

Bassetlaw District Council

Sustainability Appraisal of the Bassetlaw Local Plan Publication Consultation

Final report

Prepared by LUC

August 2021



Bassetlaw District Council

Sustainability Appraisal of the Bassetlaw Local Plan Publication Consultation

| Version | Status | Prepared | Checked | Approved | Date |
|---------|-----------------|---|-------------|-------------|------------|
| 1. | Draft SA Report | H. Briggs E. Smith S. Smith K. Moroney | K. Nicholls | K. Nicholls | 18.08.2021 |
| 2. | Final SA Report | H. Briggs E. Smith S. Smith K. Moroney | K. Nicholls | K. Nicholls | 19.08.2021 |

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Chapter 1

Introduction

1.1 This Sustainability Appraisal Report has been prepared by LUC on behalf of Bassetlaw District Council as part of the integrated Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) of the Bassetlaw Local Plan.

1.2 This report relates to the Publication Consultation version of the Local Plan (August 2021) and it should be read in conjunction with that document.

Context for the Bassetlaw Local Plan

1.3 Bassetlaw District is located within the north of Nottinghamshire covering approximately 63,000ha with a population of approximately 116,800¹. To the north the District is bordered by Doncaster and North Lincolnshire; to the west Rotherham and Bolsover bound the District; to the east West Lindsey forms most of the District's boundary; and to the south, Mansfield, Newark and Sherwood border Bassetlaw.

1.4 The District is mostly rural, with Worksop to the south west and Retford towards the central part of the District acting as important service centres. Bassetlaw has close links to the surrounding local authority areas as well as being an important gateway between the major cities of Sheffield and Nottingham. Approximately 17,000 people commute out of Bassetlaw on a daily basis². Worksop has strong links with South Yorkshire in particular and provides access to strategic transport infrastructure in the form of the A57, A1 and east-west rail links allowing access to Lincoln, Cleethorpes and Sheffield. An emerging context for the new Local Plan in particular is Bassetlaw's future role within the wider Sheffield City Region, with the Council currently being a 'non-constituent' member of the Sheffield City Region Combined Authority.

1.5 Bassetlaw contains a wealth of locally and nationally designated biodiversity sites with over 300 Local Wildlife Sites within its boundaries. Furthermore, the northern part of Sherwood Forest extends into Bassetlaw and a total of over 10,000ha of woodland (600ha of which is ancient woodland) is

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

² Nomis (2018) Location of usual residence and place of work by method of travel to work. Available at: <https://www.nomisweb.co.uk/census/2011/WU03UK/chart/113246227>.

present in the District which is almost double the average woodland cover for England at local authority level³.

The new Local Plan

1.6 Bassetlaw District Council began work on its new Local Plan in 2015. The new Local Plan will provide the long-term approach to development in the District up to 2037 and, once adopted, will replace the Core Strategy and Development Management Policies Development Plan Document (DPD) which was adopted in December 2011.

1.7 The Initial Draft Bassetlaw Plan was published for consultation in October 2016 and set out a Vision and 11 Strategic Objectives for the Local Plan as well as six Strategic Proposals which detailed the spatial hierarchy for the District and a proposed planning approach and development principles for each tier of the hierarchy. The Initial Draft Bassetlaw Plan also set out proposed thematic policy approaches relating to housing growth; economic development; town and service centres; the historic environment; the natural environment; design; affordable and specialist housing; rural buildings and residential development in wider rural Bassetlaw; responding to a changing climate; infrastructure delivery and planning obligations; and Gypsies, Travellers and Travelling Showpeople. These proposed policy approaches were high level indications of the likely direction of the Local Plan policy and did not comprise detailed draft policy wording.

1.8 Bassetlaw District Council then prepared Part 1 of the Draft Bassetlaw Local Plan for consultation in January 2019. This document focused on the strategic elements of the Local Plan, including how much development is proposed and broadly how it will be distributed. This document included strategic policies (including a policy to allocate new garden villages) and thematic policies, which were focused on various topics for development management purposes. These policies set out the requirements that development within the District should meet.

1.9 The Draft Bassetlaw Local Plan (January 2020) then brought together the strategic elements included in the Part 1 consultation with more detailed policies and site allocations. Some elements that were consulted on during the Part 1 consultation were updated in response to comments received through the consultation process.

1.10 Subsequently, Bassetlaw District Council decided to carry out further consultation on the Draft Local Plan in November 2020. During the first consultation on the Draft Local Plan in early 2020, concerns had been raised about the distribution of housing and the sustainability credentials of

some of the sites proposed for allocation. As a result, the Council made proposals to amend the distribution of housing and to replace a small number of the sites where they were considered to be unsuitable, or where there was uncertainty that sustainable development could be achieved within the Local Plan period. Further proposed changes included some new policies and amendments to existing policies.

1.11 Between June and July 2021, the Council carried out a Focussed Consultation on some changes it proposed to make to nine of the policies in the Draft Local Plan.

1.12 The Council has now prepared the Publication version of the Local Plan, which is being published for Regulation 19 consultation between September and October 2021. The Local Plan sets out an overall Vision for Bassetlaw in 2037 accompanied by 14 strategic objectives. It then sets out 58 policies across the following topic chapters:

- A Spatial Strategy for Bassetlaw
- Delivering Economic Prosperity
- Living Communities
- Local Character and Distinctiveness
- Healthy Communities
- Greening Bassetlaw
- Transport and Connectivity
- Infrastructure and Delivery

1.13 Within the 'Living Communities' section, 13 site allocations (HS1-13) are made.

Sustainability Appraisal and Strategic Environmental Assessment

1.14 Sustainability Appraisal (SA) 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.

1.15 Strategic Environmental Assessment (SEA) is also a statutory assessment process, required by the SEA Regulations (Statutory Instrument 2004, No 1633, as amended by Statutory Instrument 2018 No 1232 and by Statutory Instrument 2020 No 1531). The SEA Regulations require the formal assessment of plans and programmes

³ Bassetlaw District Council (January 2019) Draft Bassetlaw Plan - Part 1: Strategic Plan. Available at:

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

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). The purpose of SEA 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.

1.16 The UK left the EU in January 2020, with the transition period ending at the end of 2020. Following the end of the transition period, most EU law continues to apply as a result of provisions in the European Union (Withdrawal) Act 2018 (EUWA) and the 'EU Exit' amendments to domestic legislation.

1.17 SEA and SA are separate processes but have similar aims and objectives. Simply put, SEA focuses on the likely environmental effects of a plan whilst SA includes a wider range of considerations, extending to social and economic impacts. The Government's Planning Practice Guidance⁴ shows how it is possible to satisfy both requirements by undertaking a joint SA and SEA process, and to present an SA Report that incorporates the requirements of the SEA Regulations. The SA and SEA of the Bassetlaw Local Plan is being undertaken using this integrated approach and throughout this report the abbreviation 'SA' should therefore be taken to refer to 'SA incorporating the requirements of SEA'.

Habitats Regulations Assessment

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

1.19 The HRA for the Bassetlaw Local Plan is being undertaken separately but the findings have been taken into account in the SA where relevant (for example to inform judgements about the likely effects of potential development on biodiversity).

Structure of this report

1.20 This report is the SA report for the Publication version of the Bassetlaw Local Plan (August 2021). **Table 1.1** below signposts how the requirements of the SEA Regulations have been met within this report.

Table 1.1: Meeting the requirements of the SEA Regulations

| SEA Regulations requirement | Covered in this SA Report? |
|---|--------------------------------------|
| Environmental Report | |
| Where an environmental assessment is required by any provision of Part 2 of these Regulations, the responsible Authority shall prepare, or secure the preparation of, an environmental report in accordance with paragraphs (2) and (3) of this regulation. The report shall identify, describe and evaluate 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. (Regulation 12(1) and (2) and Schedule 2). | Addressed throughout this report. |
| An outline of the contents and main objectives of the plan or programme, and of its relationship with other relevant plans and programmes. | Chapter 1, Chapter 3 and Appendix 2. |

⁴ See <https://www.gov.uk/government/collections/planning-practice-guidance>

| SEA Regulations requirement | Covered in this SA Report? |
|--|---|
| The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme. | Chapter 3 and Appendix 3. |
| The environmental characteristics of areas likely to be significantly affected. | Chapter 3 and Appendix 3. |
| 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 on the conservation of wild birds and the Habitats Directive. | Chapter 3 and Appendix 3. |
| The environmental protection, objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation. | Chapter 3 and Appendix 2. |
| The likely significant effects on the environment, including short, medium and long-term effects, permanent and temporary effects, positive effects, and secondary, cumulative and synergistic effects, on issues such as: (a) biodiversity; (b) population; (c) human health; (d) fauna; (e) flora; (f) soil; (g) water; (h) air; (i) climatic factors; (j) material assets; (k) cultural heritage, including architectural and archaeological heritage; (l) landscape; and (m) the interrelationship between the issues referred to in sub-paragraphs (a) to (l). | Chapters 4-7 and Appendices 4, 6 and 7 |
| The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme. | Chapters 5 and 6 |
| An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information. | Chapter 2 and Appendices 8, 9 and 10. |
| A description of the measures envisaged concerning monitoring in accordance with regulation 17. | Chapter 8 |
| A non-technical summary of the information provided under paragraphs 1 to 9. | A separate non-technical summary document has been prepared to accompany this full SA Report. |
| The report shall include such of the information referred to in Schedule 2 to these Regulations as may reasonably be required, taking account of: | Addressed throughout this SA report. |

| SEA Regulations requirement | Covered in this SA Report? |
|---|--|
| <p>current knowledge and methods of assessment;</p> <p>the contents and level of detail in the plan or programme;</p> <p>the stage of the plan or programme in the decision-making process; and</p> <p>the extent to which certain matters are more appropriately assessed at different levels in that process in order to avoid duplication of the assessment.</p> <p>(Regulation 12 (3))</p> | |
| Consultation | |
| <p>When deciding on the scope and level of detail of the information that must be included in the environmental report, the responsible Authority shall consult the consultation bodies.</p> <p>(Regulation 12(5))</p> | <p>Consultation on the SA Scoping Report was undertaken between March and April 2016. A further consultation on the proposed methodology for the remaining stages of the SA was undertaken between July and August 2018.</p> |
| <p>Every draft plan or programme for which an environmental report has been prepared in accordance with regulation 12 and its accompanying report ("the relevant documents") shall be made available for the purposes of consultation in accordance with the following provisions of this regulation.</p> <p>As soon as reasonably practical after the preparation of the relevant documents, the responsible Authority shall:</p> <p>send a copy of those documents to each consultation body;</p> <p>take such steps as it considers appropriate to bring the preparation of the relevant documents to the attention of the persons who, in the Authority's opinion, are affected or likely to be affected by, or have an interest in the decisions involved in the assessment and adoption of the plan or programme concerned, required under the Environmental assessment of Plans and Programmes Directive ("the public consultees");</p> <p>inform the public consultees of:</p> <p>(i) the address of the website at which the relevant documents may be viewed and downloaded free of charge;</p> <p>(ii) the fact that a copy of the relevant documents may be obtained by email from the responsible authority;</p> <p>(iii) the fact that a copy of the relevant documents may be obtained by post from the responsible authority, provided that it is reasonably practicable for the authority to provide a copy by post;</p> <p>(iv) the address, email address and telephone number for the purpose of requesting a copy of the relevant documents either by email or by post;</p> <p>(v) whether a charge will be made for copies of the relevant documents provided by post and the amount of any charge; and</p> | <p>Consultation is being undertaken in relation to the Publication (Regulation 19) version of the Bassetlaw Local Plan from September to October 2021. The consultation document is accompanied by this SA report. Consultation was previously undertaken between January and February 2019 on the Draft Bassetlaw Plan (Part 1), between January and February 2020 on the first version of the Draft Local Plan, between November 2020 and January 2021 on the second version of the Draft Local Plan and between June and July 2021 on the Focussed Changes to the Draft Local Plan.</p> |

| SEA Regulations requirement | Covered in this SA Report? |
|---|---|
| <p>(vi) the telephone number which can be used to contact the responsible authority for enquiries in relation to the relevant documents</p> <p>The period referred to in paragraph (2) (d) must be of such length as will ensure that the consultation bodies and the public consultees are given an effective opportunity to express their opinion on the relevant documents.</p> <p>(Regulation 13 (1), (2), and (3))</p> | |
| <p>Where a responsible Authority, other than the Secretary of State, is of the opinion that a plan or programme for which it is the responsible Authority is likely to have significant effects on the environment of a Member State, it shall, as soon as reasonably practicable after forming that opinion:</p> <p>notify the Secretary of State of its opinion and of the reasons for it; and</p> <p>supply the Secretary of State with a copy of the plan or programme concerned, and of the accompanying environmental report.</p> <p>(Regulation 14 (1))</p> | N/A |
| Taking the environmental report and the results of the consultations into account in decision-making (relevant extracts of Regulation 16) | |
| <p>As soon as reasonably practicable after the adoption of a plan or programme for which an environmental assessment has been carried out under these Regulations, the responsible Authority shall:</p> <p>publish the plan or programme, as adopted, its accompanying environmental report and a statement containing the particulars specified in paragraph (4) ("the relevant adoption documents") on a public website at which the documents may be viewed and downloaded free of charge;</p> <p>provide a copy of the relevant adoption documents by email to any person who requests a copy, as soon as reasonably practicable after receipt of that person's request;</p> <p>provide one copy of the relevant adoption documents by post to any person who requests a copy, as soon as reasonably practicable after receipt of that person's request, unless it is not reasonably practicable to provide a copy by post for reasons connected to the effects of coronavirus, including restrictions on movement;</p> <p>make available a telephone number for the public to make enquiries in relation to the relevant adoption documents;(Regulation 16(1))</p> | Requirement will be met after adoption of the Local Plan. |
| <p>As soon as reasonably practicable after the adoption of a plan or programme:</p> <p>the responsible Authority shall inform (i) the consultation bodies; (ii) the persons who, in relation to the plan or programme, were public consultees for the purposes of regulation 13; and (iii) where the responsible Authority is not the Secretary of state, the Secretary of State, that the plan or</p> | Requirement will be met after adoption of the Local Plan. |

| SEA Regulations requirement | Covered in this SA Report? |
|---|---|
| <p>programme has been adopted, and a statement containing the following particulars:</p> <p>how environmental considerations have been integrated into the plan or programme;</p> <p>how the environmental report has been taken into account;</p> <p>how opinions expressed in response to: (i) the invitation in regulation 13(2)(d); (ii) action taken by the responsible Authority in accordance with regulation 13(4), have been taken into account;</p> <p>how the results of any consultations entered into under regulation 14(4) have been taken into account;</p> <p>the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and</p> <p>the measures that are to be taken to monitor the significant environmental effects of the implementation of the plan or programme.</p> | |
| Monitoring | |
| <p>The responsible Authority shall monitor the significant 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.</p> <p>(Regulation 17(1))</p> | Requirement will be met after adoption of the Local Plan. |

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

- **Chapter 2: Methodology** describes the approach that is being taken to the SA of the Bassetlaw Local Plan.
- **Chapter 3: Sustainability Context for Development in Bassetlaw** describes the relationship between the Bassetlaw Local Plan and other relevant plans, policies and programmes; summarises the social, economic and environmental characteristics of the District and identifies the key sustainability issues.
- **Chapter 4: Sustainability Appraisal Findings for the Policy Options** summarises the SA findings for the reasonable alternative strategic and other policy options that were considered for the Local Plan at earlier stages of plan making. This is the same chapter that was previously presented in the SA of the Part 1 Draft Bassetlaw Plan (January 2019), the SA Report for the Draft Bassetlaw Local Plan (January 2020) and the SA Report for the Draft Bassetlaw Local Plan (November 2020). *(It is a requirement of the SEA Regulations to provide this information and so it continues to be*

included in each version of the SA Report to avoid the need to refer to different previous SA Reports.)

- **Chapter 5: Sustainability Appraisal Findings for the Site Options** summarises the SA findings for the reasonable alternative site options that have been considered for the Local Plan.
- **Chapter 6 Sustainability Appraisal findings for the Publication Local Plan** summarises the SA findings for the Local Plan vision, objectives and policies (including site allocation policies) that are set out in the current consultation document.
- **Chapter 7: Cumulative Effects of the Local Plan** summarises the expected cumulative effects of the current consultation document.
- **Chapter 8: Monitoring and Recommendations** describes the approach that should be taken to monitoring the likely significant effects of the Local Plan and proposes monitoring indicators.
- **Chapter 9: Conclusions** summarises the key findings from the SA of the Publication version of the Bassetlaw

Local Plan and describes the next steps to be undertaken.

1.22 The main body of the report is supported the following appendices:

- **Appendix 1** presents the consultation comments received in relation to the SA Scoping Report, the Interim SA Report, the SA Methodology Consultation (explained in Chapter 2), the SA Report for Part 1 of the Draft Bassetlaw Local Plan, the SA Report for the Draft Bassetlaw Local Plan (January 2020), the SA Report for the Draft Bassetlaw Local Plan (November 2020) and the SA document accompanying the Focussed Consultation (June 2021) and explains how they have been addressed.
- **Appendix 2** presents the updated review of relevant plans, policies and programmes.
- **Appendix 3** presents the updated baseline information for Bassetlaw District.
- **Appendix 4** presents SA matrices for the policy options considered for the Local Plan at earlier stages of plan making. This is the same appendix as was previously presented in the SA Reports for the Part 1 Draft Bassetlaw Plan (January 2019), the Draft Bassetlaw Local Plan (January 2020) and the Draft Bassetlaw Local Plan (November 2020).
- **Appendix 5** presents the significance criteria that have been applied to the appraisal of sites and policies during the SA, as well as the site appraisal criteria that have been applied.
- **Appendix 6** presents SA matrices for the reasonable alternative site options that have been considered for allocation in the Local Plan.
- **Appendix 7** presents SA matrices for the strategic site options considered in the SA of the Part 1 Draft Bassetlaw Plan (January 2019).
- **Appendix 8** gives an overview of the reasons for selecting the sites that are proposed to be allocated and why the reasonable alternatives are not proposed to be taken forward.
- **Appendix 9** sets out how the garden village options that were assessed in the SA of the Part 1 Bassetlaw Plan (January 2019) were identified and why the proposed approach was selected.
- **Appendix 10** sets out the reasonable alternative policy options considered by the Council and outlines why the proposed approach was taken forward and why alternatives were not selected.

Chapter 2

Methodology

Introduction

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

Figure 2.1: Corresponding stages in plan-making and SA



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

SA Stage A: Scoping

2.3 The SA process began in March 2016 with the production of a Scoping Report for the Bassetlaw Local Plan⁵. The SA Scoping Report was prepared by Amec Foster Wheeler on behalf of Bassetlaw District Council.

2.4 The Scoping stage of the SA involves understanding the social, economic and environmental baseline for the plan area as well as the sustainability policy context and key sustainability issues. The Scoping Report presented the outputs of the following tasks:

- Policies, plans and programmes of relevance to the Local Plan were identified and the relationships between them and the Local Plan and the SA were considered, enabling any potential synergies to be exploited and any potential inconsistencies and incompatibilities to be identified and addressed.
- Baseline information was collected on environmental, social and economic issues in Bassetlaw District. This baseline information provides the basis for predicting and monitoring the likely effects of options for policies and site allocations and helps to identify alternative ways of dealing with any adverse effects identified.
- Key sustainability issues for Bassetlaw District were identified.
- A Sustainability Appraisal framework was presented, setting out the SA objectives against which options and subsequently policies would be appraised. The SA framework provides a way in which the sustainability impacts of implementing a plan can be described, analysed and compared. It comprises a series of sustainability objectives and associated sub-questions that can be used to 'interrogate' options and draft policies during the plan-making process. These SA objectives define the long-term aspirations of the District with regard to social, economic and environmental considerations. During the SA, the performances of the plan options (and later, policies) are assessed against these SA objectives and sub-questions.

2.5 The SA Scoping Report also set out information about the methodology that was intended to be followed for the later stages of the SA, including proposed criteria for the appraisal

of site options and definitions of significance which would inform the appraisal of policy options.

2.6 Public and stakeholder participation is an important part of the SA and wider plan-making processes. It helps to ensure that the SA report is robust and has due regard for all appropriate information that will support the plan in making a contribution to sustainable development. The SA Scoping Report was published between March and April 2016 for a five week consultation period with the three statutory consultees (Natural England, the Environment Agency and Historic England).

2.7 When LUC was commissioned in 2018 to undertake the remaining stages of the SA process for the Local Plan, the original proposed methodology as set out in the Scoping Report was reviewed and a number of changes were proposed. These changes were described in an SA Methodology Note (July 2018) which was sent to the three statutory consultees (Natural England, Historic England and Environment Agency) for comment.

2.8 **Appendix 1** lists the comments that were received during the original Scoping consultation and describes how each one was addressed during the preparation of the 2016 Interim SA Report⁶ (this table was originally presented in Appendix B of the Interim SA Report). In light of the comments received, a number of amendments were made to the Scoping work during the preparation of the Interim SA Report, including some minor amendments to the SA framework. These changes have been carried forward in the SA work undertaken since. **Appendix 1** also lists the comments that were received from the statutory consultees during the consultation on the revised methodology in July 2018 – as noted in Appendix 1, no changes needed to be made to the proposed revisions as a result of the comments received.

2.9 As well as changes that have been made to address consultation comments, some parts of the Scoping work (namely the review of plans, policies and programmes and the baseline information) have been subject to general updates as part of the preparation of the subsequent SA Reports in order to ensure that they continue to reflect the current situation in Bassetlaw District. Updated versions of the review of plans, policies and programmes and the baseline information are presented in **Appendices 2 and 3** of this report and the information is summarised in **Chapter 3**.

2.10 **Table 2.1** at the end of this section presents the SA framework for the Bassetlaw Local Plan, which includes 14 headline SA objectives along with their associated sub-questions. The table also shows how all of the 'SEA topics' (as listed in Schedule 2 of the SEA Regulations) have been

⁵ Amec Foster Wheeler (March 2016) The Bassetlaw Plan Sustainability Appraisal: Scoping Report

⁶ The Initial Draft Bassetlaw Plan - Interim SA Report, Amec Foster Wheeler, October 2016.

addressed by the SA objectives, reflecting the fact that an integrated approach is being taken to the SA and SEA of the Bassetlaw Local Plan. The methodology revisions described above did not affect the SA framework and no changes have been made to the SA objectives since they were presented in the Interim SA Report (October 2016). However, an additional sub-question has since been added to SA objective 14: landscape and townscape, with regards to tranquillity. This was added in response to a comment from Natural England, which was received during consultation on the Interim SA Report. Natural England noted that tranquillity can be an important landscape attribute and that the Campaign to Protect Rural England (CPRE) has mapped areas of tranquillity which could inform the SA. However, the maps produced by CPRE are too coarse to inform the assessment of individual site options.

2.11 In order to ensure consistency in the appraisal of options and policies considered for the Bassetlaw Local Plan, a set of significance criteria was developed and set out in the Scoping Report. These criteria set out parameters within which different types of effect (positive/negative, minor and significant) would be identified against each SA objective. As part of the methodology revisions described above, a number of changes were made to the significance criteria and the updated set is presented in **Appendix 5**.

2.12 In addition, the Scoping Report set out a series of proposed site appraisal criteria, or 'assumptions'. These criteria were revised by LUC to take account of available datasets, to reflect best practice and to minimise the subjectivity of the criteria. These changes were consulted on as part of the 2018 Consultation on Proposed Revisions to Methodology. Minor changes were also made to these criteria during the SA work undertaken for the Draft Local Plan (January 2020) in order to clarify which criteria apply to residential sites and which to employment sites and to address gaps identified as site options were being assessed. The updated assumptions that have been applied during the SA of site options are presented in **Appendix 5**.

Table 2.1: SA Framework for the Bassetlaw Local Plan

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

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

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

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

SA Stage B: Developing and refining options and assessing effects

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

2.14 In relation to the SA Report, Regulation 12 (2) of the SEA Regulations requires that:

"The 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."

