Kwik Fit), which could result in excessive disturbance from noise to the occupiers of the propose dwellings. This is a town centre location, close to businesses associated with the night-time economy, prospective occupiers would, no doubt, have taken the risk of some disturbance into consideration when choosing to live there.</p>
6. Transport	+	Within 400m of a bus stop and 800m of a cycle path (Chesterfield Canal National Cycle Route). (train station 880m)	
7. Land Use & Soils	++	Previously developed (brownfield) land. Land use: Existing buildings.	<p>The reuse of a brownfield site rather than a greenfield site protects agricultural land.</p> <p>The site is on our list of potentially contaminated sites. Intrusive site investigations will probably be required.</p> <p>Bassetlaw Local Plan Contaminated and Unstable Land policy should be considered at the planning application stage.</p>
8. Water	0	Not within a Groundwater Source Protection Zone.	
9. Flood Risk	--	<p>95% of site in Flood Zone 2 and 5% in Flood Zone 3a.</p> <p>SFRA Level 2 required.</p> <p>SW 100, SW 1000.</p> <p>Sequential test required.</p>	National Planning Policy states that new developments should be located away from areas with a high-risk of flooding. Where new development is located in flood risk areas, these should be assessed through a

			<p>sequential approach based on the most up-to-date guidance.</p> <p>The suitability of the site for residential use and mitigation should be informed by the Bassetlaw Strategic Flood Risk Assessments (Level 1 and Level 2).</p>
10. Air Quality	N/A	It has not been possible to identify specific site level criteria for this SA objective. There are no Air Quality Management Areas (AQMA) within the District, and proximity to sustainable transport links is considered separately under SA objective 6.	
11. Climate Change	N/A	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.	
12. Resource Use & Waste	0	Outside a Minerals Safeguarding Area	
13. Cultural Heritage	-	<p><u>Archaeology (SA: Minor Negative)</u></p> <p>The site lies in an area of high archaeological potential just to the north of the castle and south of the course of the medieval river. The site boundary bounds the castle scheduled monument to the south and SMC will likely be required. The site was relatively undeveloped until the 19th century, but has since been redeveloped several times with a modern building (Kwik Fit garage) located on the western half. Residential development of the site would still have a significant potential to encounter medieval archaeological remains, although this is not as high as the areas to the south of the castle. Likely to be a significant impact to the setting of the castle, although the replacement of the Kwik Fit garage might be seen as a positive, depending on the proposals.</p> <p><u>Built Heritage (SA: Neutral)</u></p> <p>Site is in the Conservation Area, in the setting of Listed Buildings and in the immediate setting of the Worksop Castle Scheduled</p>	<p><u>Archaeology: (SA: Minor Negative)</u></p> <p>Application should be accompanied by a Heritage Impact Assessment focusing on the archaeological potential of the site and include a map regression showing previous impacts and also appraisal of the impact to designated assets set against the proposed development. Scheduled Monument Consent would likely be required. Further evaluation and mitigation can be secured by condition if necessary.</p> <p><u>Built heritage (SA: Neutral)</u></p> <p>Suitable design, layout, materials and scale; Also provides an opportunity to provide a footpath and green space link with the castle.</p>

		<p>Ancient Monument. The site is mostly tarmac, but contains a former petrol station building (later used for car sales) dating to the 1960s. Overall, the site detracts from the character of the CA and setting of the castle. Newcastle Avenue to the north was only constructed in the mid-19th century. Prior to this, the site was marshy and used only for grazing. After the road was built and the watercourse moved northwards, the site was developed with houses and workshops (see historic mapping). These were cleared in the 1950s and replaced with a petrol station, the main building surviving. Conservation would have no concerns with the principle of development - however, this would be subject to a scheme which fronts Newcastle Avenue. In addition, this presents an opportunity to link with the footpath around the base of the castle and the wider open space, which could enhance its connectivity and usability.</p>	
14. Landscape & Townscape	++	<p>Development on site would protect the landscape i.e. it is a brownfield site.</p>	<p>Development has the potential to improve the streetscape through high quality design.</p>
<p>SA Findings and Recommendations</p> <p>Due to the proposed used and location of the site there are a number of significant positive effects in relation to sustainability objectives. These include regeneration and social inclusion, health and wellbeing, land use and soils, and landscape and townscape.</p> <p>Whilst the SA indicates that there may be a minor negative impact on biodiversity due to an increase in recreational activity on Chesterfield Canal, this should be balanced against the net gain in biodiversity proposed in Bassetlaw Local Plan. An improvement in green infrastructure, proposed by Bassetlaw Local Plan and Worksop DPD, will support the enhancement of biodiversity.</p> <p>The site scores a minor positive for housing and economy and skills due to the proposed delivery of 20 dwellings within an area with good access to employment.</p> <p>The SA finds that there would be a significant negative in relation to flood risk due to part of the site being located within Floodzone 3a. The suitability of the site for residential use, and mitigation should be informed by the Bassetlaw Strategic Flood Risk Assessments (Level 1 and Level 2).</p> <p>The SA indicates that there would be a minor negative impact in relation to archaeology, and that a Heritage Impact Assessment should be undertaken prior to development. Additionally, Scheduled Monument Consent would likely be required. In terms of heritage impact, findings from the SA indicate</p>			

that the site is a Listed Building located with a Conservation Area and in the setting of Listed Buildings and a SAM. A suitably designed scheme would enhance the character of the area.

SA Objective	SA Assessment of significance:	Site Ref: DPD018 Site Address: Middletons	Potential Mitigation/ Planning Policy / Observations
1. Biodiversity & Geodiversity	-/?	Within 100m of a locally designated site (including RIGS)/Within 500m from an international/national site or within 5km of the Sherwood Forest ppSPA.	<p>The site is within 5km of the Sherwood Forest ppSPA.</p> <p>There may be a minor negative impact caused by increased traffic/air pollution and recreational impact. However, this should be balanced against policies in Worksop DPD which are seeking to enhance the natural environment and provide a multifunctional, coherent and connected green infrastructure network.</p> <p>Policy Requirement: Bassetlaw Local Plan Biodiversity and Geodiversity policies should be taken into consideration when determining a planning application relating to this site.</p>
2. Housing	+	1 to 99 dwellings. Site capacity: 12 dwellings	The site will deliver 12 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, including affordable housing. As such, a positive effect is expected in relation to SA objective. These homes are not included in the current planning permission.
3. Economy & Skills	++	New employment site located within a town centre.	The proposed use will create new jobs.

4. Regeneration & Social Inclusion	++	Located within a town centre.	<p>The proposed use would increase the number of people occupying and visiting the town centre. This would support the local economy and stimulate regeneration.</p> <p>Development in this location would promote social inclusion due to good access to services and facilities.</p>
5. Health & Wellbeing	++	<p>Within 800m walking distance of a GP surgery and open space. The Canch and Newgate Street GP. (additional open space within 800m: allotment, amenity green space, cemetery, children's play area, civic space, parks & gardens, semi natural greenspace, accessible countryside, town park, private outdoor sport facility, public outdoor sports facility, school outdoor sport facility). (Julian)</p> <p>Located within an area monitored by CCTV. 1 camera looking at the entrance on Bridge Street.</p> <p>Noise impact: An acceptable use.</p>	<p>Good access to services and recreational facilities enhances health and wellbeing.</p> <p>The presence of CCTV will help to monitor and tackle crime and anti-social behaviour.</p>
6. Transport	+	Within 400m of a bus stop and 800m of a cycle path (Chesterfield Canal National Cycle Route) (train station 1000m)	
7. Land Use & Soils	++	Previously developed (brownfield) land.	The reuse of a brownfield site rather than a greenfield site protects agricultural land.
8. Water	--	Within a Groundwater Source Protection Zone (Zone III - Total Catchment)	STW observations: Where development is located within SPZ3 it is recommended that the EA pollution prevention guidance is followed to ensure that development does not result in contamination of water. Especially where infiltration SuDS are proposed.
9. Flood Risk		The site has planning permission.	

10. Air Quality	N/A	It has not been possible to identify specific site level criteria for this SA objective. There are no Air Quality Management Areas (AQMA) within the District, and proximity to sustainable transport links is considered separately under SA objective 6.	
11. Climate Change	N/A	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.	
12. Resource Use & Waste	0	Outside a Minerals Safeguarding Area	
13. Cultural Heritage	0	This site currently has planning permission for business uses.	To be reviewed if part of the site is to be taken forward for housing.
14. Landscape & Townscape	0	This is for the conversion of an existing vacant building.	
<p>SA Findings and Recommendations:</p> <p>Due to the proposed used and location of the site there are a number of significant positive effects in relation to sustainability objectives. These include economy and skills, regeneration and social inclusion, health and wellbeing, transport, land use and soils, and landscape and townscape.</p> <p>Whilst the SA indicates that there may be a minor negative impact on biodiversity due to the sites proximity to Sherwood Forest ppSPA, this should be balanced against the net gain in biodiversity proposed in Bassetlaw Local Plan. An improvement in green infrastructure, proposed by Bassetlaw Local Plan and Worksop DPD, will support the enhancement of biodiversity.</p> <p>The SA finds that there is a significant negative effect relating to water quality due to the site being located in SPZ3. This can be mitigated. It is recommended that the EA pollution prevention guidance is followed to ensure that development does not result in contamination of water. Especially where infiltration SuDS are proposed.</p>			

SA Objective	SA Assessment of significance:	Site Ref: DPD019 Site Address: Lead Hill Car Park	Potential Mitigation/ Planning Policy / Observations
1. Biodiversity & Geodiversity	-/?	Within 100m of a locally designated site (including RIGS)/Within 500m from an international/national site or within 5km of the Sherwood Forest ppSPA.	<p>The site is within 5km of the Sherwood Forest ppSPA.</p> <p>There may be a minor negative impact caused by increased traffic/air pollution and recreational impact. However, this should be balanced against policies in Worksop DPD which are seeking to enhance the natural environment and provide a multifunctional, coherent and connected green infrastructure network.</p> <p>Policy Requirement: Bassetlaw Local Plan Biodiversity and Geodiversity policies should be taken into consideration when determining a planning application relating to this site.</p>
2. Housing	+	1 to 99 dwellings. Site capacity: 15 dwellings	The site will deliver 15 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, including affordable housing. As such, a positive effect is expected in relation to SA objective.
3. Economy & Skills	+	Located within 800m of a town centre.	The site has good access to employment opportunities due to its location.
4. Regeneration & Social Inclusion	++	Within 800m of a town centre.	Residential development would increase the number of people occupying the town centre at different times of the day. This would support daytime and night time economies.

			Development in this location would promote social inclusion due to good access to services and facilities.
5. Health & Wellbeing	++	<p>Within 800m walking distance of a GP surgery and open space. The Canch and Newgate Street GP. (additional open space within 800m: allotment, amenity green space, cemetery, children's play area, civic space, parks & gardens, semi natural greenspace, accessible countryside, town park, private outdoor sport facility, school outdoor sport facility).</p> <p>Located within an area monitored by CCTV. 1 Camera on Lead hill Car Park giving some coverage.</p> <p>Noise impact: An acceptable suggested use which would be an extension to existing domestic streets.</p>	<p>Good access to services and recreational facilities enhances health and wellbeing.</p> <p>The presence of CCTV will help to monitor and tackle crime and anti-social behaviour.</p> <p>Noise impact observations: Some care would be needed as there are currently two motor repair businesses which could result in disturbance from noise to the occupiers of the propose dwellings. This is a town centre location, prospective occupiers would, no doubt, have taken the risk of some disturbance into consideration when choosing to live there.</p>
6. Transport	+	Within 400m of a bus stop and 800m of a cycle path (Chesterfield Canal National Cycle Route). (train station 1100m)	
7. Land Use & Soils	++	Previously developed (brownfield) land. Land use: Car park.	<p>The reuse of a brownfield site rather than a greenfield site protects agricultural land.</p> <p>The site is on the list of potentially contaminated sites. Intrusive site investigations will probably be required.</p> <p>Bassetlaw Local Plan Contaminated and Unstable Land policy should be considered at the planning application stage.</p>
8. Water	--	Majority of site is not within SPZ, part of site within Groundwater Source Protection Zone (Zone III - Total Catchment)	STW observations: Where development is located within SPZ3 it is recommended that the EA pollution prevention guidance is followed to ensure that development does not result in contamination of water. Especially where infiltration SuDS are proposed.
9. Flood Risk	0	Within Flood Zone 1.	Suitable for residential use based on FZ 1 location.