2.15 The SEA Regulations require that the alternative policies and site allocations considered for inclusion in a plan that must be subject to SA are 'reasonable', therefore alternatives that are not reasonable do not need to be subject to appraisal. Examples of unreasonable alternatives could include policy options that do not meet the objectives of the plan or national policy (e.g. the National Planning Policy Framework) or site allocation options that are unavailable or undeliverable.

2.16 The SA findings are not the only factors taken into account when determining a preferred option to take forward in a plan. Indeed, there will often be an equal or similar number of positive or negative effects identified by the SA for each option, such that it is not possible to rank them based on sustainability performance in order to select a preferred option. Factors such as public opinion, deliverability and conformity with national policy will also be taken into account by plan-makers when selecting preferred options for their plan.

2.17 This section describes how the appraisal of options has fed into the development of the current consultation document, the Publication (Regulation 19) version of the Bassetlaw Local Plan (August 2021). Some options appraisal work was undertaken and presented in the Interim SA Report (October 2016); the SA of the Part 1 Draft Bassetlaw Plan (January 2019), the SA of the Draft Bassetlaw Local Plan (January 2020) and the SA of the Draft Bassetlaw Local Plan (November 2020), and this has been brought forward and amended/supplemented as needed during the preparation of

this current SA report as described below. The Council's reasons for selecting certain options and discounting the other options considered are provided in **Appendices 8, 9 and 10**.

Housing and Employment Quantum and Spatial Distribution Options

2.18 The Interim SA Report (October 2016) included an appraisal of the Vision and Strategic Objectives for the Local Plan as well as an appraisal of:

- five alternative options for the level of housing growth (housing target options);
- three alternative options for the level of employment growth (employment target options); and
- six alternative spatial options for distributing the growth within the District.

2.19 The background paper 'How Much Housing Does Bassetlaw Need?' set out how the initial housing targets were identified. This was published by the Council as part of the 2016 Initial Draft Local Plan consultation. After the Interim SA Report was prepared, the sets of reasonable alternative options for the levels of housing changed, as a result of updated evidence being prepared - in particular, the publication of a Strategic Housing Needs Assessment (SHMA)⁷, a draft Economic Development Needs Assessment (EDNA)⁸, the standard methodology for calculating Objectively Assessed Need (OAN)⁹ and the updated household projections by the Office for National Statistics. The revised set of options was appraised in the SA of the Part 1 Draft Bassetlaw Plan (January 2019) and the findings were reproduced in the SA Reports for the Draft Bassetlaw Local Plan (January 2020) and the Draft Bassetlaw Local Plan (November 2020). In appraising the revised options for the January 2019 SA Report, regard was had to the updated significance criteria described in the previous section. The Council made a small number of changes to the options for the quantum of housing development during the preparation of the Draft Bassetlaw Local Plan (November 2020) and these were reflected in the appraisal work in the November 2020 SA Report. Further changes that have been made to the options for the quantum of housing development at the current stage of plan making are addressed in the appraisal work, which is now presented in **Chapter 4** of this report.

2.20 The Planning for Employment background paper¹⁰, available alongside the Initial Draft Bassetlaw Plan, set out how the employment targets were identified. The employment

⁷ GL Hearn (2017) North Derbyshire and Bassetlaw SHMA – OAN Update

⁸ The EDNA is being undertaken by GL Hearn and was still in progress at the time of writing. The Council shared draft outputs with regards to implications for housing with LUC in December 2018.

⁹ <https://www.gov.uk/government/consultations/planning-for-the-right-homes-in-the-right-places-consultation-proposals>

¹⁰ Bassetlaw District Council (2016) Planning for Employment, exploring delivery options for Bassetlaw

targets were appraised in the SA of the Initial Draft Bassetlaw Plan and were reproduced in the SA Reports for the Draft Bassetlaw Local Plan (January 2020) and the Draft Bassetlaw Local Plan (November 2020). They are again reproduced in **Chapter 4** and **Appendix 4** of this SA report. No substantial changes have been made to the set of options for employment targets, although, as set out in **Chapter 4**, assessments were updated in the January 2020 SA Report to reflect an update to Option 2 and to take account of methodology updates described above. No further changes to these options have been made in this SA Report.

2.21 The six spatial options appraised in the Interim SA Report were identified through consideration of a number of evidence studies. This included work on the relative sustainability of different villages in Bassetlaw, market trends and known strategic opportunities.

2.22 In addition, two further reasonable alternative spatial options were identified by the Council and these were appraised in the SA of the Part 1 Draft Bassetlaw Plan (January 2019). The original Option 6 and new Option 8 assessed in the Part 1 Draft Bassetlaw Plan were 'hybrid' options, which considered different ways of combining the other spatial options. The SA work undertaken previously in relation to the original six spatial options was also revised in the SA of the Part 1 Draft Bassetlaw Plan to take into account the updated significance criteria. This work was reproduced in the SA Reports for the Draft Bassetlaw Local Plan (January 2020) and the Draft Bassetlaw Local Plan (November 2020) and is again reproduced in **Chapter 4** and **Appendix 4** of this SA report.

2.23 In preparing the Part 1 Draft Bassetlaw Plan, the Council also considered approaches to distributing the identified housing target within different areas of the District. The appraisal of these alternatives was presented in the SA of the Part 1 Draft Bassetlaw Plan (January 2019) and was reproduced in the SA Reports for the Draft Bassetlaw Local Plan (January 2020). Prior to publication of the Draft Bassetlaw Local Plan (November 2020), the Council made some changes to these options and the appraisal of the housing distribution options in the November 2020 SA Report was updated to reflect those changes. This updated appraisal work is now reproduced in **Chapter 4** of this report.

Site Options

2.24 The SA of the Part 1 Draft Bassetlaw Plan assessed six strategic site options. These options were identified through the Bassetlaw New Settlement Study¹¹, which set out the methodology in full. The New Settlement Study explained that the Bassetlaw Rural Settlement Survey (2016) Technical

Statement & Evidence was used to identify the location of all the rural parishes within the District, as the study was looking for a new settlement to deliver benefits to existing rural communities and improve sustainability within rural settlements. The study then identified those parishes with at least one primary service (convenience retail, GP Surgery, primary school or Post Office facility) for further consideration. Using these parishes as a starting point, the study undertook a desktop review of land capable of accommodating a sufficient scale of growth for a new settlement, while avoiding coalescence of settlements. For each parish area, environmental and landscape designations and constraints, and the level of existing service provision was analysed, from which six reasonable alternative sites with potential for accommodating a new garden village were identified. Two of these options were selected to be taken forward in the Part 1 Draft Bassetlaw Plan. As the Council prepared the Draft Bassetlaw Local Plan (January 2020), officers identified a small number of additional potential strategic site options (new settlement options). These were subject to SA and the findings were presented in the SA Report for the Draft Bassetlaw Local Plan (January 2020). The SA findings were represented in the SA Report for the Draft Bassetlaw Local Plan (November 2020) and are again reproduced in **Chapter 5** and **Appendix 6** of this current SA report.

2.25 The Council also identified a number of smaller site options in the Draft Bassetlaw Local Plan (January 2020) for potential housing, employment and mixed-use allocations. These site options were identified through a call for sites, and the SHLAA process then determined which of these were reasonable alternatives for allocation in the Local Plan. The reasonable alternatives were subject to SA as part of the SA of the Draft Bassetlaw Local Plan (January 2020). A number of changes were made to the suite of reasonable alternative site options during preparation of the November 2020 Draft Bassetlaw Local Plan, with some new options being identified and others being removed as they were no longer reasonable options. The SA findings for the site options were updated in the November 2020 SA Report to reflect those changes and the updated appraisal work is again presented in **Chapter 5** and **Appendix 6** of this report.

Policy Options

2.26 The Council considered various approaches to thematic policies, based on responses to early consultation and engagement, achieving the vision and compliance with the NPPF. These were presented in the Initial Draft Bassetlaw Plan (October 2016). These were not subject to SA at the time but were appraised in the SA of the Part 1 Draft Bassetlaw Plan and the findings were reproduced in the SA Reports for

¹¹ ADAS (2018) Bassetlaw New Settlement Study

the Draft Bassetlaw Local Plan (January 2020) and the Draft Bassetlaw Local Plan (November 2020). They are again reproduced in **Chapter 4** of this report, along with reasonable alternative policy approaches.

2.27 The SA of the Part 1 Draft Bassetlaw Local Plan also assessed a number of strategic policies, including:

- Spatial Strategy.
- Growth Targets.
- Strategic Spatial Policies.
- Thematic Policies.

2.28 In preparing the Draft Bassetlaw Local Plan (January 2020) the Council updated these policies and prepared a number of additional, detailed policies, drawing on key issues identified, consultation comments and the SA. These were subject to SA and the findings were presented in the January 2020 SA Report. A number of changes were made to these policies in the Draft Bassetlaw Local Plan (November 2020) and the updated SA findings were reported in the accompanying SA Report.

2.29 In June 2021 the Council carried out a Focussed Consultation which presented changes that it proposed to make to nine of the strategic policies previously set out in the November 2020 Draft Local Plan. These changes were made where evidence base work for the Local Plan and discussions with key stakeholders indicated that a revision would be needed in order to provide a consistent strategic planning policy framework. The Council carried out SA work on those changes internally and an SA document was published alongside the consultation document.

2.30 A number of further changes were made by the Council to the policies in the Local Plan while it prepared the current Publication (Regulation 19) version of the Local Plan. The SA findings have been updated to reflect those changes and are reported in **Chapter 6** of this report.

2.31 There were a few presentational differences between the January 2020 SA Report and previous versions of the SA, which were also been carried forward into the SA Report for the Draft Bassetlaw Local Plan (November 2020) and this current SA Report. For example, assessment matrices no longer list likely significant effects, mitigation, assumptions and uncertainties. This information is still included in the SA but is presented in a more streamlined format to make the assessments easier to understand. The main assessment text and assessment matrices in **Chapter 6** and **Appendix 6** set out the likely significant effects identified, followed by recommendations for mitigation and/or enhancement of the policy. Uncertainties are made clear within the appraisal text itself and further information on uncertainties and assumptions are set out in the 'Uncertainties and Assumptions' section

below. The site appraisal criteria are also a set of assumptions that guided the SA assessments.

SA Stage C: Preparing the Sustainability Appraisal report

2.32 This SA Report describes the process that has been undertaken to date in carrying out the SA of the Publication (Regulation 19) Bassetlaw Local Plan (August 2021). It sets out the findings of the appraisal of options considered to date, as well as the SA findings for the draft policies, strategic sites and site allocations included in the current Bassetlaw Local Plan, highlighting any likely significant effects (both positive and negative, and taking into account the likely secondary, cumulative, synergistic, short, medium and long-term and permanent and temporary effects). It also outlines the Council's reasons for selecting or rejecting certain options during the preparation of the Local Plan to date.

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

2.33 Bassetlaw District Council is inviting comments on the Publication (Regulation 19) Bassetlaw Local Plan and this SA Report. Both documents are being published on the Council's website for consultation.

2.34 **Appendix 1** presents the consultation comments that were received in relation to the SA Scoping Report, the Interim SA Report, the SA Methodology Consultation, the SA Report for the Draft Bassetlaw Plan (Part 1), the SA Report for the Draft Bassetlaw Local Plan (January 2020), the SA Report for the Draft Bassetlaw Local Plan (November 2020) and the SA document which accompanied the Focussed Consultation (June 2021) and explains how each one has been addressed in the SA work undertaken since then.

SA Stage E: Monitoring implementation of the Local Plan

2.35 Recommendations for monitoring the likely significant social, environmental and economic effects of implementing the Bassetlaw Local Plan are presented in **Chapter 8**.

Appraisal Methodology

2.36 Reasonable alternative spatial options and policies for the Bassetlaw Local Plan as well as those included in the Publication (Regulation 19) version of the Local Plan, have been appraised against the SA objectives in the SA framework (see **Table 2.1** earlier in this chapter), with score symbols being attributed to each option or policy to indicate its likely effects on each SA objective as follows:

Figure 2.2 Key to symbols and colour coding used in the SA of the Bassetlaw Local Plan

| | |
|--------------|--|
| ++ | Significant positive effect likely |
| ++/- | Mixed significant positive and minor negative effects likely |
| + | Minor positive effect likely |
| +/- or ++/-- | Mixed minor or significant effects likely |
| - | Minor negative effect likely |
| --/+ | Mixed significant negative and minor positive effects likely |
| -- | Significant negative effect likely |
| 0 | Negligible effect likely |
| ? | Likely effect uncertain |

2.37 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.).

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

Assumptions and uncertainty

Assumptions to be applied during the SA

2.39 SA inevitably relies on an element of subjective judgement. However, when a large number of site options are

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

2.40 The site assessment criteria presented in **Appendix 5** have been applied through the use of Geographical Information Systems (GIS) data where appropriate. The assumptions were originally set out in the SA Scoping Report and a number of changes have been made as part of the consultation on the revised SA methodology (July 2018). Further changes were made during the SA work for the Draft Bassetlaw Local Plan in January 2020, in order to add clarity and address some gaps that did not come to light until more detailed options were appraised. These changes are reflected in **Appendix 5**.

2.41 New settlements will be expected to be relatively self-contained communities. As such, they will provide more than just housing. In order to acknowledge this in the SA, LUC agreed a number of assumptions with the Council, which have been applied to the assessment of all new settlement sites on a consistent basis. Any new settlement would be expected to provide:

- > 1,000 homes.
- Low and medium density development.
- Primary school.
- Local centre.
- Small-scale employment/job provision (<5 ha for the purposes of applying the site assessment assumptions presented in **Appendix 5**).
- High level of open space / greenspace.
- Bus stops/cycle routes.
- GP surgery.

Uncertainties

2.42 All effects are uncertain to some extent, as both the Local Plan and SA are strategic documents, and some aspects of developmental layout and design will not be certain until the planning application stage. A question mark is added to scoring (see paragraph 2.37) where the effect is particularly uncertain. Due to the strategic nature of the Local Plan and the SA, not all uncertainties can be resolved at this stage. For example, detailed, site-specific studies may be required to resolve uncertainty. It is outside the scope of SA to carry out

site-specific studies and primary data collection, and this will be required at the planning application stage. Furthermore, the SEA Regulations require all options to be assessed in the same level of detail; therefore the SA draws on datasets that are available across the whole plan area. This is particularly relevant to the assessment of site options.

2.43 Various factors have led to uncertainty in many of the assessments. These uncertainties are discussed within the assessment justification text within the findings chapters and appendices.

2.44 An uncertainty throughout both the SA and the HRA processes relates to the Sherwood Forest potential proposed Special Protection Area (ppSPA). Whilst this area is not currently designated as a European site, Natural England has indicated that it will be considered for future designation. The SA and HRA have taken a precautionary approach and treated the site as though it were designated. Regardless of its designation as an SPA, the site is still partly an Important Bird Area and has areas that have been identified as core breeding areas for nightjar and woodlark, therefore it should still be considered an important area in terms of biodiversity.

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

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

2.47 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

2.48 It is a requirement of the SEA Regulations that consideration is given to any data limitations or other difficulties that are encountered during the SA process. During the appraisal of the policy options in the SA of the Part 1 Draft Bassetlaw Plan, the fact that options had not yet been worked up in detail (comprising only suggested policy approaches)

meant that at times it was difficult to assess in detail the likely effects of the options on each SA objective. The policies have since been worked up in more detail, meaning that it is possible to draw more certain conclusions about their likely effects.

2.49 The strategic site options assessed in the SA of the Part 1 Draft Bassetlaw Plan were sent by the Council to LUC as an image in PDF format, therefore LUC had to digitise site boundaries in its GIS software. As such, the boundaries used for the assessment of site options were approximate. Given the strategic scale of these sites and the strategic nature of the SA process, this is considered sufficient for the purposes of the SA.

2.50 The options for different housing and employment quantum targets assessed in the SA of the Part 1 Draft Bassetlaw Plan were not associated with any particular spatial pattern or location of development. It was difficult to assess these housing and employment figures against the baseline, as spatial implications of each were unknown. As such, whilst the SA generally assesses each option individually against the baseline, the assessments of these options were necessarily comparative to an extent.

2.51 In the SA of the Part 1 Bassetlaw Plan (January 2019), some of the spatial assessments made reference to 'accessible countryside' in relation to SA objective 5: health and wellbeing. This refers to a GIS layer LUC received from the Council in 2018 and was considered in the SA as a type of open space. However, it later came to light that this layer does not reflect land that is accessible to the public and is simply a buffer around existing urban areas. As such, it does not reflect an open space typology and has not been considered in the assessments presented in this SA Report or the previous SA Reports for the Draft Bassetlaw Local Plan (January 2020) and the Draft Bassetlaw Local Plan (November 2020). The assessments for Strategic Site Options, as presented in the SA of the Part 1 Bassetlaw Plan, have been revised to take account of this. The updated assessments are presented in **Appendix 7**.

2.52 It was identified during the assessment of a residential site option on the Manton Primary School Site that the closed school on this site was still included within the school GIS data layer provided by the Council. The school dataset was used by LUC for the appraisal of sites with regards to SA4: regeneration and social inclusion. This was raised with the Council who confirmed that the school has been demolished and the site is vacant. Therefore, the Manton Primary School was manually removed from the school dataset layer and has not been considered in the appraisal of sites with regards to SA4: regeneration and social inclusion.

Chapter 3

Sustainability Context for Development in Bassetlaw

Introduction

3.1 One of the first steps in undertaking SA is to identify and review other relevant plans and programmes that could influence the Local Plan. The requirement to undertake a plan and programme review and identify the environmental and wider sustainability objectives relevant to the plan being assessed is set out in the SEA Regulations. An 'Environmental Report' required under the SEA Regulations should include:

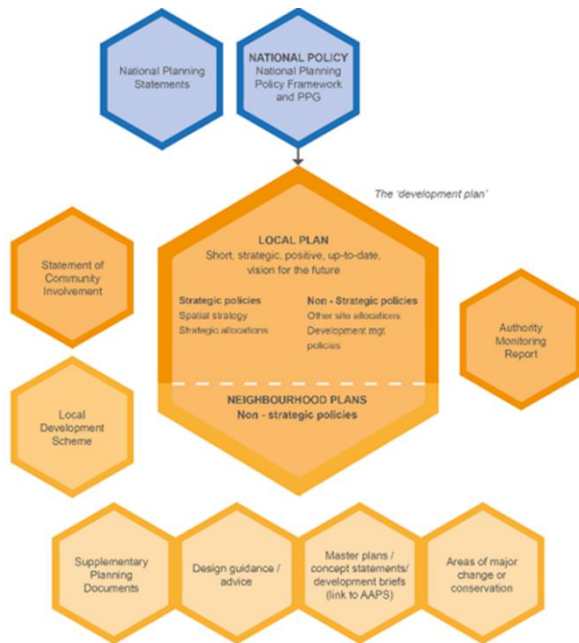
"An outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes" to determine "the environmental protection objectives, established at international (European) community or national level, which are relevant to the plan or programme...and the way those objectives and any environmental considerations have been taken into account during its preparation" (Schedule 2 (a), (e)).

3.2 Plans and programmes relevant to the Bassetlaw Local Plan may be those at an international, UK, national, regional, sub-regional or local level, as relevant to the scope of the document. The review of relevant plans and programmes aims to identify the relationships between the Local Plan and these other documents i.e. how the Local Plan could be affected by the other plans' and programmes' aims, objectives and/or targets, or how it could contribute to the achievement of their sustainability objectives. The review also ensures that the relevant environmental protection and sustainability objectives are integrated into the SA. Additionally, reviewing plans and programmes can provide appropriate information on the baseline for the plan area and help identify the key sustainability issues.

3.3 The interaction between international, national and local plans and programmes is represented in **Figure 3.1** overleaf.

3.4 The SA Scoping Report included a review of plans and programmes, consistent with the requirements of the SEA Regulations, and which informed the development of the SA Framework. This review has been updated as part of the preparation of this SA Report to reflect the up-to-date policy context and is presented in **Appendix 2**.

Figure 3.1: Local Plan relationship with other relevant plans or programmes



Policy Context

3.5 This section summarises the policy context within which the Local Plan must operate in relation to the various sustainability themes covered by the SA. This context informs consideration of what constitute reasonable alternative policy options for the Plan as well as the framework of sustainability objectives against which the plan has been appraised. A more detailed review of the relevant documents is provided in **Appendix A**.

3.6 It should be noted that the policy context is inherently uncertain as the current framework outlined here is likely to change in response to a number of key factors:

- **Brexit** - Following the United Kingdom's (UK) departure from the European Union (EU) on 31 January 2020, it entered a transition period which ended on 31 December 2020. Until that date all EU law across all policy areas continued to apply to the UK. After that date, directly applicable EU law no longer applies to the UK and the UK is free to repeal EU law that has been transposed into UK law. As set out in the Explanatory Memorandum accompanying the Brexit amendments¹², the purpose of the Brexit amendments to the SEA Regulations is to ensure that the law functions correctly after the UK has

left the EU. No substantive changes are being made by this instrument to the way the SEA regime operates.

- **COVID-19** – The COVID-19 pandemic has led to far-reaching changes to society in the UK and around the world. Which of these changes will continue in the long term is unknown and will depend on a variety of factors. Potential implications for planning and development include Government measures to re-start the economy via support for housebuilding and infrastructure development; changes to permitted development rights; increased remote working and reduced commuting and related congestion and air pollution; increased prioritisation of walking and cycling over public transport; and increasing pressure to ensure satisfactory living standards are set and enforced.
- **Planning for the Future White Paper** – The August 2020 consultation sets out proposals for the reform of the planning system in England, covering plan-making, development management, development contributions, and other related policy proposals. Potential implications include reducing the period of a Local Plan period to 10 years; a move towards a zonal planning system with areas of England allocated as either Growth Areas; Renewal Areas or Protected Area; and the abolition of Community Infrastructure Levy (CIL) and Section 106.

3.7 It is also possible that UK and sub-national climate change policy may change as public awareness and prioritisation of the threat of climate change grows, as illustrated by Bassetlaw District Council's prioritisation to take steps to move to a low-carbon future through its Corporate Plan.

3.8 **Table 3.1** below lists the international, national, regional/sub-regional and local level plans and programmes that have been reviewed in preparing this SA Report.