10. Air Quality	N/A	It has not been possible to identify specific site level criteria for this SA objective. There are no Air Quality Management Areas (AQMAS) within the District, and proximity to sustainable transport links is considered separately under SA objective 6.	
11. Climate Change	N/A	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.	
12. Resource Use & Waste	0	Outside a Minerals Safeguarding Area	
13. Cultural Heritage	--	<p><u>Archaeology (SA: Significant Negative)</u> The site lies in an area of very high archaeological potential associated with the medieval castle. It lies within the castle outer bailey to the south of the motte and bailey which is a scheduled monument (Scheduled Monument Consent may be required due to the setting of the castle being impacted). This would formerly have extended into the surrounding area and been the location of features such as ancillary and garrison buildings. Traditionally it is said to have been constructed by one of the de Lovetots, but it is possible that it was preceded by an earlier castle, perhaps a Norman one built by Roger de Busli in the late 11th century, or even a Saxon fortification. Historic mapping shows the modern car park used to be largely built over, however the potential to encounter medieval remains from the castle ancillary buildings is still high. Any development in this area has a significant potential to cause significant harm to any underlying archaeological remains.</p> <p><u>Built Heritage (SA: Neutral)</u> Site is in the Conservation Area, in the setting of a range of Listed Buildings and also in the setting of Worksop Castle Scheduled Ancient Monument. This site is likely part of the outer bailey of the castle (Westgate appears to follow the boundary), and was, until the mid-20th century covered in buildings (see historic maps).</p>	<p><u>Archaeology (SA: Significant Negative)</u> Trial trench evaluation prior to determination to inform planning decision and possibly post-consent mitigation strategy. Application stage must also include a detailed Heritage Impact Assessment comprising a full assessment of archaeological potential based on the results of the trenching, and also appraisal of the impact to designated assets set against the proposed development.</p> <p><u>Built Heritage (SA: Neutral)</u> Suitable design, layout, materials and scale</p>

		Conservation would have no concerns with the reinstatement of street-fronted buildings as per the 18th/19th century layout, as this would enhance the character of the site and has the potential to better reveal the significance of historic views along both Lead Hill and ghill Street. Therefore, no concerns, subject to suitable design, layout, materials and scale.	
14. Landscape & Townscape	++	Development of a brownfield site would protect the landscape.	Development has the potential to improve the streetscape through high quality design.
<p>SA Findings and Recommendations</p> <p>Due to the proposed used and location of the site there are a number of significant positive effects in relation to sustainability objectives. These include regeneration and social inclusion, health and wellbeing, land use and soils, and landscape and townscape.</p> <p>Whilst the SA indicates that there may be a minor negative impact on biodiversity due to an increase in recreational activity on Chesterfield Canal, this should be balanced against the net gain in biodiversity proposed in Bassetlaw Local Plan. An improvement in green infrastructure, proposed by Bassetlaw Local Plan and Worksop DPD, will support the enhancement of biodiversity.</p> <p>The site scores a minor positive for housing and economy and skills due to the proposed delivery of 15 dwellings within an area with good access to employment.</p> <p>The SA finds that there is a significant negative effect relating to water quality due to the site being located in SPZ3. This can be mitigated. It is recommended that the EA pollution prevention guidance is followed to ensure that development does not result in contamination of water. Especially where infiltration SuDS are proposed.</p> <p>The SA indicates that there would be a significant negative impact in relation to archaeology, and that a trial trench evaluation would be required prior to determination to inform planning decision and possibly post-consent mitigation strategy. The application stage would also require a detailed Heritage Impact Assessment. In terms of heritage impact, findings from the SA indicate that the site is located with a Conservation Area and is in the setting of Listed Buildings and a SAM. A suitably designed scheme would enhance the character of the area.</p>			

SA Objective	SA Assessment of significance:	Site Ref: DPD020 Site Address: Old Ship PH	Potential Mitigation/ Planning Policy / Observations
1. Biodiversity & Geodiversity	-/?	Within 100m of a locally designated site (including RIGS)/Within 500m from an international/national site or within 5km of the Sherwood Forest ppSPA.	<p>The site is within 5km of the Sherwood Forest ppSPA.</p> <p>There may be a minor negative impact caused by increased traffic/air pollution and recreational impact. However, this should be balanced against policies in Worksop DPD which are seeking to enhance the natural environment and provide a multifunctional, coherent and connected green infrastructure network.</p> <p>Policy Requirement: Bassetlaw Local Plan Biodiversity and Geodiversity policies should be taken into consideration when determining a planning application relating to this site.</p>
2. Housing	+	1 to 99 dwellings. Site capacity: 2 dwellings	
3. Economy & Skills	++	Located within a town centre. New employment if the ground floor is retained for a commercial use.	Significant positive if the ground floor is brought back into commercial use.
4. Regeneration & Social Inclusion	++	Within a town centre.	<p>The proposed use would increase the number of people occupying and visiting the town centre. This would support the local economy and stimulate regeneration.</p> <p>Development in this location would promote social inclusion due to good access to services and facilities.</p>
5. Health & Wellbeing	++	Within 800m walking distance of a GP surgery and open space. The Canch and Newgate Street GP. (additional open space within 800m: allotment, amenity green space, cemetery, children's play area,	Good access to services and recreational facilities enhances health and wellbeing.

		<p>civic space, parks & gardens, semi natural greenspace, accessible countryside, town park, private outdoor sport facility, school outdoor sport facility).</p> <p>Located within an area not monitored by CCTV.</p> <p>Noise impact: No issues identified.</p>	The presence of CCTV will help to monitor and tackle crime and anti-social behaviour.
6. Transport	+	Within 400m of a bus stop and 800m of a cycle path (Chesterfield Canal National Cycle Route). (1150m to train station).	
7. Land Use & Soils	++	Previously developed (brownfield) land. Land use: Entire building vacant.	<p>The reuse of a brownfield site rather than a greenfield site protects agricultural land.</p> <p>Owners soon to commence with Townscape Heritage Grant for façade works.</p>
8. Water	--	Within a Groundwater Source Protection Zone (Zone 3 - Total Catchment).	STW observations: Where development is located within SPZ3 it is recommended that the EA pollution prevention guidance is followed to ensure that development does not result in contamination of water. Especially where infiltration SuDS are proposed.
9. Flood Risk	0	<p>Within Flood Zone 1.</p> <p>This site is located within Floodzone 1 and therefore has a low flood risk. Sequentially preferable site.</p>	Suitable for residential use based on FZ 1 location.
10. Air Quality	N/A	It has not been possible to identify specific site level criteria for this SA objective. There are no Air Quality Management Areas (AQMA) within the District, and proximity to sustainable transport links is considered separately under SA objective 6.	
11. Climate Change	N/A	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.	
12. Resource Use & Waste	0	Outside a Minerals Safeguarding Area	

13. Cultural Heritage	--	<p><u>Archaeology</u></p> <p>Site lies in an area of high archaeological potential associated with the medieval core of Worksop. It forms part of block of long narrow plots running back into the hillside to a curving common rear boundary. It is possible that this area originally formed part of the outer fortifications of the castle and that it was only settled once the castle ceased to be occupied, perhaps in the later 12th or 13th century.</p> <p><u>Built heritage</u></p> <p>The building is Grade II* listed and dates to the 16th century. Any alterations would require substantial justification and listed building consent would be required. A historic building assessment and potentially a level 4 building recording would be required prior to any works. The proposals are unlikely to impact any buried archaeological remains, but any plans for intrusive groundworks would require further archaeological investigation and mitigation work.</p>	Application stage should include a Historic Building Appraisal and include an impact assessment of the proposals to allow an informed planning decision to be made. It is likely that any significant impacts identified would lead to a refusal. If permission is granted further mitigation (full HBR and monitoring) could be secured by condition if necessary.
14. Landscape & Townscape	++	Appropriate conversion of this building would protect the landscape i.e. it is a brownfield site	See above.
<p>SA Findings and Recommendations:</p> <p>Due to the proposed use and location of the site there are a number of significant positive effects in relation to sustainability objectives. These include economy and skills, regeneration and social inclusion, health and wellbeing, transport, land use and soils, and landscape and townscape.</p> <p>Whilst the SA indicates that there may be a minor negative impact on biodiversity due to the site's proximity to Sherwood Forest ppSPA, this should be balanced against the net gain in biodiversity proposed in Bassetlaw Local Plan. An improvement in green infrastructure, proposed by Bassetlaw Local Plan and Worksop DPD, will support the enhancement of biodiversity.</p> <p>The SA finds that there is a significant negative effect relating to water quality due to the site being located in SPZ3. This can be mitigated. It is recommended that the EA pollution prevention guidance is followed to ensure that development does not result in contamination of water. Especially where infiltration SuDS are proposed.</p> <p>In terms of heritage impact, findings from the SA indicate that the building would only be suitable for conversion.</p>			

SA Objective	SA Assessment of significance:	Site Ref: DPD021 Site Address: Worksop Town Hall and Market Square	Potential Mitigation/ Planning Policy / Observations
1. Biodiversity & Geodiversity	-/?	Within 100m of a locally designated site (including RIGS)/Within 500m from an international/national site or within 5km of the Sherwood Forest ppSPA.	<p>The site is within 5km of the Sherwood Forest ppSPA.</p> <p>There may be a minor negative impact caused by increased traffic/air pollution and recreational impact. However, this should be balanced against policies in Worksop DPD which are seeking to enhance the natural environment and provide a multifunctional, coherent and connected green infrastructure network.</p> <p>Policy Requirement: Bassetlaw Local Plan Biodiversity and Geodiversity policies should be taken into consideration when determining a planning application relating to this site.</p>
2. Housing	0	0 dwellings.	Not proposed for housing.
3. Economy & Skills	++	New employment site or located within a town centre.	The café use will provide new employment.
4. Regeneration & Social Inclusion	++	Within a town centre.	<p>Good access to services and facilities supports social inclusion.</p> <p>An increase in people within the town centre will support existing businesses offering goods and services.</p>

5. Health & Wellbeing	++	<p>Within 800m walking distance of a GP surgery and open space. The Canch and Newgate Street GP. (additional open space within 800m: allotment, amenity green space, cemetery, children's play area, civic space, parks & gardens, semi natural greenspace, accessible countryside, town park, private outdoor sport facility, school outdoor sport facility).</p> <p>Located in an area monitored by CCTV. 1 Camera on Bridge Street looking over the Square.</p> <p>Noise impact: An acceptable use.</p>	<p>Good access to services and recreational facilities enhances health and wellbeing.</p> <p>The presence of CCTV will help to monitor and tackle crime and anti-social behaviour.</p>
6. Transport	+	Within 400m of a bus stop and 800m of a cycle path (Chesterfield Canal National Cycle Route). (train station 1100m)	
7. Land Use & Soils	++	Previously developed (brownfield) land. Land use: Existing buildings.	The reuse of a brownfield site rather than a greenfield site protects agricultural land.
8. Water	--	Within a Groundwater Source Protection Zone (Zone III - Total Catchment).	STW observations: Where development is located within SPZ3 it is recommended that the EA pollution prevention guidance is followed to ensure that development does not result in contamination of water. Especially where infiltration SuDS are proposed.
9. Flood Risk	0	Within Flood Zone 1.	Suitable for proposed use based on FZ 1 location.
10. Air Quality	N/A	It has not been possible to identify specific site level criteria for this SA objective. There are no Air Quality Management Areas (AQMA) within the District, and proximity to sustainable transport links is considered separately under SA objective 6.	
11. Climate Change	N/A	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.	
12. Resource Use & Waste	0	Outside a Minerals Safeguarding Area	

13. Cultural Heritage	-	<p><u>Archaeology (SA: Minor Negative)</u></p> <p>The site is in an area of high archaeological potential associated with the medieval market place. Harrison's survey of 1635 refers to the market place where various stalls and the butchers' shambles were located, together with at least four shops, while it appears from a rental of 1657 that the shops were situated under a Moot Hall. The Moot Hall is shown on late 18th century maps as standing in the road near the southern end of this area. Potential for preservation is probably quite good despite post-medieval and modern development and further evaluation would be required if intrusive groundworks are proposed. As re-use rather than redevelopment is proposed, there may not be a need for archaeological works, however this should be considered at the application stage and the applicant should provide clear details of any groundworks proposed.</p> <p><u>Built Heritage (Neutral)</u></p> <p>Workshop Town Hall is grade II listed and in the Conservation Area. It is also in the setting of a range of Listed Buildings along Bridge Street, Park Street and Potter Street. Originally the ground floor had a pair of doors on the west elevation that opened onto the market place, reflecting the original function of the ground floor as a corn exchange. These doors were partially infilled in c1980. Conservation would very much welcome their reinstatement, subject to appropriate joinery and masonry repairs. In terms of the use, this is unlikely to be a concern if no major physical alterations are proposed to the interior. No concerns with the use of the outdoor space as a seating area, as structures would be temporary in nature and are already used during summer events.</p>	<p><u>Archaeology (SA: Minor Negative)</u></p> <p>Application should be accompanied by a Heritage Impact Assessment focusing on the archaeological potential of the site and include a map regression showing previous impact. Further evaluation and mitigation can be secured by condition if necessary.</p> <p><u>Built Heritage (Neutral)</u></p> <p>Suitable external joinery design and masonry repairs</p>
14. Landscape & Townscape	++	Development of a brownfield site would protect the landscape.	Development has the potential to improve the streetscape through high quality design
SA Findings and Recommendations			

Due to the proposed use and location of the site there are a number of significant positive effects in relation to sustainability objectives. These include economy and skills, regeneration and social inclusion, health and wellbeing, land use and soils, and landscape and townscape.

Whilst the SA indicates that there may be a minor negative impact on biodiversity due to an increase in recreational activity on Chesterfield Canal, this should be balanced against the net gain in biodiversity proposed in Bassetlaw Local Plan. An improvement in green infrastructure, proposed by Bassetlaw Local Plan and Worksop DPD, will support the enhancement of biodiversity.

The SA finds that there is a significant negative effect relating to water quality due to the site being located in SPZ3. This can be mitigated. It is recommended that the EA pollution prevention guidance is followed to ensure that development does not result in contamination of water. Especially where infiltration SuDS are proposed.

The SA indicates that there would be a minor negative impact in relation to archaeology, and that an evaluation and any resulting mitigation of the site should be undertaken prior to development. This can be secured by condition of consent. In terms of heritage impact, findings from the SA indicate that the site is a Listed Building located within a Conservation Area. A suitably designed scheme would enhance the character of the area.

SA Objective	SA Assessment of significance:	Site Ref: DPD022 Site Address: Newgate Surgery and adjoining vacant land	Potential Mitigation/ Planning Policy / Observations
1. Biodiversity & Geodiversity	-/?	Within 100m of a locally designated site (including RIGS)/Within 500m from an international/national site or within 5km of the Sherwood Forest ppSPA.	<p>The site is located within a 5km buffer around the Sherwood Forest ppSPA</p> <p>There may be a minor negative impact on biodiversity. However, this should be balanced against policies in Worksop DPD which are seeking to enhance the natural environment and provide a multifunctional, coherent and connected green infrastructure network.</p>

			Planning Policy: Bassetlaw Local Plan Biodiversity and Geodiversity policies should be taken into consideration in the planning decision making process.
2. Housing	0	0 dwellings (0.22ha)	
3. Economy & Skills	++	Located within a Town Centre. There is likely to be new employment created when the surgery is extended.	New jobs created through expansion of surgery.
4. Regeneration & Social Inclusion	++	Within a town centre.	<p>Good access to services and facilities supports social inclusion.</p> <p>An increase in people within and adjacent to the town centre will support existing businesses offering goods and services.</p> <p>Development of the site may help to maintain and enhance existing community facilities and services as it is within the Town Centre. As such, a significant positive effect is likely in relation to SA objective</p>
5. Health & Wellbeing	++	<p>Within 800m walking distance of a GP surgery and open space. The Canch and Newgate Street GP. (additional open space within 800m: allotment, amenity green space, cemetery, children's play area, civic space, parks & gardens, semi natural greenspace, accessible countryside, town park, private outdoor sport facility, school outdoor sport facility).</p> <p>Located within an area monitored by CCTV. 1 camera looking at the entrance on Newgate Street.</p> <p>Noise impact: An acceptable use.</p>	<p>Good access to services and recreational facilities enhances health and wellbeing.</p> <p>The presence of CCTV will help to monitor and tackle crime and anti-social behaviour.</p>
6. Transport	+	Within 400m of a bus stop and 800m of a cycle path (Chesterfield Canal National Cycle Route). (Train Station 1150m)	

7. Land Use & Soils	++	Previously developed (brownfield) land. Land use: Site is currently vacant.	
8. Water	--	Within a Groundwater Source Protection Zone (Zone 3 - Total Catchment).	STW observations: Where development is located within SPZ3 it is recommended that the EA pollution prevention guidance is followed to ensure that development does not result in contamination of water. Especially where infiltration SuDS are proposed.
9. Flood Risk	0	Within Flood Zone 1.	Suitable for proposed use based on FZ 1 location.
10. Air Quality	N/A	It has not been possible to identify specific site level criteria for this SA objective. There are no Air Quality Management Areas (AQMA) within the District, and proximity to sustainable transport links is considered separately under SA objective 6.	
11. Climate Change	N/A	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.	
12. Resource Use & Waste	0	Outside a Minerals Safeguarding Area	
13. Cultural Heritage	-	<p><u>Archaeology (SA: Minor Negative)</u> Site lies in medieval core that stretched between the castle and priory along Potter Street and has high potential for medieval archaeological remains. Several phases of 19th and 20th century development on the site have likely had a significant impact on any archaeological remains present and the potential for survival is considered low, but surviving pockets of archaeology are possible. Further archaeological assessment is recommended to inform an appropriate planning decision.</p> <p><u>Built Heritage (SA: Neutral)</u> Site is in the Conservation Area and is in the setting of several Listed Buildings, including the grade II* Old Ship and grade II 13-15 Park Street/2 Newgate Street, both timber-framed buildings with high significance. This was previously the site of a range of buildings</p>	<p>Application should be accompanied by a Heritage Impact Assessment focusing on the archaeological potential of the site and include a map regression showing previous impact. Further evaluation and mitigation can be secured by condition if necessary.</p> <p>Suitable design, layout, materials and scale. Care required especially with Park Street frontage</p>

		fronting Park Street, demolished in the 1950s. At present, the site is overgrown and the 1960s medical centre detracts from the setting of those historic buildings nearby. Conservation would very much welcome development on this site, which would both help to screen the existing medical centre building and also has the opportunity to provide a much improved frontage to both Park Street and Newgate Street. Therefore, Conservation has no concerns in principle, subject to suitable design, layout, materials and scale.	
14. Landscape & Townscape	++	Development of a brownfield site would protect the landscape.	Development has the potential to improve the streetscape through high quality design
<p>SA Findings and Recommendations:</p> <p>Due to the proposed use and location of the site there are a number of significant positive effects in relation to sustainability objectives. These include economy and skills, regeneration and social inclusion, health and wellbeing, land use and soils, and landscape and townscape.</p> <p>Whilst the SA indicates that there may be a minor negative impact on biodiversity due to an increase in recreational activity on Chesterfield Canal, this should be balanced against the net gain in biodiversity proposed in Bassetlaw Local Plan. An improvement in green infrastructure, proposed by Bassetlaw Local Plan and Worksop DPD, will support the enhancement of biodiversity.</p> <p>The SA finds that there is a significant negative effect relating to water quality due to the site being located in SPZ3. This can be mitigated. It is recommended that the EA pollution prevention guidance is followed to ensure that development does not result in contamination of water. Especially where infiltration SuDS are proposed.</p> <p>The SA indicates that there would be a minor negative impact in relation to archaeology, and that an evaluation and any resulting mitigation of the site should be undertaken prior to development. This can be secured by condition of consent. In terms of heritage impact, findings from the SA indicate that the site is located within a Conservation Area and in the setting of several Listed Buildings. A suitably designed scheme would enhance the character of the area.</p>			

SA Objective	SA Assessment of significance:	Site Ref: DPD023 Site Address: Newgate Street Car Park South	Potential Mitigation/ Planning Policy / Observations
1. Biodiversity & Geodiversity	-/?	Within 100m of a locally designated site (including RIGS)/Within 500m from an international/national site or within 5km of the Sherwood Forest ppSPA.	<p>The site is within 5km of the Sherwood Forest ppSPA.</p> <p>There may be a minor negative impact caused by increased traffic/air pollution and recreational impact. However, this should be balanced against policies in Worksop DPD which are seeking to enhance the natural environment and provide a multifunctional, coherent and connected green infrastructure network.</p> <p>Policy Requirement: Bassetlaw Local Plan Biodiversity and Geodiversity policies should be taken into consideration when determining a planning application relating to this site.</p>
2. Housing	+	1 to 99 dwellings. Site capacity: 15 dwellings	The site will deliver 15 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, including affordable housing. As such, a positive effect is expected in relation to SA objective.
3. Economy & Skills	+	Located within 800m of a town centre.	The site has good access to employment opportunities due to its location.
4. Regeneration & Social Inclusion	++	Within 800m of a town centre.	Residential development would increase the number of people occupying the town centre at different times of the day. This would support daytime and night time economies.

			Development in this location would promote social inclusion due to good access to services and facilities.
5. Health & Wellbeing	++	<p>Within 800m walking distance of a GP surgery and open space. The Canch and Newgate Street GP. (additional open space within 800m: allotment, amenity green space, cemetery, children's play area, civic space, parks & gardens, semi natural greenspace, accessible countryside, town park, private outdoor sport facility, school outdoor sport facility).</p> <p>Located within an area monitored by CCTV. 1 Camera in Newgate Street west car park only.</p> <p>Noise impact: An acceptable use.</p>	<p>Good access to services and recreational facilities enhances health and wellbeing.</p> <p>The presence of CCTV will help to monitor and tackle crime and anti-social behaviour.</p>
6. Transport	+	Within 400m of a bus stop and 800m of a cycle path (Chesterfield Canal National Cycle Route). (train station 1225m)	
7. Land Use & Soils	++	Previously developed (brownfield) land. Land use: Car park.	<p>The reuse of a brownfield site rather than a greenfield site protects agricultural land.</p> <p>Site adjoins a historic foundry. Intrusive site investigations will be required.</p> <p>Bassetlaw Local Plan Contaminated and Unstable Land policy should be considered at the planning application stage.</p>
8. Water	--	Within a Groundwater Source Protection Zone (Zone III - Total Catchment).	STW observations: Where development is located within SPZ3 it is recommended that the EA pollution prevention guidance is followed to ensure that development does not result in contamination of water. Especially where infiltration SuDS are proposed.
9. Flood Risk	0	Within Flood Zone 1.	Suitable for residential use based on FZ 1 location.
10. Air Quality	N/A	It has not been possible to identify specific site level criteria for this SA objective. There are no Air Quality Management Areas (AQMA's)	

		within the District, and proximity to sustainable transport links is considered separately under SA objective 6.	
11. Climate Change	N/A	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.	
12. Resource Use & Waste	0	Outside a Minerals Safeguarding Area	
13. Cultural Heritage	-	<p><u>Archaeology (Minor Negative)</u> The site lies partially within an area of medieval settlement activity comprising an area of plots of varying size originally running back to a common boundary. It is not certain how far medieval settlement would have extended along the road to the south of the town, and some of this area may be post-medieval in origin. Historic mapping suggests the site remained largely undeveloped and so potential for preservation of archaeological deposits is good if present.</p> <p><u>Built Heritage (Neutral)</u> Site is in the Conservation Area and in the setting of several Listed Buildings, particularly along Park Street. It is currently a car park and was previously orchards associated with those houses to the west, although there was also a row of small dwellings alongside Newgate Street. Conservation has no concerns with the principle of development on this site, subject to suitable design, layout, materials and scale. Care especially needs to be taken regarding views from Newgate Street</p>	<p><u>Archaeology (Minor Negative)</u> Application should be accompanied by a Heritage Impact Assessment focusing on the archaeological potential of the site and include a map regression showing previous impact. Further evaluation and mitigation can be secured by condition if necessary.</p> <p><u>Built Heritage (Neutral)</u> Suitable design, layout, materials and scale</p>
14. Landscape & Townscape	++	Development of a brownfield site would protect the landscape.	Development has the potential to improve the streetscape through high quality design
<p>SA Findings and Recommendations Due to the proposed used and location of the site there are a number of significant positive effects in relation to sustainability objectives. These include regeneration and social inclusion, health and wellbeing, land use and soils, and landscape and townscape.</p>			

Whilst the SA indicates that there may be a minor negative impact on biodiversity due to an increase in recreational activity on Chesterfield Canal, this should be balanced against the net gain in biodiversity proposed in Bassetlaw Local Plan. An improvement in green infrastructure, proposed by Bassetlaw Local Plan and Worksop DPD, will support the enhancement of biodiversity.