¹² Explanatory Memorandum to the Environmental Assessments and Miscellaneous Planning (Amendment) (EU Exit) Regulations 2018 No. 1232

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

| Geographic scale | Plan/Programme |
|----------------------|---|
| International | <ul style="list-style-type: none"> ■ The Cancun Agreement- UNFCCC (2011) ■ The Convention for the Protection of the Architectural Heritage of Europe (Granada Convention 1985) ■ The European Convention on the Protection of Archaeological Heritage (Valetta Convention 1992) ■ European Landscape Convention 2000 (became binding March 2007) ■ United Nations (2015) United Nations Climate Change Conference (COP 21) Paris Agreement ■ UNESCO World Heritage Convention (1972) ■ UNFCCC (1997) The Kyoto Protocol to the UNFCCC ■ World Commission on Environment and Development (1987) Our Common Future (The Brundtland Report) ■ The World Summit on Sustainable Development (WSSD), Johannesburg, September 2002 |
| National | <ul style="list-style-type: none"> ■ Department for Culture, Media and Sport (DCMS) (2001) The Historic Environment: A Force for our Future ■ DCMS (2008) Heritage Protection for the 21st Century - White Paper ■ DCMS (2008) Play Strategy for England ■ Department for Communities and Local Government (DCLG) (2011) Planning for Schools Development ■ MHCLG (2021) National Planning Policy Framework ■ MHCLG (2021) Planning Practice Guidance ■ HM Government (2003) The Urban Waste Water Treatment Regulations ■ HM Government (2017) The Water Environment (Water Framework Directive) Regulations ■ HM Government (2016) The Water Supply (Water Quality) Regulations ■ HM Government (2016) The Nitrate Pollution Prevention Regulations ■ HM Government (2010) The Air Quality Standards Regulations (as amended)HM Government (2006) The Environmental Noise Regulations (as amended) |

| Geographic scale | Plan/Programme |
|------------------|--|
| | <ul style="list-style-type: none"> ■ HM Government (2020) The Waste (Circular Economy) (Amendment) Regulations ■ HM Government (2021) The Energy Performance of Buildings Regulations ■ HM Government (2013) The Bathing Water Regulations ■ MHCLG (2020) White Paper: Planning for the Future ■ DCLG (2014) National Planning Policy for Waste ■ DCLG (2014) House of Commons: Written Statement on Sustainable Drainage Systems ■ DCLG (2015) Planning Policy for Traveller Sites ■ Department for Education (2014) Home to School Travel and Transport Guidance ■ Department of Energy and Climate Change (DECC) (2009) The UK Low Carbon Transition Plan: National Strategy for Climate and Energy ■ Department for Transport (2018) The Road to Zero ■ Department for Business, Energy & Industrial Strategy (2017) Clean Growth Strategy ■ Department for Transport (2020) Decarbonising Transport: Setting the Challenge ■ Department for Food and Rural Affairs (Defra) (2019) Clean Air Strategy ■ Defra (2018) A Green Future: Our 25 Year Plan to Improve the Environment ■ Defra (2007) The Air Quality Strategy for England, Scotland, Wales and Northern Ireland ■ Defra (2007) Strategy for England's Trees, Woods and Forests ■ Defra (2009) Safeguarding Our Soils: A Strategy for England ■ Defra (2011) Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services ■ Defra (2011) Natural Environment White Paper: The Natural Choice: Securing the Value of Nature ■ Defra (2012) UK post 2010 Biodiversity Framework |

| Geographic scale | Plan/Programme |
|------------------|--|
| | <ul style="list-style-type: none"> ■ Defra (2018) The National Adaptation Programme and the Third Strategy for Climate Adaptation Reporting – Making the Country Resilient to a Changing Climate ■ Defra (2013) Waste Management Plan for England ■ Environment Agency (2016) Managing Water Abstraction ■ Environment Agency (2013) Water Stress Areas – Final Classifications ■ Forestry Commission (2005) Trees and Woodlands Nature's Health Service ■ Historic England (2015) Historic Environment Good Practice Advice in Planning Note 1 ■ HM Government (1979) Ancient Monuments and Archaeological Areas Act ■ HM Government (1981) 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 (2005) Securing the future - delivering UK sustainable development strategy ■ HM Government (2006) The Natural Environment and Rural Communities (NERC) Act 2006 (as amended) ■ HM Government (2008) The Climate Change Act 2008 (as amended) ■ HM Government (2009) The UK Renewable Energy Strategy ■ HM Government (2017) The Conservation of Habitats and Species Regulations 2017 (as amended) ■ 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 |

| Geographic scale | Plan/Programme |
|---------------------|--|
| | <ul style="list-style-type: none"> NHS England (2014) Five Year Forward View |
| Regional | <ul style="list-style-type: none"> Anglian Water (2019) Water Resources Management Plan Defra and the Environment Agency (2015) Water for Life and Livelihoods: Humber District River Basin Management Plan East Midlands Airport (2015) Sustainable Development Plan Environment Agency (2016) Humber River Basin District Flood Risk Management Plan 2015 - 2021 Natural England (2009) East Midlands Landscape Character Assessment Network Rail (2010) East Midlands Route Utilisation Strategy Severn Trent Water (2019) Water Resources Management Plan |
| Sub-Regional | <ul style="list-style-type: none"> D2N2 Local Economic Partnership (2013) Vision 2030: Strategic Economic Plan Environment Agency (2010) River Trent Catchment Flood Management Plan Environment Agency (2011) Isle of Axholme Flood Risk Management Strategy Environment Agency (2013) Lower Trent and Erewash Abstraction Licensing Strategy Environment Agency (2013) The Idle and Torne Abstraction Licensing Strategy Nottinghamshire County Council (2005) Minerals Local Plan Adopted December 2005 Nottinghamshire County Council (2020) Minerals Local Plan Publication Version 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 |

| Geographic scale | Plan/Programme |
|------------------|--|
| | <ul style="list-style-type: none"> ■ 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 ■ Sheffield City Region Local Enterprise Partnership (2014) Strategic Economic Plan ■ Sheffield City Region (2017) Sheffield City Region Transport Strategy 2018 – 2040 |
| Local | <ul style="list-style-type: none"> ■ Bassetlaw District Council (2008) Langold Country Park Management Plan for Local Nature Reserve ■ Bassetlaw District Council (2008) Retford Cemetery Management Plan ■ Bassetlaw District Council (2008) Woodsetts Pond Management Plan ■ Bassetlaw District Council (2009) Landscape Character Assessment ■ Bassetlaw District Council (2010) Sustainable Community Strategy 2010 – 2020 ■ Bassetlaw District Council (2011) Core Strategy and Development Management Policies Development Plan Document ■ Bassetlaw District Council (2012) Contaminated Land Inspection Strategy ■ Bassetlaw District Council (2017) Homelessness Prevention Strategy 2017-2022 ■ Bassetlaw District Council (2012) Residential Parking Standards Supplementary Planning Document ■ Bassetlaw District Council (2019) Playing Pitch Strategy ■ Bassetlaw District Council (2020) The Canch Management Plan ■ Bassetlaw District Council (2013) Climate Change Strategy 2013 ■ Bassetlaw District Council (2020) Kings Park Management Plan ■ Bassetlaw District Council (2013) Successful Places Supplementary Planning Document |

| Geographic scale | Plan/Programme |
|------------------|---|
| | <ul style="list-style-type: none"> ■ 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 ■ Blyth Neighbourhood Plan (Made 2021) ■ Bolsover District Council Local Plan 2020 ■ Carlton-in-Lindrick Neighbourhood Plan (Made 2019) ■ Central Lincolnshire Joint Strategic Planning Committee (Adopted) Central Lincolnshire Local Plan (2017) ■ Chesterfield Borough Local Plan (2018-2035) ■ Clarborough & Welham Neighbourhood Plan (Made 2017) ■ Cuckney, Norton, Holbeck & Welbeck Neighbourhood Plan (Made 2017) ■ Doncaster Metropolitan Borough Council (2012) Core Strategy Development Plan Document ■ Doncaster Metropolitan Borough Council (emerging – submitted for examination March 2020) Local Plan ■ East Markham Neighbourhood Plan (Made 2018) ■ Elkesley Neighbourhood Development Plan 2015-2028 (Made 2015) ■ Everton Parish Neighbourhood Development Plan 2019-2034 (Made 2021) ■ Harworth & Bircotes Neighbourhood Development Plan 2015-2028 (Made 2015) ■ Headon, Upton, Grove and Stokeham (HUGS) Neighbourhood Plan 2018-2035 (Made 2018) |

| Geographic scale | Plan/Programme |
|------------------|---|
| | <ul style="list-style-type: none"> ■ Hodsock and Langold Neighbourhood Plan (Made 2021) ■ Mansfield District Council (emerging) Local Plan (2013-2033) ■ Mattersey and Mattersey Thorpte Neighbourhood Plan 2018-2033 (Made 2019) ■ Misson Neighbourhood Plan 2016-2031 (Made 2017) ■ Misterton Neighbourhood Plan 2018-2034 (Made 2019) ■ Newark and Sherwood District Council (2011) Core Strategy ■ Newark and Sherwood District Council (2013) Allocations and Development Management Development Plan Document ■ Newark and Sherwood District Council (2019) Plan Review, Amended Core Strategy ■ North East Derbyshire Local Plan 2014-2034 (Submission) ■ North Lincolnshire Council Core Strategy (2011) ■ Rampton and Woodbeck Neighbourhood Plan (Made 2021) ■ Rotherham Metropolitan Borough Council (2014) Local Plan Core Strategy 2013-2028 ■ Shireoaks Neighbourhood Development Plan 2016-2028 (Made 2016) ■ Sturton Ward Neighbourhood Plan 2016-2031 (Made 2016) ■ Sutton-cum-Lound Neighbourhood Plan (Made 2018) ■ Treswell and Cottam Neighbourhood Plan (Made 2019) ■ Tuxford Neighbourhood Plan (Made 2016) ■ Village Design Statements (Lound, East Markham, South Leverton and North and South Wheatley Village) ■ Walkeringham Neighbourhood Plan (Made 2021) ■ Woodland Trust Hannah Park Woodland Management Plan 2017 – 2022 |

Key Objectives and Policy Issues

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

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

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

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

| Key Objectives and Policy Issues | Key Source(s) | Implications for the SA Framework |
|---|---|--|
| Biodiversity, Green and Blue Infrastructure <ul style="list-style-type: none"> - Protect and enhance biodiversity, including designated sites, priority species, habitats and ecological networks. - Identify opportunities for green infrastructure provision. | 25 Year Environment Plan; Natural Environment White Paper: The Natural Choice: Securing the Value of Nature; Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services; UK post 2010 Biodiversity Framework; NPPF; Bassetlaw District Council Core Strategy and Development Management Policies DPD; Nottinghamshire Local Biodiversity Action Plan. | The SA Framework should include a specific objective relating to the protection and enhancement of biodiversity including green infrastructure provision. <i>This has been addressed by SA objective 1: Biodiversity and Geodiversity (see Table 2.2).</i> |
| Population and Community <ul style="list-style-type: none"> - Address deprivation and reduce inequality through regeneration. - Ensure social equality and prosperity for all. - Provide high quality services, community facilities and social infrastructure that are accessible to all. - Enable housing growth and deliver a mix of high quality housing to meet local needs. - Make appropriate provision for Gypsies, Travellers and Travelling Showpeople. - Ensure that there is an adequate supply of employment land to meet local needs and to attract inward investment. - Encourage economic diversification including growth in high value, high growth, and high knowledge economic sectors. - Encourage rural diversification and support rural economic growth. - Create local employment opportunities. | NPPF; White Paper: Planning for the Future; Planning Policy for Traveller Sites; D2N2 Local Enterprise Partnership Vision 2030: Strategic Economic Plan; Sheffield City Region Local Enterprise Partnership (2014) Strategic Economic Plan; Bassetlaw District Council Sustainable Community Strategy 2010 - 2020; Bassetlaw District Council Housing Strategy 2017 - 2020; Bassetlaw District Council Core Strategy and Development Management Policies DPD; Bassetlaw District Council Plan 2017 – 2020; Bassetlaw District Council Regeneration and Growth Strategy 2014 – 2028. | The SA Framework should include objectives and/or guide questions relating to: <ul style="list-style-type: none"> - addressing deprivation and promoting equality and inclusion; - the provision of high quality community facilities and services; - the provision of housing to meet local needs; - the enhancement of education and skills; - delivery of employment land that supports economic diversification and the creation of high quality, local jobs; - support for rural diversification; and - enhancing town centres and villages. <i>This has been addressed by SA objectives 2: Housing, 3: Economy and skills and 4: Regeneration and social inclusion (see Table 2.2).</i> |

| Key Objectives and Policy Issues | Key Source(s) | Implications for the SA Framework |
|--|--|---|
| <ul style="list-style-type: none"> - Enhance skills in the workforce to reduce unemployment and deprivation. - Improve educational attainment and ensure the appropriate supply of high quality educational facilities. - Promote the vitality of town centres and villages and support retail and leisure sectors. | | |
| Health and Wellbeing <ul style="list-style-type: none"> - Promote improvements to health and wellbeing. - Promote healthier lifestyles. - Minimise noise pollution. - Reduce crime including the fear of crime. - Reduce anti-social behaviour. - Ensure that there are appropriate facilities for the disabled and elderly. - Deliver safe and secure networks of green infrastructure and open space. | <p>NPPF; Nottinghamshire Green Estate Development Strategy and Plan 2013-2023; Nottinghamshire's Sustainable Community Strategy 2010 – 2020; Nottinghamshire Joint Health and Wellbeing Strategy 2018 – 2022; Bassetlaw District Council Plan 2017 - 2020; Bassetlaw District Council Sustainable Community Strategy 2010-2020; Bassetlaw District Council Regeneration and Growth Strategy 2014 – 2028.</p> | <p>The SA Framework should include a specific objective and/or guide questions relating to:</p> <ul style="list-style-type: none"> - the promotion of health and wellbeing; - the delivery of health facilities and services; - the provision of open space and recreational facilities; and - reducing crime, the fear of crime and anti-social behaviour. <p><i>This has been addressed by SA objective 5: Health and wellbeing (see Table 2.2).</i></p> |
| Transport and Accessibility <ul style="list-style-type: none"> - Encourage sustainable transport and reduce the need to travel. - Reduce traffic and congestion. - Improve public transport provision. - Encourage walking and cycling. - Enhance accessibility to key community facilities, services and jobs for all. - Ensure timely investment in transportation infrastructure to accommodate new development. | <p>NPPF; The Road to Zero; Decarbonising Transport: Setting the Challenge; Nottinghamshire Local Transport Plan 2011-2026; Sheffield City Region Transport Strategy 2018 – 2040; Nottinghamshire's Sustainable Community Strategy 2010 – 2020; Bassetlaw District Council Core Strategy and Development Management Policies DPD; Bassetlaw District Council Sustainable Community Strategy 2010 – 2020.</p> | <p>The SA Framework should include objectives and/or guide questions relating to:</p> <ul style="list-style-type: none"> - reducing the need to travel, particularly by car; - the promotion of sustainable forms of transport; - encouraging walking and cycling; - maintaining and enhancing accessibility to key facilities, services and jobs; - investment in transportation infrastructure to meet future needs. |

| Key Objectives and Policy Issues | Key Source(s) | Implications for the SA Framework |
|--|--|---|
| <ul style="list-style-type: none"> - Reduce road freight movements. | | <p><i>This has been addressed by SA objective 6: Transport (see Table 2.2).</i></p> |
| <p>Land Use, Geology and Soil</p> <ul style="list-style-type: none"> - Encourage the use of previously developed (brownfield) land. - Promote the re-use of derelict land and buildings. - Reduce land contamination. - Protect soil quality and minimise the loss of Best and Most Versatile agricultural land. - Promote high quality design. - Avoid damage to, and protect, geologically important sites. - Encourage mixed use development. | <p>Safeguarding Our Soils: A Strategy for England; NPPF; Bassetlaw District Council Successful Places Supplementary Planning Document; Bassetlaw District Council Core Strategy and Development Management Policies DPD.</p> | <p>The SA Framework should include objectives and/or guide questions relating to:</p> <ul style="list-style-type: none"> - encouraging the use of previously developed land and buildings; - reducing land contamination; - avoiding the loss of Best and Most Versatile agricultural land; - promoting high quality design including mixed use development; - protecting and avoiding damage to geologically important sites. <p><i>This has been addressed by SA objective 7: Land use and soils (see Table 2.2).</i></p> |
| <p>Water</p> <ul style="list-style-type: none"> - Protect and enhance surface and groundwater quality. - Improve water efficiency. - Avoid development in areas of flood risk. - Reduce the risk of flooding arising from new development. - Ensure timely investment in water management infrastructure to accommodate new development. - Promote the use of Sustainable Urban Drainage Systems. | <p>Water Framework Directive; Drinking Water Directive; Floods Directive; Flood and Water Management Act 2010; Water for Life, White Paper; NPPF; Humber District River Basin Management Plan; Anglian Water Resources Management Plan; Severn Trent Water Resources Management Plan 2014.</p> | <p>The SA Framework should include specific objectives relating to the protection and enhancement of water quality and quantity, avoidance of flood risk and minimising surface water run-off.</p> <p><i>This has been addressed by SA objective 8: Water (see Table 2.2).</i></p> |

| Key Objectives and Policy Issues | Key Source(s) | Implications for the SA Framework |
|---|--|--|
| Air Quality <ul style="list-style-type: none"> - Ensure that air quality is maintained or enhanced and that emissions of air pollutants are kept to a minimum. | Air Quality Directive; Clean Air Strategy; Air Quality Strategy for England, Scotland, Wales and Northern Ireland; NPPF. | <p>The SA Framework should include a specific objective and/or guide question relating to air quality.</p> <p><i>This has been addressed by SA objective 10: Air quality (see Table 2.2).</i></p> |
| Climate Change <ul style="list-style-type: none"> - Minimise the effects of climate change. - Reduce emissions of greenhouse gases that may cause climate change. - Encourage the provision of renewable energy. - Move towards a low carbon economy. - Promote adaptation to the effects of climate change. | Climate Change Act 2008; The Road to Zero; Decarbonising Transport: Setting the Challenge; Carbon Plan: Delivering our Low Carbon Future; UK Renewable Energy Strategy; NPPF; Bassetlaw District Council Climate Change Strategy 2013. | <p>The SA Framework should include a specific objective relating to climate change mitigation and adaptation.</p> <p><i>This has been addressed by SA objective 11: Climate change (see Table 2.2).</i></p> |
| Material Assets <ul style="list-style-type: none"> - Promote the waste hierarchy (reduce, reuse, recycle, recover). - Ensure the adequate provision of local waste management facilities. - Promote the efficient and sustainable use of mineral resources. - Promote the use of local resources. - Avoid the sterilisation of mineral reserves. - Promote the use of substitute or secondary and recycled materials and minerals waste. - Ensure the timely provision of infrastructure to support new development. - Support the delivery of high quality communications infrastructure. | Waste Framework Directive; Landfill Directive; Waste Management Plan for England; NPPF; National Planning Policy for Waste; Minerals Local Plan; Waste Local Plan. | <p>The SA Framework should include objectives and/or guide questions relating to:</p> <ul style="list-style-type: none"> - promotion of the waste hierarchy; - the sustainable use of minerals; - investment in infrastructure to meet future needs. <p><i>This has been addressed by SA objective 12: Resource use and waste (see Table 2.2).</i></p> |

| Key Objectives and Policy Issues | Key Source(s) | Implications for the SA Framework |
|---|--|---|
| <p>Cultural Heritage</p> <ul style="list-style-type: none"> - Conserve and enhance cultural heritage assets and their settings. - Maintain and enhance access to cultural heritage assets. - Respect, maintain and strengthen local character and distinctiveness. - Improve the quality of the built environment. | <p>NPPF; Historic England, Corporate Plan 2018-2021; Bassetlaw District Council Core Strategy and Development Management Policies DPD; A Cultural Strategy for Nottinghamshire County Council 2011 – 2021; Conservation Area Appraisals; Heritage at Risk Programme; Bassetlaw District Council Successful Places Supplementary Planning Document.</p> | <p>The SA Framework should include a specific objective relating to the conservation and enhancement of the District's cultural heritage.</p> <p><i>This has been addressed by SA objective 13: Cultural heritage (see Table 2.2).</i></p> |
| <p>Landscape</p> <ul style="list-style-type: none"> - Protect and enhance the quality and distinctiveness of natural landscapes and townscapes. - Promote access to the countryside. - Promote high quality design that respects and enhances local character. | <p>NPPF; East Midlands Landscape Character Assessment; Bassetlaw District Council Core Strategy and Development Management Policies DPD; Bassetlaw District Council Successful Places Supplementary Planning Document; Bassetlaw District Council Landscape Character Assessment.</p> | <p>The SA Framework should include a specific objective relating to the protection and enhancement of landscape and townscapes.</p> <p><i>This has been addressed by SA objective 14: landscape and townscape (see Table 2.2).</i></p> |

Baseline Information

3.11 Baseline information provides the context for assessing the sustainability of proposals in the Bassetlaw Local Plan and it provides the basis for identifying trends, predicting the likely effects of the plan and monitoring its outcomes. Baseline data must be relevant to environmental, social and economic issues, be sensitive to change and should ideally relate to records that are sufficient to identify trends.

3.12 Schedule 2 of the SEA Regulations requires data to be gathered on biodiversity, population, human health, flora, fauna, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the inter-relationship between the above factors. As an integrated SA and SEA is being carried out, baseline information relating to other sustainability topics has also been included; for example information about housing, education, transport, energy, waste and economic growth. This information was originally presented in the Scoping

Report (March 2016), was updated in the Interim SA Report (October 2016) in order to reflect relevant consultation responses received on the Scoping Report and was updated again in the SA of the Part 1 Draft Bassetlaw Plan (2019) and the SA of the Draft Bassetlaw Local Plan (January 2020). The full baseline analysis is presented in **Appendix 3**, which includes further updates at this stage of the SA to take account of the most up-to-date information available. The SEA Regulations also require the SA report to describe the likely evolution of the baseline situation without implementation of the plan being assessed. This is also presented in **Appendix 3**.

Key Sustainability Issues

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

Table 3.3: Key sustainability Issues

| Topic | Key Sustainability Issues |
|---|---|
| Biodiversity, Green and Blue Infrastructure | <p>The need to conserve and enhance biodiversity including sites designated for their nature conservation value.</p> <p>The need to maintain, restore, protect and expand the District's priority habitats.</p> <p>The need to protect and increase populations of protected and priority species.</p> <p>The need to prevent the spread of invasive species.</p> <p>The need to adapt ecological communities to climate change.</p> <p>The need to safeguard and enhance existing green and blue infrastructure assets/networks.</p> <p>The need to enhance the green infrastructure network, addressing identified gaps, improving accessibility and encouraging multiple uses where appropriate.</p> <p>The need to improve the connectivity of green space.</p> <p>The need to prevent harm to geological conservation interests.</p> |
| Population and Community | <p>The need to meet the District's objectively assessed housing need including for affordable housing.</p> <p>The need to provide an adequate supply of land for housing.</p> <p>The need to make best use of, and improve, the quality of the existing housing stock.</p> <p>The need to diversify the local economy and support the delivery of the District's Regeneration and Growth Strategy, Nottinghamshire Growth Plan and Sheffield City Region and the D2N2 Local Enterprise Partnership Strategic Economic Plans.</p> <p>The need to provide a range of quality sites, infrastructure and wider environment for business development.</p> <p>The need to support the development of innovative and knowledge-based businesses.</p> |

| Topic | Key Sustainability Issues |
|-----------------------------|--|
| | <p>The need to support the growth and development of existing businesses.</p> <p>The need to increase local employment opportunities.</p> <p>The need to provide job opportunities in sustainable locations.</p> <p>The need to tackle deprivation, particularly in those areas of the District that are most deprived and deliver regeneration.</p> <p>The need to raise educational attainment and skills in the local labour force.</p> <p>The need to maintain and enhance the vitality and viability of the District's town centres and larger villages.</p> <p>The need to safeguard existing community facilities and services (social capital) and ensure the timely delivery of new facilities to meet needs arising from new development.</p> |
| Health and Wellbeing | <p>The need to protect the health and wellbeing of the District's population.</p> <p>The need to promote healthy lifestyles.</p> <p>The need to tackle inequalities in health.</p> <p>The need to protect and enhance open space provision across the District.</p> <p>The need to improve access to green space.</p> <p>The need to support high quality design.</p> <p>The need to reduce crime levels, minimise risk and increase community safety.</p> <p>The need to safeguard existing health care facilities and services and ensure the timely delivery of new facilities and services to meet needs arising from new development.</p> <p>The need to plan for an ageing population.</p> <p>The need to address health inequalities</p> |
| Transport and Accessibility | <p>The need to ensure timely investment in transport infrastructure and services.</p> <p>The need to support proposals contained in the Local Transport Plan and address highways capacity issues in the District.</p> <p>The need to capitalise on the District's good transport accessibility, links to Robin Hood Airport and the new Worksop Bus Station.</p> <p>The need to encourage alternative modes of transport to the private car.</p> <p>The need to ensure that new development is accessible to community facilities and services and jobs so as to reduce the need to travel.</p> <p>The need to enhance the connectivity of more remote, rural settlements.</p> <p>The need to encourage walking and cycling.</p> <p>The need to protect and enhance the Public Rights of Way network.</p> |
| Land Use, Geology and Soil | <p>The need to encourage development on previously developed (brownfield) land.</p> <p>The need to make best use of existing buildings and infrastructure.</p> <p>The need to protect the best and most versatile agricultural land.</p> <p>The need to protect and enhance sites designated for their geological interest.</p> |
| Water | <p>The need to protect and enhance the quality of the District's water sources.</p> <p>The need to promote the efficient use of water resources.</p> |

| Topic | Key Sustainability Issues |
|-------------------|---|
| | <p>The need to ensure the timely provision of new water services infrastructure to meet demand arising from new development.</p> <p>The need to locate new development away from areas of flood risk, taking into account the effects of climate change.</p> <p>The need to ensure the timely provision of flood defence/management infrastructure.</p> <p>The need to encourage the use of Sustainable Drainage Systems.</p> <p>The need to manage surface water to greenfield run off rates.</p> |
| Air Quality | The need to minimise the emission of pollutants to air. |
| Climate Change | <p>The need to ensure that new development is adaptable to the effects of climate change.</p> <p>The need to mitigate climate change including through increased renewable energy provision and encouraging more sustainable modes of transport.</p> |
| Material Assets | <p>The need to minimise waste arisings and encourage reuse and recycling.</p> <p>The need to promote the efficient use of mineral resources.</p> <p>The need to ensure the protection of the District's mineral resources from inappropriate development, in accordance with the emerging Minerals Local Plan.</p> <p>The need to promote resource efficiency through sustainable design and construction techniques to minimise resource depletion and waste creation.</p> |
| Cultural Heritage | <p>The need to protect and enhance the District's cultural heritage assets and their settings.</p> <p>The need to avoid harm to designated heritage assets and their settings.</p> <p>The need to recognise the value of non-designated heritage assets and protect these where possible, taking into account the requirements of the NPPF.</p> <p>The need to tackle heritage at risk.</p> <p>The need to recognise the contribution made by the historic environment to the character of landscapes and townscapes.</p> |
| Landscape | <p>The need to conserve and enhance the District's landscape character.</p> <p>The need to protect the character of rural areas.</p> <p>The need to promote high quality design that respects local character.</p> <p>The need to maximise opportunities associated with new development to enhance townscape character and the quality of urban environments.</p> |

Chapter 4

Sustainability Appraisal

Findings for the Policy Options

considered in the 2019 Part 1

Draft Bassetlaw Plan

The SEA Regulations require the Environmental Report (i.e. this SA Report) to describe the likely significant effects of implementing the plan and reasonable alternatives. **Therefore, this chapter presents almost an exact copy of the policy options chapter previously presented in the January 2019 SA Report for Part 1 of the Draft Bassetlaw Plan and again in the January 2020 and November 2020 SA Reports for the Draft Bassetlaw Local Plan.** This includes an assessment of the options that were included within the Part 1 Draft Plan at the time and fed into the Council's decision-making at that time. As such, where this chapter references other parts of the report, this reference relates to the SA of the Part 1 Draft Bassetlaw Plan (with the exception of table references, which relate to this chapter). Introductory paragraphs for each sub-section of this chapter have been updated to make it clear the findings relate to an earlier stage in the Plan preparation.