The site scores a minor positive for housing and economy and skills due to the proposed delivery of 15 dwellings within an area with good access to employment.

The SA finds that there is a significant negative effect relating to water quality due to the site being located in SPZ3. This can be mitigated. It is recommended that the EA pollution prevention guidance is followed to ensure that development does not result in contamination of water. Especially where infiltration SuDS are proposed.

The SA indicates that there would be a minor negative impact in relation to archaeology, and that an evaluation and any resulting mitigation of the site should be undertaken prior to development. This can be secured by condition of consent. In terms of heritage impact, findings from the SA indicate that the site is located with a Conservation Area. A suitably designed scheme would enhance the character of the area.

SA Objective	SA Assessment of significance	Site Ref: DPD024 Site Address: The Mayfair Centre	Potential Mitigation/ Planning Policy / Observations
1. Biodiversity & Geodiversity	-/?	Within 100m of a locally designated site (including RIGS)/Within 500m from an international/national site or within 5km of the Sherwood Forest ppSPA.	The site is within 5km of the Sherwood Forest ppSPA. There may be a minor negative impact caused by increased traffic/air pollution and recreational impact. However, this should be balanced against policies in Worksop DPD which are seeking to enhance the natural environment and provide a multifunctional, coherent and connected green infrastructure network.

			Policy Requirement: Bassetlaw Local Plan Biodiversity and Geodiversity policies should be taken into consideration when determining a planning application relating to this site.
2. Housing	+	1 to 99 dwellings. Site capacity: 36 dwellings	The site will deliver 36 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, including affordable housing. As such, a positive effect is expected in relation to SA objective.
3. Economy & Skills	++	Located within 800m of a town centre. New employment proposed.	New employment opportunities delivered through the proposed development.
4. Regeneration & Social Inclusion	++	Within 800m of a town centre.	<p>The proposed use would increase the number of people occupying and visiting the town centre. This would support the local economy and stimulate regeneration.</p> <p>Development in this location would promote social inclusion due to good access to services and facilities.</p>
5. Health & Wellbeing	++	<p>Within 800m walking distance of a GP surgery and open space. The Canch and Newgate Street GP. (additional open space within 800m: allotment, amenity green space, cemetery, children's play area, civic space, parks & gardens, semi natural greenspace, accessible countryside, town park, private outdoor sport facility, school outdoor sport facility).</p> <p>Located within an area monitored by CCTV. 1 camera on main road.</p> <p>Noise impact: An acceptable suggested use.</p>	<p>Good access to services and recreational facilities enhances health and wellbeing.</p> <p>The presence of CCTV will help to monitor and tackle crime and anti-social behaviour.</p> <p>Noise impact: Some care would be needed to ensure adequate sound insulation between the dwellings and businesses (eg if they are licensed premises) and to protect the amenity of neighbouring properties</p>
6. Transport	+	Within 400m of a bus stop and 800m of a cycle path (Chesterfield Canal National Cycle Route). (1110m to train station).	

7. Land Use & Soils	++	Previously developed (brownfield) land. Land use: Former Poundstretcher site.	<p>The reuse of a brownfield site rather than a greenfield site protects agricultural land.</p> <p>This site is nearby to the Potter Street foundry and a desktop investigation may be required but the risk to public health is likely to be low based on the land use.</p> <p>Bassetlaw Local Plan Contaminated and Unstable Land policy should be considered at the planning application stage.</p>
8. Water	--	Within a Groundwater Source Protection Zone (Zone 3 - Total Catchment).	STW observations: Where development is located within SPZ3 it is recommended that the EA pollution prevention guidance is followed to ensure that development does not result in contamination of water. Especially where infiltration SuDS are proposed.
9. Flood Risk	0	<p>Within Flood Zone 1.</p> <p>This site is located within Flood Zone 1 and therefore has a low flood risk. Sequentially preferable site.</p>	Suitable for mixed use based on FZ 1 location.
10. Air Quality	N/A	It has not been possible to identify specific site level criteria for this SA objective. There are no Air Quality Management Areas (AQMAS) within the District, and proximity to sustainable transport links is considered separately under SA objective 6.	
11. Climate Change	N/A	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.	
12. Resource Use & Waste	0	Outside a Minerals Safeguarding Area	
13. Cultural Heritage	-	<p>Archaeology (SA: Minor negative)</p> <p>Site lies in medieval core that stretched between the castle and priory along Potter Street and has high potential for medieval archaeological remains. Several phases of 19th and 20th century</p>	Application should be accompanied by a Heritage Impact Assessment focusing on the archaeological potential of the site and include a map regression

		<p>development on the site have likely had a significant impact on any archaeological remains present and the potential for survival is considered low, but surviving pockets of archaeology are possible. Further archaeological assessment is recommended to inform an appropriate planning decision.</p> <p><u>Built heritage (SA: minor negative)</u> Setting of Conservation Area and Listed Buildings.</p>	<p>showing previous impact. Further evaluation and mitigation can be secured by condition if necessary.</p> <p>No concerns with principle of development, subject to suitable design, layout, materials and scale.</p> <p>Five storeys likely to be too large and detract from setting of Conservation Area/Listed Buildings. Foley Place formerly two and three storeys, recreation of a street frontage would help enhance the setting of nearby heritage assets.</p> <p>Policy requirement: Development should provide a scheme of an appropriate scale, layout, form and materials which respects the surrounding character and the significance and setting of affected heritage assets, supported by a heritage statement.</p>
14. Landscape & Townscape	++	<p>Development on site would protect the landscape i.e. it is a brownfield site.</p> <p>Identified as an area for improvement in the Worksop Conservation Area Appraisal and Management Plan.</p>	See above.
<p>SA Findings and Recommendations:</p> <p>Due to the proposed used and location of the site there are a number of significant positive effects in relation to sustainability objectives. These include economy and skills, regeneration and social inclusion, health and wellbeing, land use and soils, and landscape and townscape.</p> <p>A minor positive is scored for housing due to the number of dwellings proposed (fewer than 100).</p>			

Whilst the SA indicates that there may be a minor negative impact on biodiversity due to the sites proximity to Sherwood Forest ppSPA, this should be balanced against the net gain in biodiversity proposed in Bassetlaw Local Plan. An improvement in green infrastructure, proposed by Bassetlaw Local Plan and Worksop DPD, will support the enhancement of biodiversity.

The SA finds that there is a significant negative effect relating to water quality due to the site being located in SPZ3. This can be mitigated. It is recommended that the EA pollution prevention guidance is followed to ensure that development does not result in contamination of water. Especially where infiltration SuDS are proposed.

In terms of heritage impact, findings from the SA indicate that the site is within the setting of listed buildings and the Conservation Area. A suitably designed scheme would enhance the character of the area.

SA Objective	SA Assessment of significance:	Site Ref: DPD025 Site Address: Magistrates Court, Worksop	Potential Mitigation/ Planning Policy / Observations
1. Biodiversity & Geodiversity	-/?	Within 100m of a locally designated site (including RIGS)/Within 500m from an international/national site or within 5km of the Sherwood Forest ppSPA.	<p>The site is within 5km of the Sherwood Forest ppSPA.</p> <p>There may be a minor negative impact caused by increased traffic/air pollution and recreational impact. However, this should be balanced against policies in Worksop DPD which are seeking to enhance the natural environment and provide a multifunctional, coherent and connected green infrastructure network.</p> <p>Policy Requirement: Bassetlaw Local Plan Biodiversity and Geodiversity policies should be taken into</p>

			consideration when determining a planning application relating to this site.
2. Housing	+	1 to 99 dwellings. Site capacity: 25 dwellings	The site will deliver 25 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, including affordable housing. As such, a positive effect is expected in relation to SA objective.
3. Economy & Skills	+	Located within a town centre. Good access to employment.	The site has good access to employment opportunities due to its location and via good access to public transport.
4. Regeneration & Social Inclusion	++	Within a town centre.	<p>The proposed use would increase the number of people occupying and visiting the town centre. This would support the local economy and stimulate regeneration.</p> <p>Development in this location would promote social inclusion due to good access to services and facilities.</p>
5. Health & Wellbeing	++	<p>Within 800m walking distance of a GP surgery and open space. The Canch and Newgate Street GP. (additional open space within 800m: allotment, amenity green space, cemetery, children's play area, civic space, parks & gardens, semi natural greenspace, accessible countryside, town park, private outdoor sport facility, school outdoor sport facility).</p> <p>Located within an area monitored by CCTV. 1 camera on Bridge Street.</p> <p>Noise impact: An acceptable suggested use.</p>	<p>Good access to services and recreational facilities enhances health and wellbeing.</p> <p>The presence of CCTV will help to monitor and tackle crime and anti-social behaviour.</p> <p>Noise impact: An acceptable suggested use which would be an extension to existing domestic streets. Some care would be necessary in the development of the neighbouring former Mayfair Centre (site number 24) to avoid a noise-generating use which could result in excessive noise to residents.</p>
6. Transport	+	Within 400m of a bus stop and 800m of a cycle path (Chesterfield Canal National Cycle Route). (1050m to train station).	

7. Land Use & Soils	++	Previously developed (brownfield) land. Land use: Site used to be a Former Magistrates Court. It is now vacant.	<p>The reuse of a brownfield site rather than a greenfield site protects agricultural land.</p> <p>This site adjoins a historic foundry. Intrusive site investigations may be required).</p> <p>Bassetlaw Local Plan Contaminated and Unstable Land policy should be considered at the planning application stage.</p>
8. Water	--	Within a Groundwater Source Protection Zone (Zone 3 - Total Catchment).	STW observations: Where development is located within SPZ3 it is recommended that the EA pollution prevention guidance is followed to ensure that development does not result in contamination of water. Especially where infiltration SuDS are proposed.
9. Flood Risk	0	<p>Within Flood Zone 1.</p> <p>SW 100, SW 1000.</p> <p>This site is located within Flood Zone 1 and therefore has a low flood risk. Sequentially preferable site.</p>	Suitable for residential use based on FZ 1 location.
10. Air Quality	N/A	It has not been possible to identify specific site level criteria for this SA objective. There are no Air Quality Management Areas (AQMAs) within the District, and proximity to sustainable transport links is considered separately under SA objective 6.	
11. Climate Change	N/A	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.	
12. Resource Use & Waste	0	Outside a Minerals Safeguarding Area	
13. Cultural Heritage	--	<p>Archaeology (SA: Significant Negative)</p> <p>Site lies in medieval core that stretched between the castle and priory along Potter Street and has high potential for medieval archaeological remains. The old part of the Police Station and</p>	Proposed development of the site will require further assessment in relation to the building. The planning application stage should include an Historic Building Appraisal and include an impact assessment of the

		<p>Courts should be considered a non-designated heritage asset and their loss would be significant to the conservation area. Several phases of development from the 19th century onward will have had a significant impact on any surviving archaeological remains.</p> <p><u>Built Heritage</u> (SA: Significant negative)</p> <p>In the Conservation Area and setting of Listed Buildings. Older part of court site, originally the police station and courthouse built 1897 to designs by NCC architect E Purnell Hooley, is a positive Conservation Area building -</p>	<p>proposals to allow an informed planning decision to be made. Any further mitigation (full HBR) could be secured by condition if necessary.</p> <p>Demolition would not be supported. Instead, a conversion scheme should be the focus for this older structure, subject to details. No concerns with redevelopment of rest of site, subject to suitable design, layout, materials and scale</p> <p>No mitigation for loss of 1897 building, should be converted instead. For rest of site, suitable design, layout, scale and materials.</p> <p>Policy requirement: Development should provide a scheme of an appropriate scale, layout, form and materials which respects the surrounding character and the significance and setting of affected heritage assets, supported by a heritage statement.</p>
14. Landscape & Townscape	++	<p>Development of a brownfield site would protect the landscape.</p> <p>Identified as an area contributing to the character of the Conservation Area in the Conservation Area Appraisal and Management Plan.</p>	See above.
<p>SA Findings and Recommendations:</p> <p>Due to the proposed used and location of the site there are a number of significant positive effects in relation to sustainability objectives. These include regeneration and social inclusion, health and wellbeing, transport, land use and soils, and landscape and townscape.</p>			

Whilst the SA indicates that there may be a minor negative impact on biodiversity due to the sites proximity to Sherwood Forest ppSPA, this should be balanced against the net gain in biodiversity proposed in Bassetlaw Local Plan. An improvement in green infrastructure, proposed by Bassetlaw Local Plan and Worksop DPD, will support the enhancement of biodiversity.

The SA finds that there is a significant negative effect relating to water quality due to the site being located in SPZ3. This can be mitigated. It is recommended that the EA pollution prevention guidance is followed to ensure that development does not result in contamination of water. Especially where infiltration SuDS are proposed.

Findings from the SA indicate that development would cause harm to heritage if the Magistrates Court frontage is demolished. This is considered to be a positive building within the Conservation Area. If demolition is proposed, public benefit would need to outweigh harm caused. This would need to be satisfactorily demonstrated.

6 Cumulative Effects of the Draft Local Plan and Worksop Central DPD policies and sites

6.1 This Chapter of the report provides an assessment of the likely significant effects of the whole Worksop Central DPD on each of the SA objectives. This will present an assessment of the cumulative effects. Table 5 below provides a summary of the likely effects of all of the 53 policies in the Worksop Central DPD on the SA Objectives, as well as the assessment scores given to the vision and the 15 strategic objectives.

6.2 Table 6 provides a summary of the scores awarded to each of the policies within the Worksop Central DPD against each of the 14 SA Objectives.

SA Objective 1: Biodiversity and Geodiversity

6.3 The development proposed through Worksop Central DPD could adversely affect biodiversity, particularly because the proposed site allocations are located within 5Km of Sherwood Forest ppSPA and some are within 100 metres of Local Wildlife Sites Chesterfield Canal and Sandhills Lake. As such, a minor negative / uncertain effect is likely.

6.4 Policies in Worksop Central DPD are seeking to enhance the natural environment and, where possible, deliver a net gain in biodiversity. Worksop Central DPD could therefore help to mitigate the potential negative effects of development upon biodiversity.

6.5 A Habitats Regulations Assessment (HRA) is currently being undertaken for the Worksop Central DPD. For this SA reference has been made to the Draft Bassetlaw Local Plan HRA. In relation to the Sherwood Forest ppSPA, the HRA makes a number of recommendations to try to avoid likely significant effects due to physical damage/loss, recreation and cat predation for particular site allocation policies. The Appropriate Assessment concluded that adverse effects on the integrity of the ppSPA as a result of increased air pollution from the Local Plan cannot be ruled out until further information is available with regards to traffic modelling and further consultation is undertaken with Natural England. However, it is noted that this is precautionary as the ppSPA is not yet a designated site.

6.6 A Recreational Impact Assessment is currently being undertaken to assess cumulative impact of development on Clumber Park SSSI and . The brief for this ecology assessment has been agreed with Natural England. Recreational Impact Assessments (RIA) to evaluate the potential impact of recreational pressure on Clumber Park SSSI, Birklands & Bilhaugh SAC, and Sherwood Forest NNR This will take into account development contained within existing Development Plans from the named Local Planning Authorities within the project group and the proposals contained in the Draft Bassetlaw Local Plan within the habitat's Zones of Influence.

6.7 The RIA will inform the preparation and implementation of Bassetlaw District Local Plan, neighbouring Local Plans, and the preparation of masterplan frameworks for housing allocations.

6.8 Overall, a minor negative and minor positive effect is likely in relation to the Biodiversity SA objective

SA Objective 2: Housing

6.9 Worksop Central DPD makes provision for the delivery of a suitable amount and mix of housing, particularly through Policy W4 Delivering Residential Development which outlines provision for a minimum of 660 dwellings over the duration of the DPD, meeting the identified local needs. In addition, individual housing policies are seeking to deliver high quality housing, and element of which will be affordable.

6.10 Overall, a cumulative significant positive effect is likely in relation to the housing SA objective.

SA Objective 3: Economy and Skills

6.11 Worksop Central DPD promotes a mix of uses which seek to support the diversification and regeneration of the town centre. This is expected to boost its vitality and viability. In addition, land is allocated for a mix of uses which will generate new employment.

6.12 The DPD promotes residential development within a deprived area which has good access to public transport, thereby supporting access to employment opportunities in the wider area.

6.13 Overall, a cumulative significant positive effect is likely in relation to economy and skills SA objective.

SA4: Regeneration and Social Inclusion

6.14 Worksop Central DPD focusses development within and adjoin Worksop Town Centre. It is seeking to deliver a mix of sustainable development in this area, including market and affordable housing, commercial, and leisure uses. This will help ensure that new residents have good access to services and increase visitor numbers within this area. As such this policy is expected to have a significant positive effect on the regeneration of the town centre and on social inclusion.

6.15 Overall, a cumulative significant positive effect is likely in relation to Regeneration and Social Inclusion SA objective.

SA5: Health and Wellbeing

6.16 The proposed mix of uses, which includes housing, employment, leisure and recreation, and community facilities, should help enhance health and wellbeing. Green and blue infrastructure improvements will support healthy lifestyles, promoting walking, cycling and other recreational activities. The DPD also proposes to support the delivery of a flood alleviation scheme which should have a significant positive effect on health and wellbeing.

6.17 Overall, a cumulative significant positive effect is likely in relation to Health and Wellbeing SA objective.

SA6: Transport

6.18 Worksop Central DPD Policies are seeking to enhance walking and cycling routes and improve a major transport hub, Worksop Railway Station. This will promote more sustainable patterns of travel. The proposal to significantly increase housing and deliver new commercial, leisure and education uses in a town centre location will also reduce the need for travel by private vehicle.

6.19 Overall, a cumulative significant positive effect is likely in relation to the SA Objective for Transport.

SA7: Land Use and Soils

6.20 All proposed allocations are on brownfield sites and are not within a minerals safeguarding area. This will reduce the need to allocate greenfield sites, thereby protecting soils and minerals.

6.21 Overall, a cumulative significant positive effect is likely in relation to the SA Objective for Land Use and Soils.

SA8: Water

6.22 All sites are situated within a Source Protection Zone and so may have adverse effects on ground and surface water quality. However, there are policies within the Worksop DPD and Bassetlaw Local Plan which require a remediation strategy including measures to prevent the pollution of surface and ground water, and provisions for future monitoring will be required.

6.23 Several Local Plan policies seek to conserve and enhance water quality and resources, particularly Policy ST55: Protecting Water Quality and Management, 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.

6.24 Overall, a cumulative potential but uncertain minor positive effect is identified in relation to water.

SA9: Flood Risk

6.25 Without appropriate mitigation, a mixed effect is likely for the SA Objective relating to flooding. There are no highly vulnerable uses proposed in the highest flood risk area (floodzone 3b). However, a limited number of proposed site allocations are located within floodzones 3a and 2. Sites located within these high risk floodzones would have a significant negative effect on this objective without appropriate mitigation.

6.26 Worksop Central area is adjacent to the River Ryton, which has experienced flooding events in recent years. Many of the allocation policies require development to contribute towards a Flood Alleviation Scheme for Worksop Central area and, as such, until this has been established, many of these effects are uncertain. However, the Council continues to work with the Environment Agency to identify appropriate flood mitigation for the Town Centre.

6.27 In addition, several Local Plan policies seek to reduce flood risk, particularly Policy ST54: Flood Risk and Drainage, 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 would therefore help to mitigate the potential negative effects of development on flood risk.

6.28 Overall, a cumulative potential but uncertain significant positive effect is identified in relation to flood risk. This is based on the delivery of an effective flood alleviation scheme in partnership with the Environment Agency and the adoption of the policy framework in the Local Plan.

SA10: Air Quality

6.29 Several Worksop Central DPD policies are expected to have minor negative effects on air quality by potentially increasing car usage and the associated air pollution. However, Worksop Central DPD and Bassetlaw Local Plan make good provision for improving air quality, particularly through site allocation policies and Local Plan Policies including ST52: Reducing Carbon Emissions, Climate Change Mitigation and Adaption and Policy ST57: Promoting Sustainable Transport and Active Travel, which ensures that new development supports improvements to the sustainable transport network and thereby improves air quality through reduced private transport emissions.

6.30 In addition, all new housing development in Worksop Central DPD has good access to public transport, and walking and cycling infrastructure so 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. This is likely to have a significant positive effect on air quality.

6.31 Overall, a cumulative neutral effect is likely in relation to air quality.

SA11: Climate Change

6.32 All Worksop Central DPD new build site allocation policies require proposals to use suitable, low carbon materials that promote energy efficiency, durability and contribute positively towards improving the character of the area. However, many buildings proposed for conversion are currently vacant and do not generate traffic movement or use energy (gas and electricity). Whilst these buildings currently have a negligible effect regarding climate change, prior to becoming vacant, the buildings would have had a significant impact on demand for energy and in terms of traffic generated.

6.33 Policy W16 Supporting Efficient Buildings requires proposals for the extension, alteration and/or retrofitting of existing buildings, including the provision of low carbon or renewable technologies and materials, to follow a design-led approach. This policy promotes opportunities for the use of renewable and decentralised energy schemes within new development in the Worksop Central area.

6.34 Development will be concentrated within a highly sustainable location which provides good access to services and facilities. Focussing development in this area should reduce the need to travel, particularly by private car, and encourage walking and cycling, thereby limiting transport-related greenhouse gas emissions.

6.35 The DPD has a strong emphasis on green and blue infrastructure enhancement and expansion, most strongly in Policies W13 Green and Blue Infrastructure, and W14 Enhancing Biodiversity and Tree Cover. Green infrastructure can have positive effects on climate change, as it facilitates the infiltration of surface water, therefore minimising flood risk, and may also aid carbon offsetting.

6.36 The proposed uses will generate traffic / air pollution and use energy for heat and power. Nevertheless, the policies offer the opportunity to repurpose existing building fabric in Worksop Central and make use of embodied carbon in contrast to increasing carbon footprint through new

builds. This will also help to achieve the Government's target of net zero emissions by 2050. Additionally, the location provides good access to public transport, services and facilities, thereby reducing the need to travel via private vehicles.

6.37 Overall the DPD scores a cumulative minor positive effect for climate change.

SA12: Resource Use and Waste

6.38 Worksop Central area is not within a Minerals Safeguarding Area. Therefore, overall, a cumulative negligible effect is likely in relation to **SA Objective 12: Resource use and waste**.

SA13: Cultural Heritage

6.39 A mixed effect is likely with regard to Cultural Heritage without appropriate mitigation. However, the site policies are seeking to ensure impact on cultural heritage is taken into consideration and appropriately assessed at the planning application stage. Bassetlaw District Council officers have identified that the majority of site allocations are in locations where development could have potential minor negative effects on designated heritage assets and archaeology, and as such are expected to have minor and significant negative effects on cultural heritage.