Note that this chapter also makes reference to 'accessible countryside'. As explained in **Chapter 2** it later came to light that this dataset did not accurately reflect accessible countryside and so has now been removed from the assessments, but this is not reflected in this chapter as it is a record of the assessments from a moment in time (i.e. at the Part 1 Draft Plan stage in January 2019). The green text boxes in this chapter highlight where key changes have occurred since this chapter was originally drafted and presented in the SA of the Part 1 Draft Bassetlaw Plan.

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

- Spatial options.
- Housing target options.
- Employment target options.
- Strategic site options.

Spatial Options

Spatial Strategy Options

4.2 The Interim SA Report (October 2016) included an appraisal of six reasonable alternative spatial options for the Local Plan:

- **Option 1:** Maintain the current strategy (Bassetlaw District Council's Core Strategy)
- **Option 2:** A new hierarchy based on functional geography
- **Option 3:** Focus new development along the A1 corridor
- **Option 4:** New/expanded rural settlements
- **Option 5:** Large scale urban extensions
- **Option 6:** Hybrid option

4.3 The Initial Draft Bassetlaw Plan (October 2016) set out a proposed spatial strategy which took forward Option 6 i.e. a hybrid option. The hybrid option took elements from several of the other options. This included allocating urban extensions on the edge of the District's largest settlements, supporting urban intensification, using functional geography to establish mutually supportive rural settlements allowing for organic growth and exploring the opportunity for a new or expanded rural settlement. This option also incorporated the potential for development of a new rural settlement and maximising employment growth opportunities along the A1 corridor

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

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

4.5 Option 7 ranked each settlement in Bassetlaw by size, based on the number of existing dwellings and would allocate planned growth commensurate to settlement size. This would mean that all settlements could contribute to the District growth target up to a cap of 20%. As such, the larger

settlements would still deliver the greatest number of new homes, but it would allow for a fairer spread of growth and thereby give potential for a degree of uplift for all settlements.

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

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

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

| SA objectives | 1: Maintain current strategy | 2: New hierarchy based on functional geography | 3: A1 corridor focus | 4: New/ expanded rural settlements | 5: Large scale urban extensions | 6: Hybrid option | 7: Equitable distribution of growth | 8: Parallel strategies |
|--|------------------------------|--|----------------------|------------------------------------|---------------------------------|------------------|-------------------------------------|------------------------|
| SA1: Biodiversity and Geodiversity | +/- | +/- | +/- | -? | ++/- | ++/- | +/- | +/- |
| SA2: Housing | + | ++ | + | +/- | + | ++ | ++ | ++ |
| SA3: Economy and skills | + | +?/- | +/- | +/- | + | ++? | ++/- | ++? |
| SA4: Regeneration and Social Inclusion | ++/- | ++ | +/- | ++/- | ++/- | ++ | ++/- | ++ |
| SA5: Health and Wellbeing | +/- | +/- | +/- | +/-? | ++/- | ++/-? | ++/-? | ++ |
| SA6: Transport | + | ++/- | -- | - | + | ++/- | +/- | ++/- |
| SA7: Land Use and Soils | - | - | - | -? | - | -? | - | - |
| SA8: Water | - | - | - | - | - | - | - | - |
| SA9: Flood Risk | 0? | 0? | + | -? | -? | +/-? | +/-? | +/-? |
| SA10: Air Quality | - | - | -- | +/- | +/- | +/- | +/- | +/- |
| SA11: Climate Change | ? | + | ? | ? | + | + | + | + |
| SA12: Resource Use and Waste | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| SA13: Cultural Heritage | +/-? | +/-? | +/-? | +/-? | +/-? | +/-? | +/-? | +/-? |
| SA14: Landscape and Townscape | +/-? | +/-? | +/-? | +/-? | +/-? | +/-? | +/-? | +/-? |

4.8 The high level of growth supported over the plan period has the potential to result in adverse impacts in relation to SA objective 1: **biodiversity and geodiversity**, in relation to each of the spatial options considered. The adverse effects of delivering high levels of development may include habitat loss, fragmentation and disturbance as well as recreational

pressures associated with the delivery of new homes. The negative effect is expected to be significant where new development would be provided in close proximity to designated biodiversity and geodiversity sites. Of particular note is proximity to the Sherwood Forest potential proposed Special Protection Area (ppSPA), where parts of the forest

area are being considered for future classification as SPA due to their importance for breeding bird (nightjar and woodlark) interest (see **Appendix 3** for more information). This area is located towards the south western part of the District. While those options which distribute development across a wider number of locations would result in higher levels of growth at rural locations, which has the potential to impact a higher number of locally designated sites, the broad range of potential development sites means there may be potential to avoid significant negative effects on sensitive areas and also to deliver habitat improvements. Improvements are likely to relate to the incorporation of green infrastructure at new developments. Significant negative effects are expected in relation to Option 1, Option 2, Option 5, Option 6 and Option 7. Considering the potential for the delivery of habitat improvements, a positive effect is expected in relation to this SA objective for each of these five options, as well as for Option 3 and Option 8. The positive effect for Option 5 and Option 6 is likely to be significant given that these options would be likely to include sites that are well related to existing green infrastructure provision in the District, thereby presenting opportunities for specific habitat creation to be integrated within the existing pattern of these features. No positive effect has been identified for Option 4 considering that providing new settlements or expansion at existing rural settlements would leave the remaining areas of the District relatively unaffected by development. This approach would thereby limit the potential for enhancements (for example through green infrastructure provision) to areas of importance for biodiversity throughout the rest of the District.

4.9 It is expected that all of the spatial options considered would support housing delivery, employment growth and encouraging development to the benefit of the wider regeneration of the District. The positive effect expected in relation to SA objective 2: **housing** is likely to be significant for Option 2, Option 6, Option 7 and Option 8. These options would increase the range of locations in which residential development would take place. This will help meet the requirements of the rural areas of the District. Furthermore, providing homes at a range of locations in the District is likely to help increase the range of affordable housing available. The significant positive effect is expected because these options would be likely to deliver a high level of growth at greenfield locations, thereby resulting in beneficial impacts in terms of scheme viability. Option 4 is the only option considered which is likely to have a minor negative effect combined with the minor positive effect in relation to SA objective 2. This option would provide development at new or expanded rural settlements, thereby diverting large scale development away from the towns of Retford and Worksop, which could result in not meeting the identified requirement for these locations. Option 6, Option 7 and Option 8 are also expected to have a

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

4.10 All of the options considered apart from Option 3, are expected to have significant positive effect (some as part of a mixed effect) in relation to SA objective 4: **regeneration and social inclusion**. This is reflective of the high level of growth and potential for improved access to services and facilities in many parts of the District, which would result as part of this growth. Option 3 would focus much of the new growth within the A1 corridor to the west. As development within the settlements to the east of the District would be limited, this approach is expected to have adverse effects on those settlements in the east, in terms of their long term vitality. Furthermore, this approach would not result in new development occurring in close proximity to the existing concentrations of services and facilities in Worksop and Retford. As such the minor positive effect expected in relation to this SA objective for Option 3 is likely to be combined with a significant negative effect. With consideration for the high level of new growth supported over the plan period, the significant positive effect expected for Option 4 and Option 5 is likely to be combined with a significant negative effect. Given that Option 4 would support the delivery of development at new and expanded settlements, it would not make best use of existing concentrations of services and facilities and furthermore would not address issues of deprivation at Retford and Worksop. Option 5 would not deliver new development at the villages throughout the District thereby potentially limiting regeneration opportunities and resulting in a lack of service provision at these locations. Both of these options would also not address the regeneration of Bassetlaw's former collieries

and the surrounding communities, which other options may be more likely to achieve.

4.11 The provision of new development that would make use of the existing services and facilities, as described above, will have broadly similar positive effects in relation to public health in the District, as the services and facilities are likely to include healthcare facilities, such as GP surgeries and hospitals. Access to open space and areas of the countryside would also help to encourage high levels of physical activity among residents. Option 5, Option 6, Option 7 and Option 8 are expected to have a significant positive effect in relation to SA objective 5: **health and wellbeing**, because much of the new development is to be focussed at the urban edge or within the larger settlements of the District. However, there is potential for these options to limit provision of new services and facilities (including those relating to healthcare) at the smaller, more rural settlements. This is because, while these options distribute development across the District, much of this will still be at the larger settlements and therefore there may not be the critical mass of additional development at smaller settlements to stimulate provision of new services and facilities. Furthermore, while the provision of urban extensions may provide opportunities for the incorporation of green infrastructure, access to the surrounding countryside for the existing urban area may be limited or lost. As such, the significant positive effect expected for Option 5, Option 6 and Option 7 is likely to be combined with a minor negative effect. No overall negative effect is expected in relation to Option 8, given that this option would provide new settlements in line with Garden Village principles, which is likely to result in the incorporation of new services and facilities, including healthcare. Furthermore, this option would also allow for some scope to support the expansion of existing rural service offer given that the levels of growth to be delivered at different settlements would be in line with the role of those settlements in Bassetlaw.

4.12 It is considered likely that all options would result in adverse effects in relation to the SA objectives which are associated most directly with the natural environment, given the high level of growth to be supported over the plan period. A minor negative effect has been identified in relation to SA objective 7: **land use and soils** for all options considering the high level of growth to be provided over the plan period, and therefore the need for development of greenfield land. Some options (most notably options other than Option 4, which would provide new/expanded rural settlements) would provide opportunities to re-use of brownfield land, particularly through development within or at the immediate edges of the larger settlements and regeneration centres of Bassetlaw, such as Worksop, Retford and Harworth and Bircotes. It is expected that each option would still require a large amount of greenfield land to deliver the level of growth and associated

infrastructure required over the plan period. The development of large areas of greenfield land in the District is also likely to result in the development of sites that contain significant areas of Grade 3 or higher value agricultural land. There are areas of Grade 2 agricultural land to the south of the District, to the north and south of Retford and to the west of Worksop, with a limited amount of Grade 1 (highest value) agricultural located in the northernmost part of the District. The minor negative effect identified for Option 4 is uncertain. This option would not provide a high level of new development at urban locations (which might be achieved through Option 1, Option 6, Option 7 and Option 8) where there is potentially more brownfield land. However, the unknown siting of a new settlement has the potential to avoid areas of higher value agricultural land in the District. As Option 6 is a hybrid option which includes the potential to provide new settlements at unknown locations within Bassetlaw, the minor negative effect expected in relation to this SA objective is also uncertain.

4.13 Each of the options considered is also expected to have an uncertain mixed effect (minor positive/minor negative) in relation to SA objective 13: **cultural heritage** and SA objective 14: **landscape and townscape**. Allowing for a pattern of development which is not limited only to the larger settlements of the District and would include development at a range of rural locations (most notably through Option 2, Option 6, Option 7 and Option 8) is likely to help avoid the potential for the higher concentrations of heritage assets at the centre of the District's larger settlements to experience negative impacts in terms of their significance and settings. However, these options have the potential to adversely affect heritage assets across a wider area in Bassetlaw. New development through each option would present opportunities for the enhancement of heritage assets as well as the established character of the District. Similarly the pattern of growth supported by each option has the potential to adversely affect areas of the District identified as having particular sensitivities in terms of landscape character. Those options (most notably Option 1 and Option 5) which support the concentration of most of the growth within or at the edges of the larger settlements and regeneration centres of the District are likely to help to limit the potential for erosion of rural character in Bassetlaw. Conversely, the wider distribution of development supported through the remaining options would allow for a smaller portion of growth to be distributed to many rural areas which will help to limit the significance of impacts on the existing landscape character. Most options include some development to be delivered as urban intensification and other elements of growth which would be more limited at the rural settlements of the District. As such it is less likely that adverse impacts on existing townscape would result and opportunities for the enhancement of the existing townscape may result.

4.14 A greater loss of greenfield land in the District has the potential to result in higher levels of run-off into waterbodies as the area of impermeable surfaces increases through new development. As such, all options considered are expected to have a minor negative effect in relation to SA objective 8: **water**. While increasing reliance on development which is to be delivered away from the larger settlements (through Option 2, Option 3 and Option 4) has the potential to result in increased land take at greenfield sites, focussing much of the development at or around the settlements of Worksop and Retford (through Option 1, Option 5, Option 6, Option 7 and Option 8) has the potential to increase run-off into the Rivers Ryton and Idle, and the Chesterfield Canal.

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

4.16 Considering the high level of growth each option would support over the plan period, air quality in the District is likely to be most influenced by the level of trip generation that a given pattern of development would result in. Supporting the delivery of much of the new growth over the plan period within the more densely populated locations may help to encourage the use of sustainable modes of transport, which are more accessible in urban areas. However, Option 1 also has the potential to increase traffic emissions that would be concentrated on a single location, resulting in particularly adverse impacts in terms of air quality at such locations. These locations (particularly Worksop and Retford) are currently affected by issues of congestion. A minor negative effect has also been recorded in relation to SA objective 10: **air quality** for Option 2, considering that a dispersed pattern of rural development may increase reliance on private

vehicles. The negative effect expected for Option 3 is likely to be significant as concentrating development along the A1 corridor may generate increased congestion at peak times. Furthermore, focusing employment growth on warehousing will potentially increase the number of HGV movements along this route. Option 4, Option 5, Option 6, Option 7 and Option 8 are expected to have a mixed effect (minor positive/minor negative) in relation to SA objective 10. Option 4 would provide new growth as new settlements or expansions to existing rural settlements and thereby help to minimise adverse impacts on existing traffic congestion and associated air quality issues, by supporting provision of more services and facilities at these locations. However, this approach is likely to result in high levels of road traffic occurring at new locations. By providing large scale development at the urban edges of Worksop and Retford, issues relating to congestion and cumulative air quality problems may emerge in these locations. Conversely, through this approach, Option 5 may help to reduce the requirement to undertake long journeys in the District and may also support sustainable transport use. The wide range of potential site options included as part of Option 7 and Option 8 would include high levels of growth at the larger settlements as well as some limited growth at more rural settlements. As such some of this new development may exacerbate air quality issues at the more developed locations, while also providing opportunities for sustainable transport improvements.

4.17 The impact of new development in the plan area in terms of climate change will be more influenced by the scale of new growth to be delivered and associated emissions, rather than the spatial distribution of development. The level of greenhouse gas emissions will be influenced by sustainable transport provision and car use but will also be affected in part by on site practices as well as the incorporation of low carbon energy schemes within development. Providing residents with access to existing sustainable transport provision as well as supporting the potential for enhancing existing sustainable transport provisions in the District will be of benefit in terms of limiting greenhouse gas emissions. A minor positive effect is therefore expected for SA objective 11: **climate change** for Option 2, Option 5, Option 6, Option 7 and Option 8, as these options would provide much of the new growth at the larger settlements of the District, which could help to promote the viability of existing sustainable transport links in the District. Furthermore, these options provide opportunities for urban intensification or the delivery of a high level of growth as urban extensions, where the incorporation of energy efficiency and renewable energy measures may be more viable. It is recognised that Option 6, Option 7 and Option 8 would deliver some growth at the more rural locations of the District, however this would be a small proportion of the overall growth supported. As such, many new residents would still have

access to the more extensive sustainable transport links in the urban areas and much of the new development may support the incorporation of energy saving measures.

Housing distribution options

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

1: Rural Bassetlaw

- 27% of overall growth
- Deliver fewer homes
- Deliver more homes
- No change to Core Strategy approach

2: Worksop

- 24% of overall growth
- Deliver fewer homes

3: Retford

- 13% of overall growth
- Deliver more homes

4: Harworth and Bircotes

- 21% of overall growth
- Deliver fewer homes
- Deliver more homes

5: Garden Villages

- 15% of overall growth (two new villages)
- Deliver no new villages
- Deliver one new village

4.19 A higher growth option was not considered reasonable for Worksop, due to lack of land availability and viability issues. A lower growth option was not considered reasonable for Retford, as this would not provide the critical mass necessary to support local services, infrastructure improvements or the local economy. **Appendix 9** sets out the reasonable alternatives considered and explains in more detail why the selected approach was taken forward.

4.20 It should be noted that in the November 2020 Draft Local Plan, the Council proposed that Worksop would receive 28% of the overall growth, which was slightly higher than the 24% previously considered. However, this slight change did not affect the SA findings reported previously as they reflected the broad principles of the distribution options rather than exact percentages. The Publication Local Plan now proposes that Worksop would receive 29.7% of the overall growth and the same point applies in relation to the options appraised previously.

4.21 The SA effects are summarised in **Table 4.2**, and the findings described below the table.

4.22 Whilst the assessments below consider each of these spatial strategy strands individually, in reality, multiple options will be taken forward by the Council. As such, where assessments identify, for example, that a lower level of growth would be beneficial in terms of environmental impact, due to less greenfield land take, this may be counteracted by greater greenfield land take elsewhere. The Council's current preferred option for housing distribution is assessed on a District-wide basis in **Chapter 6**

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

| Site | 1.Rural Bassetlaw | | | | 2.Worksop | | 3. Retford | | 4.Harworth & Bircotes | | | 5.Garden Villages | | |
|--|--------------------------|------------------------|-----------------------|--------------|--------------------------|------------------------|--------------------------|-----------------------|--------------------------|------------------------|-----------------------|--------------------------|----------------------------|----------------------------|
| Alternative Options Considered | a) 27% of overall growth | b) Deliver fewer Homes | c) Deliver More Homes | d) No Change | a) 24% of overall growth | b) Deliver fewer Homes | a) 13% of Overall Growth | b) Deliver More Homes | a) 21% of overall growth | b) Deliver fewer homes | c) Deliver more homes | a) 15% of overall growth | b) Deliver no new villages | c) Deliver one new village |
| SA1: Biodiversity and Geodiversity | 0 | + | - | 0 | 0 | + | 0 | - | 0 | + | - | - | 0 | - |
| SA2: Housing | ++ | + | ++ | 0 | ++ | + | ++ | ++ | ++ | + | ++ | ++ | 0 | + |
| SA3: Economy and skills | ++ | - | +/- | 0 | ++ | - | ++ | + | ++ | - | + | ++ | 0 | + |
| SA4: Regeneration and Social Inclusion | ++ | - | +/- | 0 | ++ | - | ++ | +/- | ++ | - | +/- | ++ | 0 | + |
| SA5: Health and Wellbeing | + | - | +/- | 0 | 0 | 0 | 0 | 0 | + | - | +/- | ++ | 0 | + |
| SA6: Transport | - | + | - | 0 | +/- | + | +/- | - | +/- | + | - | +/- | 0 | +/- |
| SA7: Land Use and Soils | + | + | - | 0 | - | + | 0 | - | +/- | + | - | +/- | 0 | +/- |
| SA8: Water | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| SA9: Flood Risk | 0 | + | 0 | 0 | 0 | + | - | - | 0 | + | - | 0 | 0 | 0 |
| SA10: Air Quality | - | + | - | 0 | +/- | + | +/- | - | +/- | + | - | +/- | 0 | +/- |
| SA11: Climate Change | - | + | - | 0 | +/- | + | +/- | - | +/- | + | - | +/- | 0 | +/- |

Chapter 4

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

Sustainability Appraisal of the Bassetlaw Local Plan

August 2021

| Site | 1.Rural Bassetlaw | | | | 2.Worksop | | 3. Retford | | 4.Harworth & Bircotes | | | 5.Garden Villages | | |
|-------------------------------|-------------------|---|---|---|-----------|---|------------|---|-----------------------|---|---|-------------------|---|-----|
| SA12: Resource Use and Waste | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| SA13: Cultural Heritage | 0 | + | - | 0 | - | + | 0 | - | 0 | + | - | -- | 0 | - |
| SA14: Landscape and Townscape | + | + | - | 0 | ? | 0 | ? | - | +/- | + | - | +/- | 0 | +/- |

1: Rural Bassetlaw

27% of overall growth

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

Lower growth

4.24 It is expected that a lower growth option would not provide the support for or enhance existing rural services. As a result, this would threaten the long term sustainability of services and facilities in the villages, and this is likely to affect the health and wellbeing of residents living in rural areas, leading to minor negative effects for SA objectives 3: **economy and skills**, 4: **regeneration and social inclusion** and 5: **health and wellbeing**. However, it is predicted that a lower level growth would also have a minor positive effect on the environmental SA objectives 1: **biodiversity and geodiversity**, 6: **transport**, 7: **land use and soils**, 9: **flood risk**, 10: **air quality**, 11: **climate change**, 13: **cultural heritage** and 14: **landscape and townscape**, as a lower rate of development would keep transport-related issues, such as congestion and air pollution, to a minimum. Furthermore, a lower growth rate would also likely minimise the loss of

greenfield land and negative effects on environmental features, such as biodiversity, landscape and cultural assets, due to the lower level of land take required. Similarly, a positive effect has been identified for 9: **flood risk**, as a lower rate of development will less likely contribute towards development on land in flood zones 2 or 3 and a reduced risk of surface run off and flooding. These minor positive effects are uncertain as they depend on the exact location and design of development.

4.25 Finally, a minor positive effect has been identified for SA objective 2: **housing**, as this growth option will still provide new housing, but this may not meet the full need arising within the rural area.

Higher growth

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

4.27 This growth option would result in a significant positive effect in relation to SA objective 2: **housing**, as it will provide more than enough to meet rural housing needs. However, higher levels of growth could have potentially adverse impacts on the historic environment, landscape and the prevailing character of rural villages, due to greater urbanisation of these areas, resulting in a uncertain minor negative impact for SA objectives 13: **cultural heritage** and 14: **landscape and townscape**. Furthermore, a higher level of growth could contribute towards increased traffic congestion and construction traffic leading to a negative effect for SA objectives 6: **transport**, 10: **air quality** and 11: **climate change**. However, there is some uncertainty associated with this as an increase in residents in rural areas could support existing and improved public transport services.

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

No change

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

2: Worksop

24% of all growth

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

Lower growth

4.31 An alternative considered by the Council is the delivery of fewer homes. It is expected that, as the largest town in the District with the most services and facilities, Worksop requires a level of growth which will sustain it as a sub-regional centre and less residential development will not support the town and its services. As such, a minor positive effect has been

identified for SA objective 2: **housing**, as housing development will still be delivered, but this may not meet the full need arising within Worksop. This lower level of housing development will result in minor negative effects with uncertainty for SA objective 3: **economy and skills** and 4: **regeneration and social inclusion**, as the town's services are not likely to be well supported. However, the lower growth option could result in a number of uncertain positive effects, as less development in Worksop could be more beneficial to SA objectives 1: **biodiversity and geodiversity**, 6: **transport**, 7: **land use and soils**, 9: **flood risk**, 10: **air quality**, 11: **climate change** and 13: **cultural heritage**. These positive effects are expected as lower growth will likely result in a minimised traffic influence, reduced risk to historic and wildlife designations in and near Worksop and a reduced use of greenfield or land at risk of flooding land on the edge of the settlement. These effects are uncertain as it depends on the location and design of development.

3: Retford

13% of overall growth

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

Higher Growth

4.33 Higher levels of growth in Retford could result in more development occurring in areas at risk of fluvial flooding or

exacerbating existing surface water flooding issues, resulting in an uncertain minor negative effect for SA objective 9: **flood risk**. In addition, higher levels of growth are likely to result in higher densities and could have adverse impacts on the historic environment and the prevailing character of the historic market town, resulting in a minor negative impact for SA objectives 13: **cultural heritage** and 14: **landscape and townscape**. A higher level of growth could also contribute towards increased traffic congestion and construction traffic leading to a minor negative effect for SA objectives 6:

transport 10: **air quality** and 11: **climate change**.

Furthermore, it is expected that increased development will potentially encourage the loss of greenfield land and impacts on wildlife designations, as such an uncertain minor negative effect has been identified for SA objectives 1: biodiversity and geodiversity and 7: **land use and soils**. This is uncertain as the effects will depend on the location, scale and design of new development. A significant positive effect has been identified for SA objective 2: **housing**, as this option will contribute towards meeting local needs for housing. A higher growth rate could put pressure on local services and facilities but could also support local services and encourage investment in the area, resulting in a minor positive effect for SA objective 3: **economy and skills** and mixed minor positive and negative effect for SA objective 4: **regeneration and social inclusion**.

4: Harworth and Bircotes

21% of overall growth

4.34 This level of growth is expected to support the regeneration of Harworth and Bircotes and provide sufficient residential development to support existing services and facilities. As such a significant positive effect has been identified for SA objectives 2: **housing**, 3: **economy and skills** and 4: **regeneration and social inclusion**, and minor positive effects for SA objective 5: **health and wellbeing**, as this growth level will enhance the town's services and the economy. In addition, this level of growth is expected to provide supporting infrastructure such as transport infrastructure, roads, healthcare and education that will also likely enhance the town and access to services and facilities. However, as a result of this level of development there is potential that a number of mixed effects could occur. For example, despite the provision of improved transport infrastructure, including sustainable transport links, there could be an increase in traffic congestion in and around Harworth & Bircotes, resulting in a negative impact on air quality and contributing to increased greenhouse gas emissions. As such, mixed minor positive and minor negative effects are identified with regards to SA objectives 6: **transport**, 10: **air quality** and 11: **climate change**. Mixed minor positive and minor negative

uncertain effects have also been identified with regards SA objectives 7: **land use and soils** and 14: **landscape and townscape**, as development could lead to the potential loss of greenfield land on the edge of the settlement but could also regenerate large brownfield sites.

Lower growth

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

Higher growth

4.36 A higher level of growth within Harworth and Bircotes could put more pressure on existing infrastructure provision but could also support local services and encourage investment in the area. As such, a likely minor positive effect is identified for SA objective 3: **economy and skills** and a mixed minor positive and negative effect is identified for SA objectives 4: **regeneration and social inclusion** and 5: **health and wellbeing**. A higher level of growth could hinder aspirations to prioritise brownfield regeneration and result in an increased loss of greenfield and development of land at risk of flooding (primarily surface water flooding) and lead to adverse effects on wildlife designations. In addition, higher growth could increase traffic congestion and associated air pollution and carbon emissions. As such an uncertain minor negative effect has been identified for SA objectives; 1: **biodiversity and geodiversity**, 6: **transport**, 7: **land use and soils**, 9: **flood risk**, 10: **air quality** and 11: **climate change**. Furthermore, a higher level of residential growth could have more potential for adverse impacts on the landscape of the

area and contribute towards the degradation of cultural heritage, therefore minor negative effects are expected with regards to SA objectives 13: **cultural heritage** and 14: **landscape and townscape**, although these are uncertain as the effects depend on the location and design of new development. Conversely, a significant positive effect has been identified for SA objective 2: **housing** because this growth option will still help to meet the housing need for Howarth and Bircotes.

5: Garden Villages

15% of overall growth (two new villages)

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

No Change: Delivery of no new villages

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

Lower growth: Delivery of one new village

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

Housing Target

4.40 The Interim SA Report (October 2016) included an appraisal of five reasonable alternative options for the housing target:

- **Option 1:** Trend-based: adopt a housing target based on projecting forward the past ten years of completions, an average of 299 dwellings per annum

- **Option 2:** Population Projection-based (2014)
Objectively Assessed Need - 338 dwellings per annum (dpa)
- **Option 3:** Population Projection-based Objectively
Assessed Need + Moderate Economic Growth - 383 dpa
- **Option 4:** Lower end of the 2013 Strategic Housing
Market Assessment Range - 435 dpa
- **Option 5:** Sheffield City Region Strategic Economic Plan
- 636 dpa

4.44 The SA effects of these four options are summarised in **Table 4.3** below (the detailed SA matrix was presented in Appendix 4 in the January 2020 SA Report).

4.41 The Initial Draft Bassetlaw Plan (October 2016) set out a proposed policy approach which took forward Option 4 i.e. 435 dpa.

4.42 Following the five options originally identified for the Initial Draft Bassetlaw Plan, BDC reviewed the housing target options, and subsequently considered the four options listed below in 2019. This was due to the Government's publication of a Standard Methodology¹³ for determining Objectively Assessed Need (OAN), updated ONS household projections and an updated evidence base, including a draft Economic Development Needs Assessment (EDNA).

- **Option 1:** Government's standardised OAN figure – 306 dpa
- **Option 2:** SHMA-based OAN – 374 dpa
- **Option 3:** Overall housing requirement to support economic growth based on the Oxford Economics midpoint scenario (EDNA-based) – 390 dpa
- **Option 4:** EDNA-based higher requirement to support economic growth based on the Experian midpoint scenario – 493 dpa

4.43 The revised set of four housing target options was appraised in the 2019 SA Report and this work was also presented in the January 2020 and November 2020 SA Reports for the Draft Bassetlaw Local Plan. Note that the 2016 Interim SA report made commentary in relation to how the options would contribute to HMA-wide OAN and city region employment ambitions. These were not considered in the subsequent version of the SA for two reasons. Firstly, up to date figures for wider needs were not available at the time of assessment. Secondly, the Council no longer considered the Sheffield City Region Strategic Economic Plan figure (636 dpa) to be a reasonable alternative, based on the updated evidence in the Bassetlaw Housing and Economic Needs Assessment (HEDNA) (October 2020).

¹³ <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments#housing-need>

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

| Option SA objective | Option 1: Governments standard Method figure (306dpa) | Option 2: SHMA-based OAN (374 dpa) | Option 3: Overall housing requirement (EDNA-based – 390dpa) | Option 4: EDNA-based to higher requirement to support economic growth (493 dpa) |
|--|---|------------------------------------|---|---|
| SA1: Biodiversity and Geodiversity | -? | -? | -? | --? |
| SA2: Housing | ++? | ++ | ++ | ++ |
| SA3: Economy and skills | +? | +? | ++ | ++ |
| SA4: Regeneration and Social Inclusion | 0? | +? | +? | +?/-? |
| SA5: Health and Wellbeing | 0? | +? | +? | +?/-? |
| SA6: Transport | - | - | -? | --? |
| SA7: Land Use and Soils | -? | -? | -? | --? |
| SA8: Water | - | - | - | -- |
| SA9: Flood Risk | -? | -? | -? | -? |
| SA10: Air Quality | -? | -? | -? | -? |
| SA11: Climate Change | -? | -? | -? | -? |
| SA12: Resource Use and Waste | - | - | - | - |
| SA13: Cultural Heritage | +/-? | +/-? | +/-? | -? |
| SA14: Landscape and Townscape | +/-? | +/-? | +/-? | -? |

4.45 When preparing the November 2020 Draft Bassetlaw Local Plan, the Council revisited the housing target options that had been considered in 2019 to reflect the most recent evidence including the HEDNA, which provides evidence in relation to housing needs in Bassetlaw to 2037. As a result, the Option 1 figure (based on the Government's standard method) was updated to be 288 dpa. In accordance with national guidance, further analysis of committed and proposed economic development was undertaken by the Council to determine whether the housing requirement should be increased to support economic growth.

4.46 The Council is proposing to allocate land for a Strategic Employment site at Apleyhead junction located on the A1 and A57. This will be the focus for a significant amount of new employment over the Plan period, up to 2037 and beyond. There is also a significant amount of land with planning consent for employment in Bassetlaw. The number of new jobs to be delivered up to 2037 is expected to be 9,735. The Housing Requirement proposed in the Publication version of the Local Plan, 591 dwellings per annum from 2020 to 2037, is based on this number of jobs being delivered by 2037. This will be monitored over the plan period and reviewed within five years in accordance with national policy.

4.47 The October 2020 HEDNA examined a range of baseline and growth scenarios using Oxford Economics and Experian Forecasting. The study provides four scenarios which are driven by the Strategic Employment allocation at Apleyhead Junction. These are as follows:

- A lower employment figure for Apleyhead Junction of 9,735 jobs with all new homes to support this being delivered in Bassetlaw.
- A higher employment figure for Apleyhead Junction of 11,236 jobs with all new homes to support this being delivered in Bassetlaw.
- A lower employment figure for Apleyhead Junction of 9,735 jobs with the majority of new homes to support this being delivered in Bassetlaw and the remainder to be delivered in neighbouring authority areas.
- A higher employment figure for Apleyhead Junction of 11,236 jobs with the majority of new homes to support this being delivered in Bassetlaw and the remainder to be delivered in neighbouring authority areas.

4.48 **Table 4.4** below summarises these options (which have been labelled Options A to D) in terms of associated housing need figures.

Table 4.4: Alternative housing target options considered for the November 2020 Draft Local Plan

| Housing target option | Jobs growth | Housing need (per annum) |
|-----------------------|-------------|--------------------------|
| A | 9,735 | 591 |
| B | 11,236 | 646 |
| C | 9,735 | 530 |
| D | 11,236 | 562 |

4.49 The likely effects of these options are summarised in **Table 4.5** below and the detailed SA matrix can be found in **Appendix 4**. The up-to-date standardised OAN figure of 288 dpa has also been appraised for completeness.

Table 4.5: SA effects for the updated housing target options

| Option | | | | | |
|--|--|-------------------|-------------------|-------------------|-------------------|
| SA objective | Governments standardised OAN figure (288dpa) | Option A: 591 dpa | Option B: 646 dpa | Option 3C 530 dpa | Option D: 562 dpa |
| 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 | -? | --? | --? | --? | --? |

4.50 Options A-D all involve a similar scale of development over the plan period, with all options being significantly higher than the OAN (between 530 and 646 dwellings per annum) in order to balance housing provision with the Council's economic growth aspirations, in particular the allocation of the strategic employment site at Apleyhead Junction. The effects of options A-D on the SA objectives are therefore similar and all are likely to have significant negative effects on several of

the environmental SA objectives. In contrast, the option of the OAN figure (288 dwellings per annum) would have fewer significant negative environmental effects due to the more limited scale of growth proposed. This may make it easier to avoid focussing development in the most sensitive parts of Bassetlaw.

4.51 Options A-D could all have significant negative effects on SA objectives 1: **biodiversity**, 7: **land use and soils**, 8: **water**, 9: **flood risk**, 13: **cultural heritage** and 14: **landscape and townscape**. The higher amount of development proposed under all four options means that there could be more greenfield land developed with associated potential for adverse effects on the built and natural environment in Bassetlaw. However, effects are uncertain until specific sites are determined and it is recognised that mitigation may be able to be achieved through policy requirements. The potential significant negative effects are therefore uncertain. Providing the OAN figure of 288 dwellings per annum would have likely minor negative effects on these objectives due to the far smaller scale of growth that would result.

4.52 A key difference between Options A-D in sustainability terms is that Options A and B would provide all of the housing to balance the proposed economic growth within Bassetlaw District, while Options C and D would rely on some housing being provided in neighbouring authorities. That approach may result in higher levels of commuting between Bassetlaw and neighbouring authorities, which is more likely to be via car. Options C and D are therefore likely to have significant negative effects on SA objectives 6: **transport**, 10: **air quality** and 11: **climate change**, while Options A and B would have minor negative effects on these objectives. The OAN option would also have significant negative effects as it would result in an imbalance between housing and jobs within Bassetlaw, leading to particularly high levels of commuting which is likely to be over longer distances and by car.

4.53 The fact that all of the housing required to balance jobs growth would be provided within Bassetlaw under Options A and B also means that those options are likely to have significant positive effects on SA objectives 2: **housing** and 3: **economy and skills**. While Options C and D would provide a significant amount of new housing, there is less certainty where some is to be provided in neighbouring areas and more potential for an imbalance between housing and jobs growth to occur. While Options B and D assume a higher level of job creation at Apleyhead compared to Options A and C, the job numbers are still high and all four options would still have significant positive effects on SA objective 3 as a result. The OAN option would have likely minor negative effects on SA objectives 2 and 3 as the imbalance between homes and jobs is more certain to occur if economic growth in Bassetlaw proceeds as planned.

4.54 The effects of the options on SA objectives 4: **regeneration and social inclusion** and 5: **health** are mixed. While the larger-scale growth under Options A-D could mean that there is more pressure on existing services and facilities, including healthcare facilities, the provision of new facilities may also be more likely to take place in order to support the

growing population. The likely effects on health are also influenced by the likely extent of walking and cycling under each option – for the OAN option and Options C and D, rates of walking and cycling are likely to be lower as there may be more in-commuting over longer distances. Under Options A and B, journeys to work may be shorter for more people which would increase the likelihood of journeys being by bicycle or on foot.

Employment Land Target

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

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

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

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

4.58 The SA effects are summarised in **Table 4.6**, and the findings described below.

Table 4.6: SA effects for the employment target options

| Option SA objective | Option 1: No allocations | Option 2: Allocate to reflect market trends in Bassetlaw | Option 3: Large-scale, aspirational growth |
|--|--------------------------|--|--|
| SA1: Biodiversity and Geodiversity | -? | -? | -- |
| SA2: Housing | 0 | 0 | 0? |
| SA3: Economy and skills | +?/-? | ++? | ++/? |
| SA4: Regeneration and Social Inclusion | ? | + | + |
| SA5: Health and Wellbeing | 0? | 0? | 0? |
| SA6: Transport | +?/- | +?/-? | +?/-? |
| SA7: Land Use and Soils | ? | +?/-? | -? |
| SA8: Water | - | - | - |
| SA9: Flood Risk | ? | + | -? |
| SA10: Air Quality | -? | -? | -? |
| SA11: Climate Change | +/- | +/- | +/- |
| SA12: Resource Use and Waste | - | - | - |
| SA13: Cultural Heritage | -? | +/- | -? |
| SA14: Landscape and Townscape | -? | +/- | -? |

4.59 Over the plan period Bassetlaw's economy will continue to be reshaped, following the decline of traditional industries over the last 30 years. Economic development that is delivered through the emerging plan must initially sustain existing businesses and enterprises, then help secure investment through flexible policies and by delivering land in the right locations.

4.60 There are positive effects associated with SA objective 3: **economy and skills** arising from the three employment land target options, with these being significant for Options 2 and 3. By allocating specific sites for development, Option 2 is expected to help sustain existing centres and assist new growth areas by providing opportunities for business start-up, expansion and relocation. Support for rural diversification has potential to boost prosperity and viability of rural areas as places to live and work in the long term, rather than restrictive policies that would limit regeneration of rural areas. The more aspirational levels of growth identified in Option 3 would also have positive effects in terms of boosting the economic prosperity of the area, although in addition to the uncertainty arising from not yet having identified sites for development, this option lacks clarity about the amount of land that should be developed as it is jobs-based, not land-based. Although Option 1 provides flexibility to deal with needs as they emerge, the lack of a land or jobs-based target may not provide sufficient certainty to secure investment commitment.

4.61 Options 2 and 3 are also likely to have positive effects on SA objective 4: **regeneration and social inclusion**. With specific locations targeted through allocations or place-based job creation targets, development can support regeneration of key sites and provide potential uplift to the public realm and investment in infrastructure.

4.62 Option 2 differs from Options 1 and 3 by proposing allocation of a specific quantity of land and is therefore identified as having positive effects in a number of areas that the other options do not – namely SA objective 7: **land use and soils**, SA objective 9: **flood risk**, SA objective 13: **cultural heritage** and SA objective 14: **landscape and townscape**. This helps to reduce some uncertainty about the deliverability of sites and facilitates avoidance or mitigation of potentially significant negative effects on people and the environment.

4.63 The appraisal of the three options for employment land has identified mixed effects or effects with uncertainty for the remaining SA objectives. Those where distinct effects have been identified are those where effects are generally clearly negative or provide no certainty. SA objective 12: **resource use and waste** typically shows that commercial operations will inevitably result in increased resource use and subsequently generation of waste. The extent to which this occurs would be expected to increase proportionately with the

levels of growth achieved. Similarly, the effects in relation to SA objective 8: **water quality and resources** are likely to be negative due to construction and operation of businesses inevitably increasing demand for water in an area of identified water stress.

4.64 Negative uncertain effects are identified in relation to SA objective 1: **biodiversity**, with the need for development of land for employment uses increasing the likelihood of loss of greenfield sites on the edge of existing towns and villages causing habitat loss and fragmentation. Green infrastructure may be delivered as part of large scale schemes, in conjunction with supporting access to employment, although there is significant uncertainty about where development will occur and the levels of growth that may be achieved.

4.65 Economic development will have mixed effects on SA objective 6: **Transport** through increased vehicle movements from deliveries, visitors and in-commuting. These movements will impact on road capacity and existing congestion, but development will also provide developer contributions and CIL payments that will support enhancements and provision of new sustainable transport infrastructure.

4.66 SA objective 13: **cultural heritage** and SA objective 14: **landscape and townscape**, respectively, are also considered likely to have minor negative effects, mixed with positive effects for Option 2. Each of the three options has potential to generate negative effects on the existing townscapes, landscapes and cultural heritage assets in the District, although again there is uncertainty about where these will occur. Under both SA objectives, allocating sites in Option 2 gives opportunity to avoid impacts on the most sensitive receptors or to at least provide integrated mitigation. Larger scale developments can have more wide-ranging impacts on landscapes and townscapes, therefore it is important to be able to plan proactively for these.

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

Thematic Policies

4.68 The Initial Draft Bassetlaw Plan (October 2016) set out a number of proposed thematic policy approaches. These were not subject to SA at the time but were appraised in the 2019 SA Report as presented below, along with reasonable alternative policy approaches, where relevant. The reasons for

selecting the preferred approach at that stage (i.e. Part 1 of the Bassetlaw Draft Plan (January 2019)) are detailed in **Appendix 10**. Not all of the thematic policy approaches discussed below had an equivalent proposed policy in Part 1 of the Bassetlaw Draft Plan, but were subsequently addressed in the Draft Local Plan. The policy options audit tables in **Appendix 10** have been updated to outline the evolution of the policies from the Initial Draft Bassetlaw Plan to the Part 1 Bassetlaw Draft Plan and subsequently from the January 2020 Draft Local Plan and November 2020 Draft Local Plan stages to the current Publication version.

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

The policy approaches (as assessed below) fed into preparation of the development management policies in the first Draft Local Plan (January 2020) and the updates that have been made to those policies since.

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

Housing Growth

4.70 The Initial Draft Bassetlaw Local Plan (2016) proposed an annual housing target of 435 net dwelling completions. Whilst this figure is no longer one of the housing target options (the housing requirement was proposed to be 478 dwellings per annum in the January 2020 Draft Local Plan), the remaining aspects of the proposed policy approach are considered below. The revised housing target options (and the effects of delivering the scale of housing within them) have been assessed earlier in this chapter.

4.71 Allocating sufficient sites to provide choice and flexibility, ensuring sufficient housing provision and allocating a mix of sites is expected to have significant positive effects on SA

objective 2: housing. This approach is also likely to have minor positive effects on SA objective 5: health and wellbeing, as it is expected to ensure a range of housing provision that is suitable for all residents, contributing to both physical and mental health and wellbeing.

Economic Development

4.72 The Initial Draft Bassetlaw Local Plan (2016) proposed an employment land target of 177ha over the life of the plan (the target is proposed to be a minimum of 68ha in the Draft Local Plan, although the plan over-allocated at 128.35ha). Employment land targets are assessed in the preceding section of this chapter; therefore the commentary below addresses the remaining aspects of the proposed policy approach for economic development.

4.73 In being pro-active and aspirational with regards to economic growth, and in having no maximum employment land target, this approach is expected to have significant positive effects on SA objective 3: **economy and skills**. However, it could lead to a high level of development, which could put pressure on environmental factors, therefore having negative effects on SA objectives 1: **biodiversity**, 7: **land use and soils**, 10: **air quality**, 13: **cultural heritage** and 14: **landscape and townscape**. However, these effects are expected to be minor, as the policy approach includes safeguards, such as ensuring development is at an appropriate scale and design, ensuring development can be served by sustainable infrastructure, and conserving and enhancing local heritage and environmental characteristics. Where heritage and environmental features are enhanced, this policy could also lead to minor positive effects on the SA objectives listed above.

Following the Part 1 Bassetlaw Draft Plan consultation (January to March 2019), the Council reviewed the spatial strategy taking into consideration comments received and changes to national policy. As a consequence of this, the Council is now seeking to deliver a step-change in economic growth in Bassetlaw. In order to support this the housing requirement needs to align with jobs growth up to 2037. This has resulted in an increase in the housing requirement from 390 dwellings per annum to 591 dwellings per annum up to 2037.

Town and Service Centres

4.74 The Council did not consider there to be any reasonable alternatives to the proposed policy approach set out in the Initial Draft Bassetlaw Plan (2016) on the basis of evidence contained in the Bassetlaw Retail and Leisure Study (April 2017). With no net need for additional retail floorspace over

the lifetime of the plan there is no requirement to allocate land for future retail development.

4.75 Defining clear boundaries for town centres, primary shopping areas and primary and secondary frontages is expected to have a significant positive effect on SA objective 4: **regeneration and social inclusion** as this approach will directly seek to protect and enhance the vitality and viability of the District's towns and villages. There would also be a minor positive effect on SA objective 3: **economy and skills** as a result of this and the associated stimulation of the town centre economy and employment opportunities.

4.76 Promoting a town centre first approach will promote the use of sustainable transport measures in place of cars which may be more widely used to access developments in out of town locations; therefore minor positive effects are likely in relation to SA objectives 5: **health and wellbeing**, 6: **transport**, 10: **air quality** and 11: **climate change**.