6.40 Several DPD policies seek to conserve and enhance the District's historic environment, cultural heritage, character and setting, particularly Policy W10 Historic Worksop Central which sets out the character areas and criteria to be used to determine planning applications in Worksop Central. Policy W7 High Quality Design, and Policy W21 Comprehensive Development focus on the design of new developments respecting the historic and traditional character of the local area. In addition, Bassetlaw Local Plan Policy ST44: 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. Bassetlaw Local Plan Policy 45: Heritage Assets will help to conserve and enhance existing features of the historic built environment and their settings. In addition, Bassetlaw Local Plan strategic objective 8 aims to conserve, and where possible, enhance the District's historic environment.

6.41 Bassetlaw Local Plan and Worksop Central DPD could therefore help to mitigate the potential negative effects of development on 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.

6.42 Overall, a cumulative potential but uncertain minor positive effect is identified in relation to cultural heritage.

SA14: Landscape and Townscape

6.43 There are several policies within Worksop Central DPD that could result in development that adversely impacts landscape character and townscape, including Policy W4 Delivering Residential Development. However, the Local Plan and Worksop Central DPD both make good provision for the conservation and enhancement of the District's landscape character and townscapes, particularly through the DPD High Quality Design Policy and Comprehensive Development Policy. Also, the Local Plan Policy should address this. Policy ST37: 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. DPD Policy W10 Historic Central Worksop sets out the character areas and criteria to be used to determine planning applications in Worksop Central. The Historic Environment is sufficiently addressed by policies in the emerging Bassetlaw Local Plan. It seeks 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. Worksop Central DPD and Bassetlaw Local Plan could therefore help to mitigate the potential negative effects of development on landscape and townscape.

6.44 Overall, a cumulative significant positive effect is identified in relation to landscape and townscape.

The Vision

6.45 The vision for Worksop Central 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 Worksop Central will look in 2040.

6.46 A significant positive effect is likely in relation to **SA objective 1: biodiversity** as the vision aspires to achieve improved access to green infrastructure for all communities, including through the extensive, easily accessible, attractive central green/blue corridor. Additionally, extensive urban greening schemes such as green walls and roofs will benefit biodiversity.

6.47 The vision supports the development of new housing within Worksop Central 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**.

6.48 A significant positive effect is likely in relation to **SA objective 3: economy and skills**. The vision aims to strengthen the economic base of Worksop Central through the fostering of new enterprise and sustainable growth of existing businesses as well as capitalising on the area's extensive education, skills and training offer. It proposes development in key growth sectors within Worksop Central, such as the green energy, health and digital/creative industries which will provide new opportunities. The vision also seeks to capitalise on the proximity of the A1, A57 and M1 in order to attract inward investment.

6.49 The vision promotes the creation of well designed, safe, inclusive, high quality multifunctional green and blue infrastructure which would be supported by active travel, which would enable residents to embrace healthy, active lifestyles easily and helping to reduce inequalities that may exist. The vision also promotes the benefits of increased easy access to local shops and services without having to use the car, supporting 'low-vehicle neighbourhoods'. New roads and community infrastructure will support the needs of new residents. Extensive connectivity improvements, enhanced public realm and new public spaces, green infrastructure and urban greening will improve residents' wellbeing. As such, a significant positive effect is likely in relation to **SA objective 4 regeneration and social inclusion, SA objective 5: health and wellbeing, SA objectives 6: transport, SA objective 10: air quality and SA objective 11: climate change**. The positive effect on SA objective 10: air quality and 11: climate change are reinforced by the fact that the vision supports energy efficient homes, enhanced electric /alternative fuel vehicle charging, green walls and roofs, localised heat networks and renewable technologies, as well as a substantial new flood management scheme and extensive sustainable drainage.

6.50 As the vision seeks the implementation of a substantial new flood management scheme and extensive sustainable drainage which would provide greater confidence and certainty to businesses, residents and investors, a significant positive effect is likely for **SA objective 9: flood risk**.

6.51 The vision aims for existing brownfield land and premises to be successfully redeveloped. Therefore a significant positive effects are likely in relation to SA objective 7: Land use and soils. 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.

6.52 Significant positive effects are likely with regard to **SA objective 13: cultural heritage** and **SA objective 14: landscape and townscape** as the vision seeks to create an attractive and inclusive Workop Central, with a welcoming, positive image, that enhances its market town character, while respecting its unique cultural heritage and distinctiveness, riverside and canal settings, quality townscape and natural assets in a sensitive and sustainable manner.

6.53 With regard to the 15 strategic objectives in the DPD, no significant negative effects have been identified. In contrast, a number of significant positive effects are expected, these are mostly where the objective seeks to directly address issues which relate to the individual SA objectives. As each objective is generally focused on one area of sustainability only, it does not have a relationship with the remaining SA objectives, therefore most of the Development Plan Document objectives are expected to have negligible effects on most of the SA objectives. However, a number of minor positives are considered likely where the strategic objectives could less directly affect the sustainability objective.

6.54 Summary Table 5 identifies the overall cumulative impact of all Workop Central DPD policies on each of the 14 SA Objectives. Additionally, it identifies the SA scores for the overall cumulative impact of all of the Workop Central DPD policies, the vision and the strategic objectives in the Workop Central Development Plan Document.

Table 5: Summary of SA scores for the overall cumulative impact of all of the Workso Central DPD policies, the vision and the strategic objectives in the Workso Central Development Plan Document

Workso Central DPD	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
Overall cumulative impact of all Workso Central DPD policies	+/-	++	++	++	++	++	++	+/?	++/?	0	+	0	+/?	++
Workso Central Vision	++	++	++	++	++	++	++	+	++	++	++	0	++	++
Workso Central Strategic Objective 1	0	0	0	++	0	0	++	0	0	0	0	+	0	+
Workso Central Strategic Objective 2	0	0	++	++	0	0	0	0	0	0	0	0	0	0
Workso Central Strategic Objective 3	0	0	++	++	0	0	0	0	0	0	0	0	0	0
Workso Central Strategic Objective 4	0	0	++	++	++	0	0	0	0	0	0	0	++	+
Workso Central Strategic Objective 5	0	++	0	++	+	0	0	0	0	0	0	0	0	0
Workso Central Strategic Objective 6	0	++	++	++	++	++	0	0	0	0	0	0	0	0
Workso Central Strategic Objective 7	+	+	0	++	++	++	0	0	0	0	0	0	0	0
Workso Central Strategic Objective 8	0	0	0	++	++	++	0	0	0	0	0	0	0	0
Workso Central Strategic Objective 9	0	0	0	0	0	0	0	0	0	0	0	0	++	++

Workshop Central DPD	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
Workshop Central Strategic Objective 10	+	0	0	++	++	+	0	0	0	0	0	0	++	++
Workshop Central Strategic Objective 11	++	0	0	+	+	0	0	0	0	0	0	0	0	++
Workshop Central Strategic Objective 12	++	0	0	0	0	0	0	++	++	0	++	0	0	0
Workshop Central Strategic Objective 13	0	0	0	0	++	++	0	++	++	+	++	++	0	0
Workshop Central Strategic Objective 14	0	0	0	++	++	++	0	0	0	0	++	0	0	0
Workshop Central Strategic Objective 15	++	0	++	++	++	++	0	0	0	0	0	0	0	0

Table 6: Summary of SA scores for the policies and site allocations in the Workop Central Development Plan Document

Policy Number	Policy Name	SA Objective	1. Biodiversity, Green and Blue Infrastructure	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	11. Climatic Change	12. Resource Use and Waste	13. Cultural Heritage	14. Landscape and Townscape
W1	Sustainable Business Growth	-/?	+	++	++	+	+	++	-/?	++/?	+/?	+/?	+	++	++	
W2	Leisure and Culture	-/?	0	++	++	++	+	++	-/?	++/?	+/?	+/?	+	++	++	
W3	A Retail Strategy for Worksof Central	0	0	++	++	+	+	0	0	0	+	+	0	0	+	
W4	Delivering Residential Development	+/?	++	+	++	++	++	++	-/?	+/?	+/?	+/?	+	++	++	
W5	Housing estate, maintenance, renewal and regeneration	+/?	+	+	++	++	++	++	-/?	0	+/?	+/?	-	+	++	
W6	Houses in Multiple Occupation	0	+	0	+	+	-	++	0	0	-	-	+	0	0	
W7	High Design Quality	++	+	0	++	+	+/?	0	0	+	+/?	+	0	+	++	
W8	Local Views and Local Landmarks	0	0	0	+	0	0	0	0	0	0	0	0	++	++	
W9	Improving Public Realm	++	0	0	+	+	+	0	+	+	+	+	0	+	++	
W10	Historic Worksof Central	0	0	0	+	+	0	0	0	0	0	+	0	++	++	
W11	Creating Healthy Neighbourhoods	+	+	+	++	++	++	0	0	0	+	+	0	0	+	

Policy Number	Policy Name	SA Objective	1. Biodiversity, Green and Blue Infrastructure	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	11. Climatic Change	12. Resource Use and Waste	13. Cultural Heritage	14. Landscape and Townscape
W12	Flood Management in Worksoop Central	+/-?	0	0	+	++	0	0	0	+	++	+	+	0	0	+
W13	Green and Blue Infrastructure	++	0	0	++	++	++	+	+	+	+	+	+	0	+	+
W14	Enhancing Biodiversity and Tree Cover	++	0	0	++	++	0	0	0	0	0	++	++	0	0	++
W15	Chesterfield Canal	++	+	++	++	++	++	++	0	0	+	+	+	0	++	++
W16	Supporting Efficient Buildings	+	0	0	0	0	0	0	++	0	0	++	++	++	+	+
W17	Promoting Active Travel	+/-?	0	+/-?	++	++	++	++	+	0	0	+	+	0	0	++
W18	Promoting Public Transport	+/-?	0	+	++	++	++	++	+	0	0	++	++	0	0	+
W19	Managing Vehicular Traffic	0	0	0	++	0	++	++	0	0	0	0	0	0	0	+
W20	Delivering the Regeneration Strategy	++/-?	++	++	++	++	++	++	++	0	++/-?	++/-?	++/-?	0	++	++
W21	Comprehensive development	+/-?	++	++	++	++	++	++	++	0	+/-?	+/-?	+/-?	0	++	++
W22	Safeguarded Land	+	0	0	++	++	++	++	0	+	++	++	++	0	0	+
W23	Creative Village Phase 2	+/-?	+	++	++	++	++	++	++	?	++/-?	?	+	+	+	++
W24	Former Gas Works Site	+/-?	+	++	++	++	++	++	++	?	++/-?	?	+	0	0	++

Policy Number	Policy Name	SA Objective	1. Biodiversity, Green and Blue Infrastructure	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	11. Climatic Change	12. Resource Use and Waste	13. Cultural Heritage	14. Landscape and Townscape
W25	Warehouse, Priorswell Road	+/ - ?	+	+/ - ?	++	++	++	++	++	?	++/ - ?	?	+	+	+	++
W26	The WASH	- / ?	0	++	++	+	++	++	++	0	0	?	+	0	0	++
W27	Former Bus Depot, Hardy Street	+/ - ?	+	++	++	++	++	++	++	?	++/ - ?	?	+	+	+	++
W28	Central Avenue	- / ?	+	+	++	++/ ?	++	++	++	?	++/ - ?	?	+	+	+	++
W29	Priory Wharf	+/ - ?	++	++	++	++	++	++	++	?	++/ - ?	?	+	+	+	++
W30	The Canch	++	0	+	++	++	++	++	+	+	++	+	+	+	++	++
W31	Gateford Road Car Park	+/ - ?	+	++	++	++	++	++	++	?	0	?	+	+	++	++
W32	Worksop Fire Station site	+/ - ?	+	+	++	++	++	++	++	?	0	?	+	+	0	++
W33	Sandy Lane	+/ - ?	+	+	++	++	++	++	++	?	0	?	+	+	++	++
W34	Sandhill Lake	++	0	0	++	++	++	++	0	+	+	+	+	0	0	+
W35	Bridge Street Opportunity Area	+	++	++	++	++	++	++	++	+	++/ - ?	+	+	0	+	++
W36	Crown House	+/ - ?	+	++	++	++	++	++	++	?	++/ - ?	?	+	+	+	++
W37	Newcastle Avenue	+/ - ?	+	+	++	++	++	++	++	?	++/ - ?	?	+	+	+	++
W38	Land at Newcastle Avenue/Norfolk St	+/ - ?	+	+	+	++	++	++	++	?	++/ ?	?	+	+	+	++
W39	Lead Hill Car Park	- / ?	+	+	++	++	++	++	++	?	0	?	+	+	++/ - -	++
W40	Middletons	- / ?	+	++	++	++	++	++	++	?	0	?	+	+	0	++