4.77 A minor positive effect is likely in relation to SA objective 2: **housing** as the proposed policy approach involves promoting residential uses above the ground floor in town centres.

Historic Environment

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

4.79 The specific nature of the proposed policy approach means that effects on most of the other SA objectives are unlikely, although there could be potential minor negative effects on SA objectives 2: **housing** and 3: **economy and skills**, if the development of housing or commercial sites was to be restricted on the basis of heritage considerations.

4.80 The Council considers that a reasonable alternative approach to the historic environment would be more detailed policy criteria for the protection of non-designated heritage assets, further to the approach set out in the NPPF. It is envisaged that this would be specifically with regard to exploring in more detail the justification for demolition of non-designated heritage assets.

4.81 This reasonable alternative approach would have a significant positive effect on SA objective 13: **cultural heritage** because it provides additional detail to that in the

NPPF on the protection of local, non-designated heritage assets, whilst also requiring detailed justification for the demolition of such buildings. It is envisaged that this would limit the circumstances in which the demolition of non-designated heritage assets would be considered acceptable. The NPPF guidance on designated and non-designated heritage assets alone is adequate but could be reinforced through Local Plan policies.

4.82 As with the proposed policy approach, negligible effects on most of the other SA objectives are likely. However, the requirement to provide detailed justification for the demolition of non-designated heritage assets, and therefore minimising such demolition, could limit the amount of housing or commercial development if it prevents these being developed on the same site, resulting in minor negative uncertain effects in relation to SA objectives 2: **housing** and 3: **economy and skills**.

Landscape

4.83 The Council did not consider there to be any reasonable alternatives to the proposed policy approach set out in the Initial Draft Bassetlaw Plan (2016). The NPPF and national guidance provide a clear, hierarchical approach for planning policies to protect and enhance valued landscapes in a manner commensurate with their statutory status or identified quality, whilst also recognising the intrinsic character and beauty of the countryside.

4.84 The proposed policy approach relating to the landscape would have a significant positive effect on SA objective 14: **landscape and townscape** as the primary purpose of the proposed approach is to protect and enhance the District's landscapes. It sets out various measures to achieve this, including promoting development that is sensitive to its setting, in line with the local recommendations made for each Policy Zone in the Bassetlaw Landscape Character Assessment and encouraging applicants to give careful consideration to how existing landscape features may be utilised and integrated within development proposals.

4.85 There could also be minor positive effects on SA objectives 1: **biodiversity** and 13: **cultural heritage** as one component of the proposed policy approach is to protect the separate identity of settlements and the intrinsic quality of the countryside (including its built and natural heritage).

4.86 The specific nature of the proposed policy approach means that negligible effects on most of the other SA objectives are likely, although there could be potential minor negative effects on SA objectives 2: **housing** and 3: **economy and skills**, if the development of housing or commercial sites was to be restricted on the basis of landscape considerations.

Biodiversity and Geodiversity

4.87 The Council did not consider there to be any reasonable alternatives to the proposed policy approach set out in the Initial Draft Bassetlaw Plan (2016). The NPPF requires planning policies to protect and enhance sites of biodiversity or geological value in a manner commensurate with their statutory status or identified quality, distinguishing between the hierarchy of international, national and locally designated sites. The NPPF also promotes minimising impacts on and providing net gains for biodiversity, including establishing coherent ecological networks.

4.88 The proposed policy approach relating to biodiversity and geodiversity would have a significant positive effect on SA objective 1: **biodiversity** as the primary purpose of the proposed approach is to protect and enhance the biodiversity and geodiversity of the District. It sets out various measures to achieve this, including not permitting development that would be likely to result in the loss, deterioration or harm to habitats or species of importance to biodiversity or geological conservation interests, unless specific criteria are met. However, there is some uncertainty associated with the significant positive effect as the policy approach indicates that some harm may be permitted where the benefits of the proposed development outweigh the negative impacts on biodiversity.

4.89 The provision of open spaces would have minor positive effects on SA objectives 5: **health and wellbeing**, 7: **land use and soils**, 9: **flood risk** and 14: **landscape and townscape**. This is because open space can provide opportunities for active outdoor recreation, preserve areas of greenfield land from built development, facilitate the infiltration of surface waters and improve the setting of the wider built environment.

4.90 The specific nature of the proposed policy approach means that negligible effects on most of the other SA objectives are likely, although there could be potential minor negative effects on SA objectives 2: **housing** and 3: **economy and skills**, if the development of housing or commercial sites was to be restricted on the basis of biodiversity and geodiversity considerations.

Green Infrastructure

4.91 The Council did not consider there to be any reasonable alternatives to the proposed policy approach set out in the Initial Draft Bassetlaw Plan (2016), because specific enhancement measures cannot be identified at this stage. Specific opportunities may, however, be identified in relation to individual sites.

4.92 The proposed policy approach involves supporting the provision of a wide range of multifunctional green spaces and would have positive effects on a number of the SA objectives.

Specific reference is made to recreational space for sports and leisure activities, which would have a minor positive effect on SA objective 5: **health and wellbeing**, and the policy approach also refers to green infrastructure contributing to flood storage capacity and so a minor positive effect on SA objective 9: **flood risk** is also likely. Further positive effects on health are likely as the policy approach promotes improved pedestrian and cycle accessibility and connectivity. This will also result in minor positive effects on SA objectives 6: **transport**, 10: **air quality** and 11: **climate change**.

4.93 The provision of Green Infrastructure within the District will have a significant positive effect on SA objective 1: **biodiversity**, particularly as the policy approach refers to BAP habitat creation, restoration or enhancement schemes and promotes the use of green corridors. The promotion of landscape buffers or screening for other forms of visually prominent development is likely to have minor positive effects on SA objective 14: **landscape and townscape**, as well as potentially SA objective 13: **cultural heritage** depending on the presence of nearby heritage assets that could otherwise be negatively impacted by development.

4.94 The policy approach promotes the regeneration of previously developed land in and around Worksop and Retford town centres which is likely to have minor positive effects on SA objectives 4: **regeneration and social exclusion**, 7: **land use and soils** and 12: **resource use and waste**.

Open space

4.95 The proposed policy approach to open space is expected to have a significant positive effect on SA objective 5: **health and wellbeing** as ensuring that provision is made to meet defined standards will mean that there is open space available for local residents to engage in active outdoor recreation, to the benefit of their physical and mental wellbeing. Minor positive effects on SA objective 4: **regeneration and social inclusion** are also likely as the proposed policy approach will maintain and enhance access to community facilities and services. Depending on the nature of open space provided, there could be minor positive effects on SA objectives 1: **biodiversity**, 7: **land use and soils** and 9: **flood risk**. There could also be minor positive effects on SA objectives 13: **cultural heritage** and 14: **landscape and townscape**, if the provision of open space enhances the setting of the wider built environment, which will depend on its nature and location.

4.96 The Council considered that a reasonable alternative policy approach to the delivery of open space as set out in the Initial Draft Bassetlaw Plan (2016) would be to not seek provision of additional new open spaces, but to prioritise developer contributions to facilitate off-site enhancements to existing public open spaces. This approach would prioritise

qualitative improvements to facilities and accessibility, rather than using provision standards per 1,000 population.

4.97 This reasonable alternative approach could have a mixed minor positive and significant negative effect on SA objective 5: **health and wellbeing**. This is because although it would result in enhancements to existing open spaces, the approach does not seek provision of additional new open spaces, despite the Open Space, Sport & Recreation Study (August 2012) identifying deficiencies within the District of natural and semi natural greenspace, amenity greenspace, provision for children and young people, and allotments. Additionally, enhancements to existing public open spaces may attract a larger number of visitors to them, which could contribute towards increased recreational pressure proportionate to the increase in housing numbers over the plan period. Mixed minor positive and significant negative effects on SA objective 4: **regeneration and social inclusion** are also likely because although the reasonable alternative policy approach prioritises improvements to the quality and accessibility of existing public open spaces, failure to provide additional new open spaces when deficiencies have been identified could reduce accessibility to open space, especially for those living in any new homes built over the plan period.

4.98 Minor positive uncertain effects on SA objective 1: **biodiversity** are likely because the reasonable alternative policy approach seeks to enhance existing public open spaces which could have a beneficial effect on biodiversity. Minor positive effects are also expected in relation to SA objectives 13: **cultural heritage** and 14: **landscape and townscape** because enhancements to existing public open spaces could improve the overall townscape and visual amenity of the area. However, provision of new open space could provide greater gains in biodiversity and townscape/visual amenity, although this depends on the current features and condition of the site and the design of any new open spaces.

Design

4.99 The Council did not consider there to be any reasonable alternatives to the proposed policy approach set out in the Initial Draft Bassetlaw Plan (2016) because the recently updated NPPF provided a much stronger steer on the requirement for good design. Although the NPPF gives scope to make greater demands on the density of development in some circumstances, it is felt that it is more appropriate to pursue this in settlement-specific policies.

4.100 The primary purpose of the proposed policy approach is to achieve high quality design in the District which will have a significant positive effect on SA objective 14: **landscape and townscape**. In particular, requiring new development to respond to the character and pattern of its surroundings, paying attention to whether the site is urban, suburban or rural

in character, will help to ensure that new development integrates with its wider setting.

4.101 Minor positive effects on SA objective 13: **cultural heritage** are also likely as achieving high quality design in new development will help to mitigate the potential adverse impacts on any nearby assets such as listed buildings. The requirement for proposals to demonstrate how they are integrated with existing built and natural forms in terms of layout, access to green infrastructure and access to cycling and walking networks will have minor positive effects on SA objectives 5: **health and wellbeing**, 6: **transport**, 10: **air quality** and 11: **climate change**.

4.102 Encouraging the use of more environmentally sustainable materials will have minor positive effects on SA objectives 11: **climate change** and 12: **resource use and waste**.

Affordable and Specialist Housing

4.103 The proposed policy approach will have a significant positive effect on SA objective 2: **housing** as its primary aims are to ensure that affordable housing is provided to meet local need and to deliver specific types of housing such as housing to meet the needs of older people. Minor positive effects on SA objective 5: **health and wellbeing** are also expected, as the provision of specialist housing will help to meet the needs of older and less able residents.

4.104 The Council considered three reasonable alternatives to the proposed policy approach set out in the Initial Draft Bassetlaw Plan (2016). The first of these reasonable alternatives is a 'do nothing' approach, in which the Council would work to the requirements of the NPPF with regard to affordable and specialist housing provision. This approach could have a mixed significant positive and minor negative effect in relation to SA objective 2: **housing** because although the NPPF requires Local Planning Authorities to identify their affordable and specialist housing needs and provide accordingly, there are exceptions to this. These exceptions are if the identified affordable and specialist housing needs can be met off-site, or an appropriate financial contribution in lieu can be robustly justified, and the agreed approach contributes to the objective of creating mixed and balanced communities. The second of these two exceptions could result in failure to provide the identified number of affordable and specialist homes. In addition, the NPPF requirements in relation to major and non-major residential developments may not help to achieve the identified affordable housing need within Bassetlaw. The NPPF states that affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas. Where major housing development is proposed, planning policies and decisions should expect at least 10% of the

homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area or significantly prejudice the ability to meet the identified affordable housing needs of specific groups. Assuming a 'do nothing' approach, Bassetlaw would need to provide a minimum of 10% affordable housing in line with the NPPF, but this is unlikely to meet affordable housing needs within Bassetlaw. For example, according to the SHMA there is a net affordable housing need in Bassetlaw of 134 homes per annum, over a 21 year period to 2035. Taking the revised government standard methodology OAN of 299 dpa, this would equate to a need for around 48% of new housing to be affordable, and even taking the higher housing target proposed in the Initial Draft Local Plan of 435 dpa, this would still require around 33% of new housing to be affordable.

4.105 Lastly, a mixed minor positive and minor negative effect on SA objective 5: **health and wellbeing** is likely because the provision of affordable housing will ensure that more of Bassetlaw's residents have access to housing, but it is not guaranteed that all affordable and specialist housing needs will be met.

4.106 The second reasonable alternative policy approach sets a higher target for affordable and specialist housing, including differential rates for greenfield and brownfield development. The provision of a higher number of affordable and specialist homes in general is likely to have a significant positive effect on SA objective 2: **housing** by contributing further to the delivery of the identified need for affordable and specialist accommodation. Minor positive effects on SA objective 5: **health and wellbeing** are also expected, as the provision of specialist housing will meet the needs of older and less able residents. It is assumed that this approach would lower the affordable and/or specialist housing requirement on brownfield land but would still meet affordable and specialist housing needs through greenfield development. Encouraging the re-use of brownfield land for market homes is likely to have a minor positive effect on SA objective 7: **land use and soils**.

4.107 The third reasonable alternative policy approach seeks a proportion of development to meet higher accessibility standards as set out in the building regulations, subject to viability. This is expected to have a minor positive effect in relation to SA objectives 2: **housing** and 5: **health and wellbeing** because this approach will require housing to be designed to a particular standard so as to meet the needs of older and less able residents. It is assumed that if this option were to be taken forward, affordable housing would still be delivered to meet local needs.

Rural Buildings and Residential Development in Wider Rural Bassetlaw

4.108 The Council did not consider there to be any reasonable alternatives to the proposed policy approach set out in the Part A of Section 14 of the Initial Draft Bassetlaw Plan (2016), primarily because a restrictive policy would potentially prevent regeneration in rural areas and would result in increased numbers of rural buildings with no identified use falling in to disrepair.

4.109 Section B of the policy approach set out in the Initial Draft Bassetlaw Plan (2016) is closely linked to the proposed reasonable alternative for the historic environment policy (above). Where demolition of an existing building is acceptable in principle there should be no reason to restrict redevelopment, subject to meeting the proposed criteria.

4.110 The proposed policy approach in the Initial Draft Bassetlaw Plan set out criteria under which proposals for converting buildings to residential use or replacing existing residential dwellings will be permitted. It also set out criteria that would apply to proposals for rural worker dwellings. There could be mixed (minor positive and minor negative) effects on SA objective 2: **housing**. Positive effects relate to the policy approach permitting the re-use of existing buildings for housing and the development of housing for rural workers in certain circumstances; however the criteria for allowing such proposals are quite restrictive, hence the minor negative effect as well.

4.111 The criteria set out in relation to housing for rural workers are likely to have minor positive effects on SA objective 14: **landscape and townscape** as they should help to avoid inappropriate and unnecessary development in the countryside. There are also likely to be minor positive effects on SA objective 3: **economy and skills** as the policy approach permits residential development to support rural workers where it can be proven to be necessary.

4.112 The proposed policy approach could have a minor positive effect on SA objective 13: **cultural heritage** as it allows for the conversion of buildings to residential use where they are of significant architectural or historic value and intrinsically worthy of retention in its rural setting.

Flood Risk

4.113 The Council did not consider there to be any reasonable alternatives to the proposed policy approach set out in the Initial Draft Bassetlaw Plan (2016) in light of the clear approach to flood risk, as set out in national policy and guidance.

4.114 The primary aim of the proposed policy approach is to reduce flood risk in the District; therefore a significant positive

effect is likely in relation to SA objective 9: **flood risk**. There is also likely to be a minor positive effect on SA objective 8: **water** as the policy approach requires that development in settlements with identified drainage capacity issues must demonstrate that the proposed development will not exacerbate existing land drainage and sewerage problems. It is also stated that proposals that are likely to result in the deterioration of water courses and water quality will be resisted and that support will be given to development proposals designed specifically to conserve or enhance water quality.

4.115A minor positive effect on SA objective 1: **biodiversity** is likely as preference will be given to SuDS that contribute to the conservation and enhancement of biodiversity and support will be given to development proposals which are designed to conserve or enhance the ecological value of the water environment.

Renewable and Low Carbon Energy

4.116The Council did not consider there to be any reasonable alternatives to the proposed policy approach set out in the Initial Draft Bassetlaw Plan (2016). Based on the evidence of energy opportunity mapping and given the clear direction in NPPF Chapter 14¹⁴, the Council considered it prudent to allow community-led initiatives to be driven through neighbourhood plans whilst also supporting renewable and low carbon schemes on sites to be allocated in the Draft Plan and other suitable sites (suitability would be determined through the planning process).

4.117The proposed policy approach will have a significant positive effect on SA objective 11: **climate change** as its primary aim is to support renewable energy development in the District. The development of renewable energy infrastructure may also have a minor positive effect on SA objective 10: **air quality**.

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

Sustainable Design and Energy Efficiency

4.119Acknowledging that the NPPF does not prevent LPAs from using their existing powers to set higher energy efficiency standards above building regulations and the national targets in the Climate Change Act 2008, the Council did not consider there to be any reasonable alternatives to the policy approach set out in the Initial Draft Bassetlaw Plan (2016). The proposed approach seeks to achieve the highest standards, subject to viability (as a limiting factor). Testing of other policy themes has indicated that development viability in Bassetlaw is marginal, therefore strictly imposing higher level requirements may adversely affect delivery of affordable housing and essential infrastructure.

4.120The promotion of sustainable design and energy efficiency in new developments through this proposed policy approach is expected to have a significant positive effect on SA objective 11: **climate change** as the approach aims to increase energy efficiency in new developments, ensure that sustainable materials are used and minimise the net greenhouse gas emissions of the development. A minor positive effect on SA objective 12: **resource use and waste** is also expected as the policy approach seeks to minimise waste and maximise recycling. Minimising water consumption in new developments will have a minor positive effect on SA objective 8: **water** and maximising low or zero carbon energy generation will have a minor positive effect on SA objective 10: **air quality**.

Enhance Accessibility and Promoting Sustainable Travel

4.121The Council did not consider there to be any reasonable alternatives to the proposed policy approach set out in the Initial Draft Bassetlaw Plan (2016), because it is not possible to identify specific impacts relating to access to sustainable travel and accessibility and associated mitigation measures at this stage, as site allocations have not yet been identified. These will be explored in more detail in association with site allocations.

4.122The policy approach sets out a range of measures to promote the use of sustainable modes of transport in place of cars, and so would have significant positive effects on SA objectives 6: **transport**, 10: **air quality** and 11: **climate change**.

4.123A minor positive effect on SA objective 5: **health and wellbeing** is also likely as the policy promotes walking and cycling which would help to increase the levels of day-to-day physical activity amongst residents.

¹⁴ Specifically the approach to wind energy in footnote 49

Infrastructure Delivery and Planning Obligations

4.124 The Council did not consider there to be any reasonable alternatives to the proposed policy approach set out in the Initial Draft Bassetlaw Plan (2016), because specific infrastructure needs must be determined in relation to specific site allocations as they are identified, and on a case-by-case basis as planning applications are submitted.

4.125 The proposed policy approach to infrastructure delivery and planning obligations would not have a direct effect on any of the SA objectives as it relates to how developer contributions will be secured. The likely sustainability effects of any infrastructure that may be funded through developer contributions would need to be considered separately, as specific site options and then site allocations are identified.

Gypsies, Travellers and Travelling Showpeople

4.126 The proposed approach in the Initial Draft Bassetlaw Plan (2016) was to allocate sites for Gypsies, Travellers and Travelling Showpeople to meet identified needs for at least the first five years of the Plan, which will have a significant positive effect on SA objective 2: **housing**. Giving preference to sites that are located within or adjoining settlements will have a minor positive effect on SA objective 14: **landscape and townscape** and will also help to reduce the need to travel, resulting in minor positive effects on SA objectives 6: **transport**, 10: **air quality** and 11: **climate change**. The minor positive effect on SA objective 14: **landscape and townscape** will be further achieved through the policy requirement for proposals for sites to be assessed in terms of their scale, layout and design.

4.127 A range of other policy criteria are set out which will be taken into consideration when allocating sites. A minor positive effect on SA objective 7: **land use and soils** is likely as one of the criteria is making efficient use of land and another relates to avoiding land contamination. A minor positive effect on SA objective 9: **flood risk** is also likely as the policy requires consideration of flood risk when assessing potential locations.

4.128 Sites for Travelling Showpeople must demonstrate that, where sites contain work areas, use of these areas will not lead to unacceptable air or environmental pollution, noise or other nuisance or risk to the health and safety of residents on and adjacent to the site. This will have a minor positive effect on SA objective 5: **health and wellbeing**.

4.129 A reasonable alternative policy approach considered for provision of Gypsy, Traveller and Travelling Showpeople's needs was to adopt a criteria-based policy that responds to

need as it arises. It was assumed that these criteria would be based on the considerations set out in the proposed policy approach in the Initial Draft Plan, such as the need to consider the scale of development in relation to the nearest settlement and making efficient use of land. As this approach would be expected to meet the needs of Gypsies, Travellers and Travelling Showpeople, and would include similar considerations to the preferred approach, the effects in terms of the SA objectives are expected to be very similar. However, there may be more uncertainty associated with this alternative approach, as sites would not be safeguarded to meet future requirements. On the other hand, this approach may provide additional flexibility to respond to changing needs.

Strategic site options

4.130 In preparing Part 1 of the Draft Bassetlaw Plan (January 2019), the Council considered strategic site options, i.e. new garden communities, for inclusion in the Plan. A number of potential sites were identified through the Bassetlaw New Settlement Study¹⁵, although only six of these were considered to be reasonable alternatives by the Council:

- Gamston Airport.
- Former Bevercotes Colliery.
- Land East of Carlton-in-Lindrick.
- Land West of Beckingham.
- Land East of Claborough.
- Land North of Darlton.

4.131 The other sites considered in the New Settlement Study were not considered to be reasonable because they were deemed to have significant constraints, either in terms of environmental constraints or sensitivities, physical or technical constraints. In addition, the Council discounted sites that would be located near existing land uses that would be harmful to future residents. **Appendix 9** sets out in more detail how strategic site options were identified and outlines the Council's reasons for selecting the preferred approach in light of the alternatives.

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

¹⁵ ADAS (2018) Bassetlaw New Settlement Study

4.132 The strategic site options considered in preparation Part 1 of the Draft Bassetlaw Plan (January 2019) were appraised and the findings are presented in detail in **Appendix 7** and summarised below. As stated in **paragraph 2.41**, new garden communities will be expected to be relatively self-contained communities. The assessments assumed that any new garden community would be expected to provide:

- > 1,000 homes.
- Low density development.
- Primary school.
- Local centre.
- Small-scale employment/job provision (<5 ha for the purposes of applying the site assessment assumptions presented in Appendix 5).
- High level of open space / greenspace.
- Bus stops / cycle routes.
- GP surgery.

4.133 In order to ensure that all garden communities are assessed on a consistent basis, the SA has made no assumptions about layout and design of these potential new garden communities and they have been assessed on the basis of the site boundary and the above assumptions regarding service and infrastructure provision only. The new settlements proposed in the Publication version of the Bassetlaw Local Plan (2021) have been assessed in the context of the relevant policies (see **Chapter 6**), which take into account relevant design and mitigation considerations required in the policies.

4.134 The potential allocation of land at the strategic sites considered for inclusion in the Bassetlaw Local Plan has been identified as having a wide range of potential sustainability effects. The detailed appraisal of the proposed site options is presented in **Appendix 7** with a summary of the likely sustainability effects of all sites presented in **Table 4.7** below.

Table 4.7: SA effects for strategic site options

| Site | Land East of Carlton-in-Lindrick | Land West of Beckingham | Land East of Clarborough | Gamston Airport | Former Bevercotes Colliery | Land north of Darlton |
|--|----------------------------------|-------------------------|--------------------------|-----------------|----------------------------|-----------------------|
| SA objective | | | | | | |
| SA1: Biodiversity and Geodiversity | 0 | 0 | -- | -- | --? | - |
| SA2: Housing | ++ | ++ | ++ | ++ | ++ | ++ |
| SA3: Economy and skills | + | + | + | +/- | + | + |
| SA4: Regeneration and Social Inclusion | + | + | + | + | + | + |
| SA5: Health and Wellbeing | ++/-- | ++/-- | ++/-- | ++ | ++ | ++ |
| SA6: Transport | + | + | + | + | + | + |
| SA7: Land Use and Soils | -- | -- | -- | +/- | +/- | -- |
| SA8: Water | --? | 0 | 0 | --? | --? | 0 |
| SA9: Flood Risk | 0 | 0 | 0 | 0 | 0 | 0 |
| SA10: Air Quality | N/A | N/A | N/A | N/A | N/A | N/A |
| SA11: Climate Change | N/A | N/A | N/A | N/A | N/A | N/A |
| SA12: Resource Use and Waste | 0 | 0 | 0 | --? | -- | 0 |
| SA13: Cultural Heritage | - | - | 0? | - | - | - |
| SA14: Landscape and Townscape | - | -- | -- | - | - | -- |

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

designations including the potential future designation of Sherwood Forest ppSPA.

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

wildlife sites or within 500m of any international or national wildlife sites. As such they are expected to have a negligible effect on this SA objective.

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

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

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

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

4.141 All of the strategic site options are expected to have a significant positive effect in relation to SA objective 5: **health and wellbeing**, as each of the proposed garden settlements is to provide new open spaces, greenspaces and a GP surgery. As such the development would be accessible to health facilities and could encourage increased physical activity among residents. In addition, some of these sites are also within close proximity (800m) to existing sports, recreation and/or healthcare facilities.

4.142 However, the significant positive effect identified for three of these sites is expected to be combined with a significant negative effect as part of an overall mixed effect. The sites by Carlton-in-Lindrick, Beckingham and Claborough

are located within areas of accessible countryside, which would be lost due to development. As such opportunities for residents to partake of more physical activity may be adversely affected¹⁶.

4.143 Each of the proposed garden settlements to be provided at the strategic site options is to incorporate new sustainable transport links such as bus services and cycle routes. This approach is likely to help promote modal shift and limit the potential for adverse impacts to the existing road network related to issues such as congestion. As such a minor positive effect is expected in relation to all of the sites considered with regards to SA objective 6: **transport**. In addition, a number of sites are also within 400m of existing bus services and cycle infrastructure. However, none of the sites are within 1km of a railway station and as such no significant positive effects have been identified.

4.144 All of the strategic site options contain portions of greenfield land, the development of which is seen as a less efficient use of land resources in the District. Four of the sites are expected to have a significant negative effect in relation to SA objective 7: **land use and soils**, as they are located entirely on greenfield land and contain large areas of Grade 3 agricultural land. As the other two sites (Gamston Airport and Former Bevercotes Colliery) comprise areas of both brownfield and greenfield land, an overall mixed effect (minor positive/minor negative) has been identified in relation to this SA objective.

4.145 Three of the strategic site options (Land East of Carlton-in-Lindrick, Gamston Airport Former Bevercotes Colliery) lie within Source Protection Zone 3. The delivery of development at these locations may result in the contamination of groundwater sources. As such a significant negative uncertain effect is expected in relation to SA objective 8: **water** for these sites. A negligible effect is expected for the three remaining sites given that they are not within the boundaries of Source Protection Zones.

4.146 All of the strategic site options are expected to have a negligible effect with regards to SA objective 9: **flood risk** as they are not situated within flood zone 2 or 3. As such it is not expected that new development at these locations would contribute to any increase in flood risk in the District.

4.147 While the promotion of modal shift through the provision of sustainable transport links within each garden village is likely to help improve air quality in the District, the proximity of the strategic site options to sustainable transport links has already been considered separately under SA objective 6. There are currently no Air Quality Management Areas

¹⁶ Given the new understanding of the 'accessible countryside' GIS layer, the significant negative effect has now been removed.

(AQMAS) declared within the District. As noted in the SA assumptions set out in **Appendix 7**, it has not been possible to appraise the potential effect of development on air quality at a site specific level as effects will depend largely on the design of sites and onsite practices. As such, strategic site options have not been assessed against SA objective 10: **air quality**.

4.148 It has also not been possible to appraise the potential effect of development on the level of greenhouse gas emissions and climate change at a site-specific level. The effects on this SA objective will depend largely on the design of sites and onsite practices. The promotion of modal shift may also help to limit the level of greenhouse gas emissions from private vehicles and the proximity of the sites to sustainable transport links has been considered separately under SA objective 6. As such, strategic site options have not been assessed against SA objective 11: **climate change**.

4.149 The majority of sites are expected to have negligible effects in relation to SA objective 12: **resource use and waste**. These four sites are not located within a MSA and therefore are unlikely to adversely affect the extraction of finite mineral resources in the District. However, two of the sites (Gamston Airport and Former Bevercotes Colliery) are expected to have a significant negative effect in relation to resource use as they lie within a MSA. Gamston Airport site lies only partially within the MSA, so a level of uncertainty is attached to the overall effect given that it will be dependent upon the precise layout of the site.

4.150 All of the sites (apart from Land East of Clarborough) are expected to have minor negative effects in relation to SA objective 13: **cultural heritage**. Land East of Clarborough site does not contain or lie adjacent to any designated heritage assets beyond elements of ridge and furrow earthworks and the potential for archaeological deposits at the site is considered to be low, leading to an uncertain negligible effect. The remaining five sites contain local heritage assets or lie within the setting of, or within 500m of, designated heritage assets. Development at these sites therefore has the potential to result in adverse impacts on the settings of those identified heritage assets.

4.151 Half of the sites (Land West of Beckingham, Land East of Clarborough and Land north of Darlton) are expected to have significant negative effects in relation to SA objective 14: **landscape and townscape**. These sites are located within landscape policy zones which have been identified as being in 'very good condition' and of 'very high' sensitivity. Development in these locations has the potential to adversely affect the existing landscape character at these highly sensitive locations.

4.152 The remaining sites are expected to have a minor positive effect in relation to this SA objective. These sites are

located within landscape policy zones which are recognised to be of a 'good condition' and 'moderate' sensitivity.

4.153 As noted above, since this assessment was originally presented in the SA Report of the Part 1 Draft Bassetlaw Plan (January 2019) and during the consultation on the Draft Bassetlaw Plan in early 2019, additional sites were made available to the Council for consideration of their inclusion for accommodating the proposed Bassetlaw Garden Village. These sites were included in the Land Availability Assessment and have been appraised through the SA for their suitability as potential Garden Village locations, along with a review of the existing proposed sites of Gamston Airport and Bevercotes Colliery. These have been subject to SA and the assessment results are presented in **Chapter 6** and **Appendix 6**.

Chapter 5

Sustainability Appraisal

Findings for the Site Options

5.1 This chapter summarises the results of the assessments of all sites identified as reasonable alternatives by Bassetlaw District Council at this stage. Note that reasonable alternative strategic site options that were assessed and discounted during the SA work carried out in January 2019 are not included in this section. However, the assessments for those sites are included in **Appendix 7** for completeness.

5.2 The site assessments summarised below were mainly undertaken between August and September 2019, prior to the first consultation on the Draft Local Plan. The SA findings were issued to the Council with a series of recommendations, which fed into the Council's selection of preferred options for the January 2020 Draft Local Plan. Following the January 2020 consultation, a number of new reasonable alternative site options were identified and appraised and a small number of the options appraised previously were removed from the SA as they were no longer considered by BDC to be reasonable options (for example, they were no longer available). No further changes have been made to the suite of reasonable alternative site options since the November 2020 Draft Bassetlaw Local Plan consultation.

5.3 The SA findings for the sites that are currently identified as reasonable alternative options are presented in this chapter. **Table 5.1** shows which sites have been taken forward as proposed allocations in the Publication (Regulation 19) Bassetlaw Local Plan (August 2021). **Table 5.2** summarises the likely effects expected in relation to all site options assessed at this stage of the SA, with the proposed allocations shown in **bold**.

5.4 Although some sites have now been allocated, the assessments presented in this chapter and in **Appendix 6** and **Appendix 7** are appraised on their own merits, without taking into account any policy requirements (i.e. a 'policy off' approach). In this way, all sites have been assessed on the same basis and in the same level of detail. The detailed site allocations policies relating to the sites that are allocated in the Publication (Regulation 19) Local Plan (August 2021) are appraised in **Chapter 6**.

Table 5.1: Sites proposed to be allocated in the Publication (Regulation 19) Bassetlaw Local Plan (August 2021)

| Publication Local Plan (August 2021) policy number | Site name | Site reference |
|--|-----------------------------------|---|
| Residential / mixed use | | |
| HS1 | Peaks Hill Farm | LAA458, LAA462 and LAA470 |
| HS2 | Former Pupil Referral Centre | LAA142 |
| HS3 | Radford Street | LAA219 |
| HS4 | Former Manton Primary School | LAA147 |
| HS5 | Talbot Road | LAA149 |
| HS6 | Trinity Farm | LAA133 and LAA454 |
| HS7 | Milnercroft | LAA485 |
| HS8 | Former Elizabethan School | LAA413 |
| HS9 | St Michael's View, Hallcroft Road | LAA490 |
| HS10 | Fairy Grove Nursery | LAA127 |
| HS11 | Station Road | LAA472 |
| HS12 | Ordsall South | LAA141, LAA270, LAA276, LAA246 and LAA247 ¹⁷ |
| HS13 | Ollerton Road, Tuxford | NP04 |
| New settlements | | |
| ST4 | Bassetlaw Garden Village | LAA453/LAA455 |
| Employment | | |
| ST8 | High Marnham Power Station | LAA369 |
| 9 | Apleyhead | LAA338 |

¹⁷ Note that the boundary of Ordsall South now includes land to the north of this site (to the north of LAA276 in particular). This additional land was only identified in 2021 and was therefore not included in the site assessment of Land south of the common, Ordsall, West of Brecks Road (LAA141, LAA270, LAA276) presented in Appendix 6. The additional area has been taken into account in the assessment of HS13: Ordsall South presented in this chapter.

5.5 The Publication (Regulation 19) Local Plan (August 2021) includes a policy relating to Cottam Priority Regeneration Area (ST6). The site was previously included as a strategic allocation in the January 2020 version of the Draft Local Plan; however due to uncertainty about the deliverability of the site, since the November 2020 version of the Draft Local Plan it has been treated as land to be safeguarded as a broad location for future development, but is no longer an allocation and is not taken into account in the overall housing and employment figures for the Local Plan. The options referred to in this chapter as Cottam Power Station¹⁸ are therefore treated as rejected options for allocation and are not highlighted in bold in **Table 5.2**. Policy ST6 which safeguards the land for potential future development has been appraised in **Chapter 6**.

¹⁸ Note that there are two distinct options for Cottam Power Station, as the site has been appraised separately for employment development and as a new settlement option.

Table 5.2: Summary of SA scores for the site options

*Note that the site options highlighted in **bold** text are those that are allocated in the Publication (Regulation 19) version of the Local Plan (August 2021)*

| Site | SA1: Biodiversity and geodiversity | SA2: Housing | SA3: Economy and skills | SA4: Regeneration and social inclusion | SA5: Health and wellbeing | SA6: Transport | SA7: Land use and soils | SA8: Water | SA9: Flood risk | SA10: Air quality | SA11: Climate change | SA12: Resource use and waste | SA13: Cultural heritage | SA14: Landscape and townscape |
|---|------------------------------------|--------------|-------------------------|--|---------------------------|----------------|-------------------------|------------|-----------------|-------------------|----------------------|------------------------------|-------------------------|-------------------------------|
| Housing | | | | | | | | | | | | | | |
| Montagu House, London Road, Retford (LAA002) | 0 | + | 0 | + | + | + | ++ | -- | 0 | N/A | N/A | 0 | -- | 0? |
| The Drive, Park Lane, Retford (LAA012) | 0 | + | 0 | + | + | + | -- | -- | 0? | N/A | N/A | 0 | -- | -- |
| The Drive, Park Lane, Retford (LAA012, LAA022, LAA221) | - | ++ | 0 | + | + | + | -- | -- | - | N/A | N/A | 0 | -- | -- |
| Bigsby Road, Retford (LAA022) | - | ++ | 0 | + | + | + | -- | -- | - | N/A | N/A | 0 | -- | -- |
| Kennilworth Nursery, Retford (LAA034) | 0 | ++ | + | + | + | + | ++ | --? | 0 | N/A | N/A | 0 | -- | -- |
| Kennilworth Nursery, South of Coach Grove Road, Grove Coach Road (LAA034, LAA165, LAA275) | 0 | ++ | + | + | + | + | +/- | --? | 0 | N/A | N/A | 0 | -- | -- |
| South of Railway, London Road, Retford (LAA035) | 0 | + | + | + | +/- | + | - | -- | 0 | N/A | N/A | 0 | -- | + |
| Ollerton Road, Retford (LAA067) | - | ++ | 0 | + | + | + | -- | -- | 0 | N/A | N/A | -- | -- | - |
| Tiln Lane, Retford (LAA071) | - | ++ | + | ++ | + | - | -- | -- | 0 | N/A | N/A | 0 | -- | -- |

| Site | SA1: Biodiversity and geodiversity | SA2: Housing | SA3: Economy and skills | SA4: Regeneration and social inclusion | SA5: Health and wellbeing | SA6: Transport | SA7: Land use and soils | SA8: Water | SA9: Flood risk | SA10: Air quality | SA11: Climate change | SA12: Resource use and waste | SA13: Cultural heritage | SA14: Landscape and townscape |
|--|------------------------------------|--------------|-------------------------|--|---------------------------|----------------|-------------------------|------------|-----------------|-------------------|----------------------|------------------------------|-------------------------|-------------------------------|
| Fairy Grove Nursery, Retford (LAA127) | 0 | + | 0 | + | + | + | -- | -- | 0 | N/A | N/A | 0 | -- | -- |
| Land south of the common, Ordsall (LAA141) | - | ++ | 0 | + | + | + | -- | -- | 0 | N/A | N/A | -- | - | - |
| Land south of the common, Ordsall, West of Brecks Road (LAA141, LAA270, LAA276) | - | ++ | 0 | + | + | + | -- | -- | 0 | N/A | N/A | -- | -- | - |
| Former Pupil Referral Centre, Worksop (LAA142) | - | + | + | ++ | ++ | + | ++ | -- | 0 | N/A | N/A | 0 | - | 0? |
| Former Manton Primary School, Worksop (LAA147) | 0 | ++ | + | + | ++/-- | + | ++ | -- | 0 | N/A | N/A | 0 | - | 0? |
| Talbot Road, Worksop (LAA149) | - | + | + | ++ | ++/-- | + | - | -- | 0 | N/A | N/A | 0 | - | 0? |
| South of Grove Coach Road, Retford (LAA165) | 0 | + | 0 | + | + | + | -- | 0 | 0 | N/A | N/A | 0 | -- | -- |
| Whitehouse Road, Harworth & Bircotes (LAA194) | 0 | + | + | + | ++ | + | -- | -- | 0 | N/A | N/A | 0 | -- | + |
| Mansfield Road, Worksop (LAA206) | - | ++ | + | + | + | + | -- | -- | 0 | N/A | N/A | --? | -- | - |
| Peaks Hill Farm, Worksop - medium urban extension to the | - | ++ | ++ | + | + | + | -- | -- | 0 | N/A | N/A | 0? | -- | +/- |

| Site | SA1: Biodiversity and geodiversity | SA2: Housing | SA3: Economy and skills | SA4: Regeneration and social inclusion | SA5: Health and wellbeing | SA6: Transport | SA7: Land use and soils | SA8: Water | SA9: Flood risk | SA10: Air quality | SA11: Climate change | SA12: Resource use and waste | SA13: Cultural heritage | SA14: Landscape and townscape |
|--|------------------------------------|--------------|-------------------------|--|---------------------------|----------------|-------------------------|------------|-----------------|-------------------|----------------------|------------------------------|-------------------------|-------------------------------|
| west of Carlton Road and East of Blyth Road (mixed use) (LAA458, LAA462, LAA470) | | | | | | | | | | | | | | |
| Peaks Hill Farm, Worksop - large urban extension to the west and east of Carlton Road (100 dwellings to the west of Carlton Road and 700 dwellings to the East of Carlton Road), and west of Blyth Road to link the site to Gateford Park (LAA210, LAA462, LAA470, LAA458) | - | ++ | ++ | + | +/- | + | -- | -- | 0 | N/A | N/A | 0? | -- | +/- |
| Blyth Road, Harworth (LAA222) | 0 | ++ | + | + | + | + | -- | -- | 0 | N/A | N/A | 0 | -- | + |
| East of Styrrup Road, Harworth (LAA225) | - | + | + | + | + | + | -- | -- | 0 | N/A | N/A | 0 | -- | + |
| South of Common Lane, Harworth (LAA226) | - | + | + | + | + | + | -- | -- | 0 | N/A | N/A | 0 | -- | + |
| Corner Farm, Tickhill Road, Harworth (LAA227) | 0 | + | + | + | + | + | -- | -- | 0 | N/A | N/A | 0 | -- | 0? |

| Site | SA1: Biodiversity and geodiversity | SA2: Housing | SA3: Economy and skills | SA4: Regeneration and social inclusion | SA5: Health and wellbeing | SA6: Transport | SA7: Land use and soils | SA8: Water | SA9: Flood risk | SA10: Air quality | SA11: Climate change | SA12: Resource use and waste | SA13: Cultural heritage | SA14: Landscape and townscape |
|---|------------------------------------|--------------|-------------------------|--|---------------------------|----------------|-------------------------|------------|-----------------|-------------------|----------------------|------------------------------|-------------------------|-------------------------------|
| Brookside Walk, Thoresby Close & Dorchester Road, Harworth (LAA242) | -- | ++ | + | + | ++/-- | + | -- | -- | 0 | N/A | N/A | 0 | - | + |
| South east of Ollerton Road, Retford (LAA246, LAA247) | - | ++ | +? | + | + | + | -- | -- | 0? | N/A | N/A | -- | -- | - |
| South east of Ollerton Road (LAA246, LAA247, LAA067) | - | ++ | + | + | + | + | -- | -- | 0? | N/A | N/A | -- | -- | - |
| Grove Coach Road, Retford (LAA275) | 0 | ++ | +? | + | + | + | -- | 0 | 0? | N/A | N/A | 0 | -- | -- |
| West of Brecks Road, Retford (LAA276, LAA270) | - | ++ | 0 | + | + | + | -- | -- | 0? | N/A | N/A | -- | -- | - |
| Blyth Road, Worksop (LAA279) | 0 | ++ | 0 | + | + | + | -- | -- | 0 | N/A | N/A | 0 | -- | + |
| The Chase, Park Lane, Retford (LAA280) | 0 | + | 0 | + | + | + | -- | -- | 0 | N/A | N/A | 0 | - | 0? |
| North of Thornhill Road, Harworth (LAA288) | 0 | ++ | 0 | + | + | + | -- | -- | 0? | N/A | N/A | 0 | -- | + |
| North View Farm, Bawtry Road, Harworth (LAA346) | - | + | + | 0 | + | + | -- | -- | 0 | N/A | N/A | 0 | -- | + |
| Shireoaks Common (LAA365) | - | + | + | + | + | ++ | -- | -- | 0 | N/A | N/A | 0 | - | - |

| Site | SA1: Biodiversity and geodiversity | SA2: Housing | SA3: Economy and skills | SA4: Regeneration and social inclusion | SA5: Health and wellbeing | SA6: Transport | SA7: Land use and soils | SA8: Water | SA9: Flood risk | SA10: Air quality | SA11: Climate change | SA12: Resource use and waste | SA13: Cultural heritage | SA14: Landscape and townscape |
|--|------------------------------------|--------------|-------------------------|--|---------------------------|----------------|-------------------------|------------|-----------------|-------------------|----------------------|------------------------------|-------------------------|-------------------------------|
| Former Elizabethan School, Leafield, Retford (LAA413) | 0 | + | + | + | ++ | + | ++ | -- | 0 | N/A | N/A | 0 | 0 | 0? |
| Car Park & builders Yard, Gateford Road, Worksop (LAA465) | - | + | + | ++ | ++ | ++ | ++ | -- | 0 | N/A | N/A | 0 | -- | 0? |
| Former Knitwear Factory, Worksop (LAA466) | - | + | - | + | + | + | ++ | -- | - | N/A | N/A | 0 | -- | 0? |
| Station Road, Retford (LAA472) | 0 | + | + | ++ | + | + | ++ | -- | 0 | N/A | N/A | 0 | -- | 0? |
| Trinity Road, Retford (LAA485) | 0 | + | + | + | +/-- | + | - | -- | 0 | N/A | N/A | 0 | 0 | 0? |
| St Michael's, Hallcroft Road, Retford (LAA490) | 0 | + | + | + | ++ | + | ++ | -- | 0 | N/A | N/A | 0 | 0 | 0? |
| Sandhills, Retford (LAA218) | 0 | + | + | ++ | +/-- | + | - | -- | 0 | N/A | N/A | 0 | - | -? |
| Trinity Farm, North Road, Retford (mixed use) (LAA133, LAA454) | - | ++ | ++ | + | 0 | + | -- | -- | -- | N/A | N/A | -- | -- | - |
| Land west of Eldon Street and south of Brickyard Cottage, Tuxford (LAA123) | 0 | + | + | + | ++ | + | -- | 0 | 0 | N/A | N/A | 0 | -- | - |
| Land north of Bevercotes Lane, Tuxford (LAA089) | 0 | + | + | + | ++ | + | -- | 0 | 0 | N/A | N/A | 0 | -- | - |

| Site | SA1: Biodiversity and geodiversity | SA2: Housing | SA3: Economy and skills | SA4: Regeneration and social inclusion | SA5: Health and wellbeing | SA6: Transport | SA7: Land use and soils | SA8: Water | SA9: Flood risk | SA10: Air quality | SA11: Climate change | SA12: Resource use and waste | SA13: Cultural heritage | SA14: Landscape and townscape |
|--|------------------------------------|--------------|-------------------------|--|---------------------------|----------------|-------------------------|------------|-----------------|-------------------|----------------------|------------------------------|-------------------------|-------------------------------|
| Land south of Ollerton Road, Tuxford (NP04) | 0 | + | + | + | ++ | + | -- | 0 | 0 | N/A | N/A | 0 | -- | - |
| Land west of Newcastle Street, Tuxford (LAA109) | 0 | + | + | + | ++ | + | -- | 0 | 0 | N/A | N/A | 0 | - | - |
| Triangular site north of railway line and south of St John's College Farm (Ref. NP16) (NP06) | 0 | + | + | + | ++ | + | -- | 0 | 0 | N/A | N/A | 0 | -- | - |
| Land north east of Fountain Hotel and west of railway line, Lincoln Road, Tuxford (NP08) | 0 | + | + | ++ | + | + | -- | 0 | 0 | N/A | N/A | 0 | 0 | - |
| Eastfield Nurseries, Darlton Road, Tuxford (NP09) | 0 | + | 0 | ++ | + | + | -- | 0 | 0? | N/A | N/A | 0 | - | -- |
| Ashvale Road, Tuxford (NP11) | 0 | + | + | ++ | + | + | -- | 0 | 0 | N/A | N/A | 0 | -- | - |
| Land at St John's College Farm, off Newcastle Street, Tuxford (NP16) | 0 | ++ | + | + | ++ | + | -- | 0 | 0 | N/A | N/A | 0 | -- | - |
| Land at 56 Lincoln Road, Tuxford (NP17) | 0 | + | + | ++ | ++ | + | -- | 0 | 0 | N/A | N/A | 0 | -- | - |
| South of Gilbert Avenue, Tuxford (NP18) | 0 | ++ | + | ++ | ++ | + | -- | 0 | 0 | N/A | N/A | 0 | - | - |

| Site | SA1: Biodiversity and geodiversity | SA2: Housing | SA3: Economy and skills | SA4: Regeneration and social inclusion | SA5: Health and wellbeing | SA6: Transport | SA7: Land use and soils | SA8: Water | SA9: Flood risk | SA10: Air quality | SA11: Climate change | SA12: Resource use and waste | SA13: Cultural heritage | SA14: Landscape and townscape |
|--|------------------------------------|--------------|-------------------------|--|---------------------------|----------------|-------------------------|------------|-----------------|-------------------|----------------------|------------------------------|-------------------------|-------------------------------|
| Radford Street LAA219 | - | ++ | + | ++ | ++/-- | + | - | -- | 0 | N/A | N/A | 0 | 0 | 0? |
| Employment | | | | | | | | | | | | | | |
| East of Markham Moor (LAA263) | -- | 0 | ++ | N/A | 0 | + | -- | -- | 0 | N/A | N/A | 0 | -- | - |
| Apleyhead, Worksop (LAA338) | -- | 0 | ++ | N/A | + | + | -- | -- | 0 | N/A | N/A | 0 | -- | - |
| South of Markham Moor (LAA368) | - | 0 | ++ | N/A | + | + | -- | -- | 0 | N/A | N/A | -- | -- | - |
| High Marnham Power Station (LAA369) | -- | 0 | ++ | N/A | -? | + | +/- | 0 | -- | N/A | N/A | -- | -- | +/- |
| South of Gamston Airfield (Bunker's Hill part only) (LAA432, part) | - | 0 | ++ | N/A | + | + | -- | -- | 0 | N/A | N/A | 0 | -- | - |
| Coalfield Lane (LAA456) | - | 0 | ++ | N/A | + | + | -- | -- | 0 | N/A | N/A | 0 | -- | - |
| Misson Mill (LAA464) | 0 | 0 | + | N/A | + | + | ++ | -- | - | N/A | N/A | -- | - | - |
| Carlton Forest (LAA468) | -- | 0 | ++ | N/A | 0 | + | -- | -- | 0 | N/A | N/A | -- | - | + |
| Cottam Power Station | --? | 0 | ++ | N/A | + | + | ++ | 0 | - | N/A | N/A | -- | -- | +/- |
| New Settlements | | | | | | | | | | | | | | |
| High Marnham Power Station (LAA369) | -- | ++ | + | + | ++/-? | + | +/- | 0 | -- | N/A | N/A | -- | -- | +/- |

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

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

Housing Sites¹⁹

5.6 Twenty-eight of the 59 residential site options could potentially have either a minor or significant negative effect with regards to conserving and enhancing biodiversity and geodiversity in Bassetlaw District, as new development may result in damage or disturbance to habitats and species. Effects on this SA objective could be either long-term or short-term, temporary or permanent, depending on whether they occur as a result of construction activities or once the new residential development is occupied. The remainder of the site options are at least 500m from a nationally or internationally designated biodiversity asset or known biodiversity feature, and beyond 100m from a local designation, and are therefore expected to have negligible effects on biodiversity.