Policy Number	Policy Name	SA Objective	1. Biodiversity, Green and Blue Infrastructure	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	11. Climatic Change	12. Resource Use and Waste	13. Cultural Heritage	14. Landscape and Townscape
W41	Castle Hill	+	0	+	+	+	+	+	0	0	0	0	0	0	++	++
W42	Acorn Theatre	-/?	0	++	++	++	++	+	++	?	-	-/?	-/?	0	+	++
W43	Former Magistrates Court	-/?	+	+	++	++	++	+	++	?	0	-/?	-/?	+	++/-	++
W44	Mayfair Centre	-/?	+	++	++	++	++	+	++	?	0	-/?	+	+	+	++
W45	Newgate Street Health Centre	?	0	++	++	++	++	+	++	?	0	-/?	-/?	+	+	++
W46	Workshop Public Sector Hub	-/?	0	++	++	++	+	+	++	0	++	+/?	+/?	+	+	++
W47	Land to the south of Newgate St	-/?	+	+	++	++	++	+	++	?	0	?	+	0	+ / -	++
W48	Old Ship Public House	-	+	++	++	++	+	+	0	?	0	+/?	+/?	0	++ / -	++
W49	Market Square	-/?	0	++	++	++	++	+	++	?	0	?	0	+	+	++
W50	Turner Road Opportunity Area	+/-?	+	+	++	++	++	++	++	?	0	?	+	+	+	++
W51	Workshop Station	?	0	++	+	+	+	++	++	?	0	+/?	+/?	+	+	++
W52	Turner Road	+/-?	++	+	++	++	++	++	++	?	0	-/?	+	+	0	++
W53	Land to the east of Carlton Road	+/-?	+	++	++	++	++	++	++	-/?	0	-/?	+	+	+	++

4 Monitoring and Recommendations

7.1 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’*.

7.2 In order for unforeseen adverse effects to be identified at an early stage and to help enable remedial actions, National Planning Practice Guidance states that monitoring should be used to focus on the significant environmental effects of implementing the Development Plan Document. As 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 Development Plan Document is implemented and any probable 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. Therefore, it should be noted that at this stage the proposed indicators are suggestions and may be subject to change as the Council finalises the Development Plan Document and the associated monitoring framework.

7.3 **Table 7** below identifies a number of possible indicators for monitoring the potential sustainability effects of implementing the Development Plan Document. Additionally, the table identifies policies in the Workso Central Area Development Plan Document that may assist in mitigating against possible negative effects that could occur over the plan period. In many instances, the data used for monitoring will be provided by outside bodies, such as the Environment Agency. As a result, it is 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 obtain information that is appropriate, up to date and reliable

Table 7: Indicators for monitoring the potential sustainability effects of implementing the Development Plan Document

SA Objective	Proposed Monitoring Suggestions	Mitigation
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"> Spatial extent and condition status of designated sites within the District. Ecological potential assessments. Distance from development site to nearest: SSSI, LWS and Ancient Woodland. Site visit surveys on typical abundance and frequency of habitats. Percentage of permitted developments providing biodiversity value e.g. green/brown roof, living wall, native planting. Number of trees within development site with preservation orders in place. Number of planning applications with conditions to ensure works to manage or enhance the condition of SSSI features of interest. Hectares of biodiversity habitat delivered through strategic site allocations. 	<p>Policy W13: Green and Blue Infrastructure requires the maintenance and enhancement of green and blue infrastructure networks to enhance connectivity, quality, multi-functionality, amenity value, accessibility and to positively contribute to biodiversity net gain.</p> <p>Policy W14: Enhancing Biodiversity and Tree Cover will help contribute to biodiversity net gain as networks are protected, extended and managed to enhance ecological connectivity, quality and value. Additionally, priority habitats and species and sites of biodiversity and geological importance will also be protected (e.g. the Local Wildlife Sites at Sandhill Lake and the Chesterfield Canal).</p> <p>A number of the site allocation policies, including Policy W25: Warehouse, Priorswell Road and Policy W31: Gateford Road Car Park require developments to be responsive to the environmental and amenity value of surrounding green corridors, through urban greening and biodiversity net gain.</p> <p>Additionally, a number of policies include criteria that relate to the conservation and enhancement of biodiversity, such as Policy W9: Improving Public Realm, Policy W30: The Canch, Policy W34: Sandhill Lake.</p>
2. Housing: To ensure that the District's housing needs are met.	<ul style="list-style-type: none"> Average house prices. Number of affordable dwelling completions. Annual dwelling completions. 	<p>Policy W4: Delivering Residential Development makes provision for a minimum of 660 new dwellings over the plan period to 2040. Contributing</p>

SA Objective	Proposed Monitoring Suggestions	Mitigation
	<ul style="list-style-type: none"> • Population projections and forecasts. • Percentage reduction of unfit/non-decent homes. • Mix of new housing delivered. • Number of site Masterplans produced. 	<p>to the District's housing requirement as identified in the Draft Bassetlaw Local Plan.</p> <p>As the Local Plan policies ST31: Affordable Housing and ST33: Specialist Housing make provision for affordable housing and older peoples housing through new development. The focus of Policy W5: Housing Estate, Maintenance, Renewal and Regeneration is on enhancing the existing Council stock within the Worksop Central area. It should also be noted that many of the site allocation policies identify that affordable housing will be delivered as part of the policy requirements.</p> <p>Policy W21: Comprehensive Development requires proposals that form all or part of a site allocation, or those that provide for major development to be accompanied by a site masterplan.</p> <p>In addition, a number of policies include criteria that relate to ensuring sufficient housing provision, such as Policy W5;, Policy W6: Houses in Multiple Occupancy, Policy W7: High Quality Design, Policy W11: Creating Healthy Neighbourhoods and Policy W16: Supporting Efficient Development.</p>
3. Economy and Skills: To promote a strong economy which offers high quality local employment opportunities.	<ul style="list-style-type: none"> • Employment land availability. • Typical amount of job created within Worksop Central boundary, within different use classes. 	<p>Policy W1: Sustainable Business Growth seeks to promote a diversified business offer in Worksop Central by 2040. The policy also supports the co-location of business and other compatible uses as</p>

SA Objective	Proposed Monitoring Suggestions	Mitigation
	<ul style="list-style-type: none"> • Percentage change and comparison in the total number of VAT registered businesses in the area. • Travel to work flows. • Employment status by residents and job type. • Economic activity of residents. • Average gross weekly earnings. • Implemented and outstanding planning permissions for retail, office and commercial use. • Current and planned broadband coverage. • Additional capacity of local schools. • GCSE or equivalent performance. • Level 2 qualifications by working age residents. • Level 4 qualifications and above by working age residents. • Increase in investment in Worksop Central. • Number of skills/training opportunities offered within the Central Area. 	<p>part of mixed use development through site allocations policies. This includes: Priory Wharf (DPD011); Crown House (DPD010); Middletons (DPD018); Creative Village 2 (DPD014) and Former Gas Works site (DPD013). In addition, this is reflected in the individual policies for each of the above sites. And will ensure they contribute sufficient employment and training opportunities within the Central Area.</p> <p>Policy W2: Leisure and Culture supports proposals which strengthen, expand and diversify the commercial leisure function of Worksop Central.</p> <p>Subject to the provisions of Local Plan policy ST14, Policy W3: Retail Strategy for Worksop Central promotes maintaining and enhancing retail activity, including a range of retail opportunities at new developments.</p> <p>In line with Policy W21: Comprehensive Development, proposals that form all or part of a site allocation, or those that provide for major development must be accompanied by a site masterplan.</p>
4. Regeneration and Social Inclusion: To promote regeneration, tackle deprivation and ensure accessibility for all.	<ul style="list-style-type: none"> • Amount of retail, leisure and office floorspace in Worksop Central. • Implemented and outstanding planning permissions for retail, office and commercial use. • Total gains and losses of services and facilities. • Pedestrian footfall count in Zones and across Worksop Central. 	<p>Policy W2: Leisure and Culture and Policy W3: A Retail Strategy for Worksop Central support development including recreational, commercial, leisure, cultural and retail, helping ensure residents and visitors have good access to services and facilities.</p>

SA Objective	Proposed Monitoring Suggestions	Mitigation
	<ul style="list-style-type: none"> Indices of Multiple Deprivation Score – particularly Barriers to Housing and Services Domain and the Living Environment Deprivation Domain. Utilisation rates of local services and facilities. 	<p>Policy W9: Improving Public Realm promotes design which provides an inclusive, safe, and well-connected networks which will improve the appearance, attractiveness and accessibility of Worksop Central.</p> <p>Additionally, a number of policies, including site policies, contain criteria promoting regeneration, tackling deprivation and ensuring accessibility for all. Several of the site allocation Policies also request that developments contribute towards health and educational facilities, which will support well-being and educational provision.</p>
<p>5. Health and Wellbeing: To improve health and reduce health inequalities.</p>	<ul style="list-style-type: none"> Life Expectancy. Percentage of people who regularly take 30 minutes exercise more than three times a week. Indices of Multiple Deprivation – Health and Disability sub-domain scores. Residents’ opinion on availability of open space/leisure facilities. Location and extent of accessible open space to development sites. Total gains and losses of public open space. Hectares of accessible open space per 1000 population. Location and extent of recreational facilities close to development site. Location and extent of accessible greenspace close to development site. Proximity of site to healthcare facilities. 	<p>Policy W11: Creating Healthy Neighbourhoods identifies that to deliver healthy, liveable and walkable neighbourhoods, new development must be designed to support the principles of the 15 minute neighbourhood.</p> <p>Policy W13: Green and Blue Infrastructure includes ensuring the community can more easily access space for recreation and play.</p> <p>Policy W17: Promoting Active Travel and Policy W9: Improving Public Realm suggest that development proposals should provide well-connected public realm networks that create the conditions to optimise walking, cycling and public transport for local journeys, and ensuring equality of access to local facilities.</p>

SA Objective	Proposed Monitoring Suggestions	Mitigation
	<ul style="list-style-type: none"> • Percentage of population obese. • Number of GPs and dentists accepting new patients. • Percentage or number of open spaces receiving Green Flag Award. • Recorded key offences. • Killed or Seriously Injured (KSI) casualties for adults and children. • Street level crime statistics. • Level of recorded homelessness in the Central Area. 	<p>Policy W30: The Canch and Policy W34: Sandhill Lake look to enhance and protect existing services and facilities as well as supporting the creation of new.</p> <p>Many of the Polices within the DPD seek to improve pedestrian and cycle connectivity and encourage improvement in the quality of public spaces and the social amenity of the Chesterfield Canal and River Ryton.</p>
<p>6. Transport: To reduce the need to travel, promote sustainable modes of transport and align investment in infrastructure with growth</p>	<ul style="list-style-type: none"> • Access to services and business' by public transport. Travel to work methods and flows. • Car ownership. • Network performance on roads. • Public transport capacity, punctuality and efficiency. • Length of Public Rights of Way created/enhanced; number of Rights of Way Improvement Plans implemented. • Length of cycleway created/ enhanced. 	<p>Policy W11: Creating Healthy Neighbourhoods identifies that to deliver healthy, liveable and walkable neighbourhoods, new development must be designed to support the principles of the 15 minute neighbourhood.</p> <p>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. These policies include: Policy W7: High Quality Design, Policy W9: Improving Public Realm, Policy W17: Promoting Active Travel, Policy W18: Promoting Public Transport and Policy 20: Managing Vehicular Traffic.</p> <p>Policy W22: Safeguarded Land identifies the land, buildings, space and supporting infrastructure required for the construction and operation of Workop Central's network of transport infrastructure and flood management which will be safeguarded.</p>

SA Objective	Proposed Monitoring Suggestions	Mitigation
7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils.	<ul style="list-style-type: none"> Percentage of new development on brownfield land. Number or area of contaminated sites remediated. 	<p>A number of the site policies include criteria that facilitate the re-use of brownfield land and underused buildings to benefit the environment and water quality.</p> <p>Some of the identified sites within the DPD are on potentially contaminated land. To facilitate the remediation of this land Policy 51: Contaminated and Unstable Land from within the Local Plan can be used to help address this.</p>
8. Water: To conserve and enhance water quality and resources	<ul style="list-style-type: none"> If water bodies at good ecological status or potential. If water bodies assessed at good chemical status. Water cycle study capacity in sewerage and water resources. Percentage of new development incorporating water efficiency measures. Number of planning permissions granted contrary to the advice of the Environment Agency on water quality grounds. Number of developments in Source Protection Zones. 	<p>Policy W12: Flood Management in Workso Central identifies that new development, outside of site allocations, will be directed towards areas of low flood risk (Flood Zone 1) through a sequential and, where appropriate, an exception test. Proposals for development within Flood Zones 2, 3a and 3b or on sites larger than 1 ha in Flood Zone 1, must be accompanied by a Site Specific Flood Risk Assessment (FRA).</p> <p>Policy W13: Green and Blue Infrastructure includes criteria to protect, enhance and restore the environmental function and ecological quality of watercourses, ponds, lakes such as Sandhill Lake, and water dependent habitats.</p> <p>Policy W15: Chesterfield Canal includes criteria which requires development to protect and enhance the canal's water quality, and recreational value. Similarly with Policy W34: Sandhill Lake there is the requirement for development to protect and enhance the water quality, visual amenity,</p>

SA Objective	Proposed Monitoring Suggestions	Mitigation
		<p>recreational value of the lake and adjoining canal and its function for navigation.</p> <p>Due to its location, Policy W29: Priory Wharf includes that Worksof Flood Management Scheme will investigate opportunities to create a more naturalised channel along the southern boundary and enhance biodiversity and water quality.</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>	<ul style="list-style-type: none"> • Spatial extent of flood zones 2 and 3. • Number of flood mitigation techniques/ programmes utilised. • Residential properties flooded from River Ryton. • Planning permission in identified flood zones granted permission contrary to advice from the Environment Agency. • Incidences of flooding (and flood warnings) and location. • SFRA results. • Percentage or number of permitted developments incorporating SuDS. 	<p>Policy W7: High Quality Design states that proposals should be designed to help mitigate climate change and make neighbourhoods more resilient to its impacts by delivering energy efficient design, net gains in biodiversity and securing flood management.</p> <p>Policy W12: Flood Management in Worksof Central identifies that new development, outside of site allocations, will be directed towards areas of low flood risk (Flood Zone 1) through a sequential and, where appropriate, an exception test. Proposals for development within Flood Zones 2, 3a and 3b or on sites larger than 1 ha in Flood Zone 1, must be accompanied by a Site Specific Flood Risk Assessment (FRA).</p> <p>Policy W13: Green and Blue will provide green infrastructure in combination with the Worksof Flood Management Scheme along the River Ryton, including naturalisation of the river channel.</p> <p>Policy W14: Enhancing Biodiversity and Tree Cover will enable the strengthening the environmental</p>

SA Objective	Proposed Monitoring Suggestions	Mitigation
		<p>function and ecological value of the River Ryton green corridor and its buffer through the Worksop Flood Management Scheme.</p> <p>Policy W29: Priory Wharf includes several policy criteria relating to water and flood risk. Firstly, through Local Character and Streetscape, the Worksop Flood Management Scheme will investigate opportunities to create a more naturalised channel along the southern boundary and enhance biodiversity and water quality. Additionally, through Good Quality Design, the proposal will respond positively in scale, bulk and massing to the River Ryton and enhance its environmental and amenity value and that of the Chesterfield Canal green corridor, through environmental remediation, flood management, urban greening and biodiversity net gain.</p> <p>Policy W30: The Canch criteria identifies that the land can be used to help make space for the Worksop Flood Management Scheme.</p>
<p>10. Air Quality: To improve air quality</p>	<ul style="list-style-type: none"> • Location of potentially significant junctions for air quality in Worksop Central. • NO₂ emissions. • Percentage of residents driving a car or van. • Percentage of trips made using walking or cycling. • Travel to work methods. 	<p>Policy W17: Promoting Active Travel and Policy W18: Promoting Public Transport ensure that new development supports improvements to the sustainable transport network and thereby improves air quality through reduced private transport emissions.</p> <p>Policy W14: Enhancing Biodiversity and Tree Cover provides advantages in an urban setting including improving air quality.</p>

SA Objective	Proposed Monitoring Suggestions	Mitigation
11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change.	<ul style="list-style-type: none"> • Greenhouse gas emissions (carbon dioxide equivalent). • Energy consumption (GWh/household). • Percentage of energy supplied from renewable sources. • Number of new renewable energy developments. • Renewable energy capacity installed and permitted (by type) (Megawatt). • Percentage of residents driving a car or van. • Percentage of trips made using walking or cycling. • Travel to work methods. • Number of Electric Vehicle charging points installed. 	<p>Policy W7: High Quality Design states that proposals should be designed to help mitigate climate change and make neighbourhoods more resilient to its impacts by delivering energy efficient design, net gains in biodiversity, securing flood management, using low carbon materials and maximising opportunities for urban greening.</p> <p>Policy W14: Enhancing Biodiversity and Tree Cover assists with climate change adaption by improving air quality and reducing surface water flooding.</p> <p>Policy W16: Supporting Efficient Buildings identifies that opportunities for the use of renewable and decentralised energy schemes within new development in Worksop Central will be supported. In addition, the use of living walls/roofs will also be supported.</p> <p>Policy W17: Promoting Active Travel and Policy W18: Promoting Public Transport ensure that new development supports improvements to the sustainable transport network and thereby improves air quality through reduced private transport emissions.</p> <p>Policy W30: The Canch identifies the opportunity to conserve and develop The Wheelhouse for green energy production.</p>
12. Resource Use and Waste: To encourage sustainable resource use and promote the	<ul style="list-style-type: none"> • Amounts of household, construction and demolition and commercial and industrial waste produced. • Percentage increase in waste recycled. 	<p>A number of policies include criteria that relate to encouraging sustainable resource use. This includes Policy W16: Supporting Efficient Development which</p>

SA Objective	Proposed Monitoring Suggestions	Mitigation
waste hierarchy (reduce, reuse, recycle, recover).		identifies that developments must ensure innovative and contemporary designs/materials and/or modern structures are of an exceptional design quality are utilised. Additionally, Policy W7: High Quality Design states that developments should be designed to help mitigate climate change and make neighbourhoods more resilient to its impacts by delivering energy efficient design, net gains in biodiversity, securing flood management, using low carbon materials and maximising opportunities for urban greening.
13. Cultural Heritage: To conserve and enhance the District's historic environment, cultural heritage, character and setting.	<ul style="list-style-type: none"> • Number and percentage of Listed Buildings (all grades), Scheduled Monuments, Registered Parks and Gardens, conservation areas and heritage assets at Risk. • Percentage of Conservation Areas with an up-to-date character appraisal. • Percentage of Conservation Areas with published management proposals. • Number of historic buildings repaired and brought back into use. • Number of major development projects that enhance the significance of heritage assets or historic landscape character. • Number of major development projects that detract from the significance of heritage assets or historic landscape character. • Improvements in the management of historic and archaeological sites and features. • Percentage change in visits to historic sites. • Percentage of planning applications where archaeological investigations were required prior to approval. 	<p>Policy W7: High Quality Design focuses on the design of new developments respecting the historic and traditional character of the local area.</p> <p>Policy W8: Local Views and Local Landmarks references each of the 7 Neighbourhood Areas and how the local views and local landmarks in each help to define the character of the area and contribute to local distinctiveness.</p> <p>Policy W9: Improving Public Realm identifies that public realm schemes should positively respond to the principles for their character area as defined by the Worksop Central Characterisation Study and Design Code.</p> <p>Policy W10: Historic Worksop Central acknowledges that development should have regard of the priority design principles identified through the relevant Conservation Area Appraisals and Management Plans and the Worksop Central Characterisation Study for each of the 7 Neighbourhoods.</p>

SA Objective	Proposed Monitoring Suggestions	Mitigation
	<ul style="list-style-type: none"> Percentage of planning applications where archaeological mitigation strategies (were developed and implemented). Number of actions taken in response to breach of listed building control. 	<p>Due to their locations many of the site policies are sensitive and responsive to protecting the fabric, integrity, construction and setting of the historic character of the Central Area. This includes where they are within Worksop and Mr Straw's Conservation Areas. Additionally, the policies acknowledge that necessary consideration must be made in relation to heritage assets either on or near the sites.</p>
<p>14. Landscape and Townscape: To conserve and enhance the District's landscape character and townscapes.</p>	<ul style="list-style-type: none"> Development on previously developed land or conversion of existing buildings. Number of permitted developments within Conservation Areas. 	<p>Policy W7: High Quality Design focuses on the design of new developments respecting the historic and traditional character of the local area, including landform.</p> <p>A number of the site policies include criteria that facilitate the re-use of brownfield land and underused buildings to benefit the environment and water quality.</p>

5 Conclusions

- 8.1 The Worksop Central Development Plan Document (June 2021) contains a number of site options and policies which have been subject to a detailed Sustainability Appraisal. This has been conducted against the 14 SA Objectives, which were developed during the Scoping Stage of the SA process.
- 8.2 The Worksop Central Development Plan document makes provision for at least 660 new homes in area to 2040, as identified in policy in the Draft Bassetlaw Local Plan. The SA has identified overall significant positive effects in relation to SA2: Housing, SA3: Economy and Skills, SA4: Regeneration and Social Inclusion, SA5: Health and Wellbeing, SA6: Transport, SA7: Land Use and Soils and SA 14: Landscape and Townscape. The predominant reuse of underused, vacant and brownfield sites positively contributes to the proposed regeneration of the Worksop Central area and to delivering the required housing level both for the Central area and for the District. The proposed policies also support new and existing employment opportunities as well as providing residents and visitors with good access to new and existing essential services and facilities.
- 8.3 Some of the site allocations and policies fall within Flood Zones 2, 3a and 3b. With regard to flooding, a significant positive score is applicable due to the proposed flood alleviation scheme identified through the Development Plan Document. However, until these mitigation measures are implemented, negative effects need to be considered as the management scheme is not active. Moving forward, the proposed mitigation will be agreed with the Environment Agency.
- 8.4 The site allocation policies generally place an emphasis on climate change mitigation, requiring development in some instances to include energy efficient design, low vehicle neighbourhoods and promoting active and sustainable methods of travel. The site allocation policies also champion enhancing the blue and green infrastructure networks in the Central Area and helping to contribute to net gains in biodiversity through various methods including urban greening. All of this is likely to contribute to creating pleasant places to live and work. Potential uncertain and negative effects have been identified in relation to biodiversity and geodiversity as a result of the possibility for development to adversely affect the Sherwood Forest ppSPA. However, 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.
- 8.5 Moving forward, monitoring the effects of the Worksop Development Plan Document can be assessed by using some or all of the proposed indicators in Table 6. These can help the Council identify when negative effects occur, and enable it to take action to prevent those effects becoming significant.

Next steps

- 8.6 This SA Report, along with the Interim Scoping Report and SA Appendices, will be available for consultation alongside the Worksop Development Plan Document from 9th June 2021 to 21st July 2021. Following the consultation on the SA for the Worksop Central Development Document, the responses received, and the findings of the SA will be considered and incorporated into the next iteration of the Development Plan Document.