5.7 Of the 28 sites that are expected to have a negative effect on biodiversity, 22 would have a minor negative effect. Five sites²⁰ are within 100m of a locally designated biodiversity site as well as being within 5km of the Sherwood Forest prospective potential Special Protection Area (ppSPA), and are expected to have minor negative effects in relation to this objective for that reason.

5.8 Nine of the 22 sites with potential minor negative effects on this SA objective²¹ are not within 500m of any nature conservation designation but are within 5km of the ppSPA. Additionally, three sites²² are within 100m of locally designated biodiversity site and are within 500m of a Special Site of Scientific Interest (SSSI) or 100m of a Regionally Important Geological Site (RIGS). A further four sites²³ are within 100m of a locally designated biodiversity site or ancient woodland, or are within 500m of a SSSI.

5.9 The remaining six sites²⁴ could have significant negative effects on SA objective 1. Three of these sites (Brookside Walk, High Marnham Power Station and Bevercotes) contain

Local Wildlife Sites which could be lost to development and as such, significant negative effects are likely. Cottam Power Station contains a small portion of a Local Wildlife Site; therefore a potential significant negative effect is likely in relation to this site. Bassetlaw Garden Village, Bevercotes, Gamston Airport and Cottam Power Station are also located within 5km of the Sherwood Forest ppSPA. The January 2019 HRA Screening Report identified Bevercotes in particular as having suitable breeding habitat for both woodlark and nightjar and is therefore potentially important in maintaining the population of these species in the ppSPA, and significant negative effects are therefore likely. The HRA Screening Report also noted the potential for the Gamston Airport site to provide suitable foraging habitat for woodlark, which although not as important as breeding habitat in maintaining the ppSPA bird populations, is still considered likely to have a significant effect in relation to biodiversity. Similarly, the November 2020 HRA Report identifies Bassetlaw Garden Village as providing suitable foraging habitat for woodlark.

5.10 The high number of potential negative effects in relation to this SA objective reflects the distribution of biodiversity assets within the District, which tend to be of a greater concentration in the central and south-eastern areas of the District, near Worksop and Retford. As such, many of the sites which are located within the built up areas in Worksop and Retford are expected to have a negative impact on biodiversity and/or geodiversity and directing development to built-up areas in place of rural locations cannot be assumed to avoid effects on biodiversity.

5.11 Two of the six sites (High Marnham Power Station and Bassetlaw Garden Village) with potential significant negative effects are proposed to be allocated in the Local Plan, while the other four have not been selected for allocation. Seven of the sites to be allocated are likely to have minor negative

¹⁹ Note that throughout this chapter, the new settlement site options have been summarised along with the residential site options.

²⁰ Peaks Hill Farm (large urban extension), West of Brecks Road, Retford; Car Park & Builders Yard, Gateford Road, Worksop; Former Knitwear Factory, Retford Road, Worksop; Land south of the common, Ordsall, and West of Brecks Road.

²¹ Ollerton Road, Retford; Land South of the Common, Ordsall, Retford; South East of Ollerton Road, Retford; Former Pupil Referral

Unit, Worksop; Talbot Road, Worksop; Mansfield Road, Worksop; Shireoaks Common, Shireoaks; and Radford Street

²² The Drive, Park Lane; Bigsby Road; Tilt Lane; and Peaks Hill Farm (medium urban extension).

²³ South of Common Lane; East of Styrrup Road; Trinity Farm; and North View Farm.

²⁴ Bassetlaw Garden Village, Brookside Walk, High Marnham Power Station, Gamston Airport, Bevercotes and Cottam Power Station.

effects as described above, while another seven²⁵ are expected to have negligible effects.

Employment Sites

5.12 Significant negative effects are identified for five employment site options²⁶ with regards to SA objective 1 as they either contain or are within 500m of a nationally designated biodiversity or geodiversity site. Of these, three sites (Apleyhead, Worksop; Carlton Forest, Carlton in Lindrick and Cottam Power Station) are within 5km of the Sherwood Forest ppSPA and so could have a significant negative effect for that reason. In addition, the November 2020 HRA Report identifies the Apleyhead site as providing suitable foraging habitat for woodlark. Therefore, the development of these sites may result in adverse effects on biodiversity and geodiversity.

5.13 Minor negative effects are identified for three employment sites (South of Markham Moor, South of Gamston Airfield, and Coalfield Lane) as they are either located within 100m of a locally designated biodiversity or geodiversity site, are within 500m of one or more nationally designated biodiversity or geodiversity sites or are within 5km of the Sherwood Forest ppSPA. Therefore, they have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc.

5.14 One of the five sites (Apleyhead) with potential significant negative effects is proposed to be allocated in the Publication Local Plan, while the other four have not been included.

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

Housing Sites

5.15 All of the residential site options are expected to have a minor or significant positive effect with regards to providing

housing to meet the needs of those in the District, due to the nature of the development proposed.

5.16 Sites that have capacity to accommodate more than 100 new homes are considered to provide a significant amount of new homes and so will have a significant positive effect on the provision of housing. Larger sites are also likely to offer better opportunities for affordable housing delivery. Twenty nine of the 59 site options are likely to have a significant positive effect for this reason. These sites are distributed throughout the District at Tuxford, Retford, Worksop, Harworth, and Bircotes. Positive effects in relation to this SA objective are expected to be long-term and permanent.

5.17 Eight of the sites²⁷ that are likely to have significant positive effects in relation to this objective are proposed to be allocated in the Local Plan. The remainder of the allocated sites would have minor positive effects. All of the options that were not included would also have either minor or significant positive effects.

Employment Sites

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

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

Housing Sites

5.19 The location of residential development will affect the achievement of this SA objective by influencing how close residential development is to existing employment sites. An assessment of the proximity of site options to existing employment sites was used to make judgements about the likely effects in relation to this SA objective.

5.20 The three mixed-use site options, Trinity Farm and both of the Peaks Hill Farm options, were found to have significant positive effects in relation to this SA objective as these sites would provide both housing and land for employment use. Forty of the residential site options were found to have minor

²⁵ Land south of Ollerton Road, Station Road, Trinity Road, St. Michael's, Former Elizabethan School, Fairy Grove Nursery and Former Manton Primary School.

²⁶ East of Markham Moor, Apleyhead, High Marnham Power Station, Carlton Forest and Cottam Power Station

²⁷ Fairy Grove Nursery, Land south of the common, Former Manton Primary School, Peaks Hill Farm (medium urban extension), South east of Ollerton Road, Trinity Farm, Radford Street, Bassetlaw Garden Village and High Marnham Power Station.

positive effects in relation to this SA objective because they are within walking distance (800m) of an existing major employment site. Three of these sites (South east of Ollerton Road, Grove Coach Road, and Kennilworth Nursery, South of Coach Grove Road, Grove Coach Road) could have minor positive effects although this is uncertain as only part of these sites are within 800m of an employment site. The Bevercotes site could also have a minor positive effect as part of the site includes an employment site; however a new settlement would be expected to provide small-scale employment opportunities which would not result in the loss of this employment land.

5.21 Most of the sites that are expected to have minor positive effects are located in or near the District's larger and better-connected settlements of Worksop, Retford, and Tuxford. However, one site, Former Knitwear Factory, is anticipated to have a minor negative effect in relation to this SA objective as it will result in the loss of 1.8 ha of employment land. Likewise, a new settlement at Gamston Airport is anticipated to result in mixed minor positive and negative effects as redevelopment of the site would result in the loss of employment land but would also be expected to provide new employment opportunities and is located adjacent to an existing employment site.

5.22 The remaining 14 residential site options are further than 800m from a major employment sites and would not result in the loss of employment land. Those sites are therefore likely to have a negligible effect on access to employment opportunities.

5.23 Two of the three site options, Trinity Farm and Peaks Hill Farm, that would be likely to have significant positive effects in relation to this objective are proposed to be allocated in the Local Plan. Of the remaining 14 residential site allocations, 12 are likely to have minor positive effects, two are expected to have negligible effects, and one could have negligible effects but this is uncertain.

Employment Sites

5.24 All nine of the employment site options would have positive effects in relation to this SA objective as they would all result in the provision of employment land. With the exception of Mission Mill, all sites would result in significant positive

effects in relation to this SA objective as they are each over 5ha in size. Mission Mill is smaller and would provide 0.9ha of employment land, so is anticipated to have a minor rather than significant positive effect in relation to this SA objective.

5.25 One of the eight employment site options (Apleyhead) with a likely significant positive effect in relation to this objective is proposed to be allocated in the Local Plan.

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

Housing Sites

5.26 The location of residential development will affect the achievement of this SA objective by influencing how close residential development is to key services including GP surgeries, schools, post offices and towns and local centres. An assessment of the proximity of site options to these services was used to make judgements about the likely effects in relation to this SA objective.

5.27 The majority (58 out of 59) of residential site options are expected to have a minor or significant positive effect in relation to this objective as they are located within 800m of one or more key services and/or a local centre, or are within 2,000m of all services or a town centre. Of these, 12 sites²⁸ are anticipated to have significant positive effects as they are within 800m of all services and a town centre. Sites with significant positive effects are generally located within or on the outskirts of Tuxford, Retford and Worksop.

5.28 Only one site, North View Farm - Harworth, would have a negligible effect in relation to this SA objective as it is within 2km of one key service. None of the site options are beyond 2km from a key service, and as such no negative effects are identified in relation to this SA objective.

5.29 Four of the 12 residential site options (Former Pupil Referral Centre, Radford Street - Worksop, Station Road - Retford and Talbot Road) with likely significant positive effects in relation to this objective are proposed to be allocated in the Local Plan, while the other eight have not been included.

²⁸ Former Pupil Referral Centre - Worksop, Talbot Road - Worksop, Car park and builders Yard - Gateforth Road - Worksop, Land at Ashvale Road - Tuxford, Sandhills - Retford, Tiln Lane - Retford,

Radford Street - Worksop, South of Gilbert Avenue - Tuxford, Station Road - Retford, Land north east of Fountain Hotel - Tuxford, Eastfield Nurseries - Tuxford, and Land at 56 Lincoln Road - Tuxford.

Employment Sites

5.30 All of the employment sites are expected to have a negligible effect in relation to this SA objective.

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

Housing Sites

5.31 The majority of housing site options (50 out of 59) are identified as having minor or significant positive effects with respect to this SA objective as the sites are all located within 800m of either a GP or an area of open space. This will provide residents with accessible healthcare facilities and access to open space for recreation and leisure which may promote healthier and more active lifestyles. Of these sites, 17²⁹ are likely to have significant positive effects as they are within 800m of both a GP surgery and area of open space (or, in the case of new settlements, would be expected to provide these onsite).

5.32 Four sites (Brookside Walk, Thoresby Close & Dorchester Road, Former Manton Primary School, Talbot Road and Radford Street) will have mixed significant positive and negative effects in relation to this SA objective as although they are located within 800m of a GP and an area of open space, the development of the site would result in the loss of open space or a sports or recreational facility. A further four sites (Peaks Hill Farm (large urban extension), South of Railway – London Road, Trinity Road, Retford and Sandhills - Retford) would have mixed minor positive and uncertain significant negative effects as although they are within 800m of an open space or GP, they would also result in the loss of open space or a sports or recreational facility.

5.33 One site, the new settlement option at High Marnham Power Station (LAA369) could have a mixed (significant positive and minor negative) effect in relation to this SA objective although this is uncertain. The development of the

site could result in the loss of a CROW footpath; however it would also be expected to provide a high level of open green space and a GP surgery within the new settlement. The site at Trinity Farm is within 2km of numerous areas of open space but is predominantly beyond 2km from a GP surgery. Therefore, the site is likely to have negligible effects in relation to this SA objective.

5.34 Nine of the site options³⁰ with likely significant positive effects in relation to this objective are proposed to be allocated in the Local Plan. Four of these would have wholly significant positive effects, with another four (Radford Street, Former Manton Primary School and Talbot Road) having mixed significant positive and significant negative effects. One site (High Marnham Power Station) is likely to result in mixed significant positive and minor negative effects.

Employment Sites

5.35 Minor positive effects are anticipated for six employment site options³¹ with respect to this SA objective, as they are located within 800m of at least one area of open space. This will provide employees/customers with access to open space for recreation and leisure which may promote healthier and more active lifestyles. The proximity of employment sites to GP surgeries has not been considered as NHS GP surgeries tend to only accept people who live (rather than work) nearby.

5.36 A further two sites (Carlton Forest and East of Markham Moor) are anticipated to result in negligible effects, as the sites are located within 2km of at least one area of open space. Whilst parts of Carlton Forest are within 800m of an open space, this is limited to small parts of the site.

5.37 In addition, one site (High Marnham Power Station) could have a minor negative effect although this is uncertain as although it is within 2km of an area of open space (cemetery) the site also contains CROW open access land (footpath) which could be lost through development of the site.

²⁹ Bevercotes, Car Park & builders Yard, Gateford Road, Cottam Power Station, Bassetlaw Garden Village, Gamston Airport, Land at 56 Lincoln Road, Land at St John's College Farm, off Newcastle Street, Land north of Bevercotes Lane, Land west of Eldon Street and south of Brickyard Cottage, Land west of Newcastle Street, Former Pupil Referral Centre, Land south of Ollerton Road, Former Elizabethan School – Leafield, St Michael's, Hallcroft Road, South of Gilbert Avenue, Triangular site north of railway line and south of St John's College Farm and Whitehouse Road.

³⁰ St Michael's, Hallcroft Road, Radford Street, High Marnham Power Station, Bassetlaw Garden Village, Former Pupil Referral Centre – Worksop, South of Ollerton Road, Former Elizabethan School, Former Manton Primary School and Talbot Road.

³¹ Apleyhead, South of Markham Moor, South of Gamston Airfield (Bunker's Hill part only), Coalfield Lane, Misson Mill and Cottam Power Station.

5.38 One of the six site options (Apleyhead) with likely minor positive effects in relation to this objective is proposed to be allocated in the Local Plan. Most of the other alternative options not proposed for allocation could also have minor positive effects.

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

Housing Sites

5.39 All but one of the housing site options are expected to have a minor or significant positive effect in relation to SA objective 6, as they are within 400m of a bus stop or dedicated cycle path, or are within 1km of railway station, and could therefore promote the use of sustainable modes of transport and reduce dependency on private vehicles. Two sites (Car Park & builders Yard - Gateford Road and Shireoaks Common) are expected to have significant positive effects in relation to this objective as they are within 400m of a bus stop and cycle path, and are within 1km of a railway station. The only site option likely to have a minor negative effect is at Tiln Lane, Retford because it is not within 400m of a bus stop or cycle path, or within 1km of a railway station.

5.40 All of the sites proposed to be allocated in the Local Plan would have minor positive effects in relation to this objective, reflecting the fact that they are within 400m of a bus stop or dedicated cycle path, or within 1km of railway station. Neither of the sites with likely significant positive effects are proposed for allocation in the Local Plan.

Employment Sites

5.41 All nine employment sites are located within either 400m of a bus stop or cycle path, or within 1km of a railway station. Therefore, minor positive effects are anticipated in relation to this objective for all nine sites.

5.42 One site (Apleyhead) is proposed to be allocated in the Local Plan. It is expected to have a minor positive effect in relation to this objective although this is the same as the other options which are not included.

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

Housing Sites

5.43 Most of the land in Bassetlaw is classified as being Grade 3 agricultural quality and there is only a small amount of Grade 4 agricultural land which is mainly located along the eastern boundary of the District and in areas to the north near Bircotes. Areas of land between Retford and Tuxford, and along the western boundary are classified as Grade 2 agricultural land. It should be noted that Grade 3a land is considered to be high quality, while Grade 3b is not, and that the GIS data available to inform the SA did not distinguish between the two categories. Therefore, where Grade 3 land is identified but it was not known if it was Grade 3a or 3b, under the precautionary principle it was assumed that the land could be best and most versatile in agricultural terms.

5.44 Given the extent of high quality agricultural land in the District it is unsurprising that 40 of the 59 residential site options are likely to have significant negative effects in relation to soil quality, as they are greenfield sites and are located within agricultural land classified as Grade 1, 2 or 3. A further five sites³² are located on greenfield land but are not located on high quality agricultural land (grades 1, 2 and 3). Therefore, minor negative effects are identified for these sites in relation to this SA objective. Development on greenfield land represents a less efficient use of land in comparison to the development of brownfield sites and may result in the deterioration of soil quality and resources. Additionally, one site (Kennilworth Nursery, South of Coach Grove) is expected to have mixed significant negative and minor positive effects as it contains both greenfield and brownfield land, and it comprises Grade 3 agricultural land, with some urban land in the western extents.

5.45 Ten out of 59 site options³³ are expected to have significant positive effects in relation to this SA objective as they are located on previously developed (brownfield) land. Development on brownfield represents a more efficient use of land in comparison to the development of greenfield sites and protects soil quality and resources. A further three sites (High Marnham Power Station, Bevercotes and Gamston Airport)

³² South of Railway – London Road, Talbot Road, Trinity Road – Retford, Radford Street, and Sandhills – Retford.

³³ Montagu House – London Road, Kennilworth Nursery, Former Pupil Referral Centre, Former Manton Primary School, Former Elizabethan

School, Leafield, Car Park & builders Yard -Gateford Road, Cottam Power Station, Former Knitwear Factory, St Michaels, Hallcroft Road, and Station Road.

are likely to result in mixed minor positive and negative effects as they are located on both brownfield and greenfield land.

5.46 It may be difficult to avoid the loss of potentially high quality agricultural land due to its extent across the Borough and the limited availability of brownfield sites. Where negative effects in relation to this SA objective do occur, they would be long-term and permanent.

5.47 Seven of the 40 sites³⁴ with potential significant negative effects are now proposed to be allocated in the Local Plan. In addition, four of the ten sites with potential for significant positive effects³⁵ are proposed to be allocated, and three of the five sites with minor negative effects (Talbot Road, Trinity Road, and Radford Street) are proposed to be allocated.

Employment Sites

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

5.49 One of the six sites with potential significant negative effects (Apleyhead) is proposed to be allocated in the Local Plan.

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

Housing Sites

5.50 The development of new housing sites on land that is located within a Groundwater Source Protection Zone may have significant negative effects on water quality and resources, as the development may result in increased

polluted runoff due to the introduction of impermeable surfaces. Most of the western half of the District is within a Groundwater Source Protection Zone.

5.51 The majority (44 out of 59) of the housing site options are located within a Groundwater Source Protection Zone and therefore are anticipated to have significant negative effects in relation to this SA objective. These sites are generally located within or nearby the settlements of Worksop, Retford and Harworth and Bircotes. Two of these sites (Kennilworth Nursery and Kennilworth Nursery, South of Coach Grove Road, Grove Coach Road) are located partially within Source Protection Zone 3. As such, these sites could have a significant negative effect although this is uncertain. The remaining 15 housing site options are not located within a Groundwater Source Protection Zone and as such negligible effects have been identified.

5.52 Of the 16 sites proposed to be allocated in the Local Plan, 14 could have significant negative effects in relation to this objective. This compares to 44 sites in total that were identified as having significant negative effects. The remaining two sites proposed to be allocated (Land South of Ollerton Road - Tuxford, and High Marnham Power Station) are likely to have negligible effects in relation to this SA objective.

Employment Sites

5.53 The majority of the employment site options (seven out of nine) are located within a Groundwater Source Protection Zone and as such are expected to have significant negative effects in relation to this SA objective. The remaining two site options, High Marnham Power Station and Cottam Power Station, are not within a Groundwater Source Protection Zone and therefore are expected to have negligible effects.

5.54 One of the seven sites with potential significant negative effects (Apleyhead) is proposed to be allocated in the Local Plan.

³⁴ Fairy Grover Nursery, Land south of the common, Ordall, Peaks Hill Farm (medium urban extension), Trinity Farm, South east of Ollerton Road, Land south of Ollerton Road - Tuxford and Bassetlaw Garden Village.

³⁵ Former Pupil Referral Centre, Former Manton Primary School, Former Elizabethan School, and Station Road

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

Housing Sites

5.55 The development of new housing on sites that are within high flood risk zones are at greater risk of flooding, and due to the increase in impermeable surfaces may contribute towards increase flood risk. National Planning Practice Guidance identifies residential properties as a “more vulnerable use”, which is suitable in areas of Flood Zone 1 and 2 but would require an exception test in Flood Zone 3a and is unsuitable in Flood Zone 3b.

5.56 Five of the 59 residential site options (Cottam Power Station, Former Knitwear Factory, Bigsby Road, Retford, Bevercotes, and The Drive, Park Lane, Retford) were identified as being partly or entirely within Flood Zone 2 and so would have a minor negative effect. A further two sites, the mixed-use site at Trinity Farm, and the new settlement at High Marnham Power Station, are located partly within Flood Zone 3 and therefore would have a significant negative effect.

5.57 Most of the site options are outside of Flood Zones 2 and 3, and therefore are likely to have a negligible effect in relation to this SA objective. Of the sites expected to have a negligible effect, small parts of seven sites³⁶ are partially within Flood Zone 2, and therefore potential but uncertain negligible effects are identified.

5.58 In the Local Plan, 14 of the 16 residential sites proposed to be allocated are likely to have negligible or uncertain negligible effects on flood risk. Two proposed site allocations (Trinity Farm and High Marnham Power Station) are expected to have significant negative effects. Therefore, the proposed site allocations and site options not included perform broadly similarly in relation to this SA objective. It is particularly important to ensure that appropriate mitigation is designed into the development of sites in high flood risk zones - this could involve using the areas of high flood risk for open space rather than built development.

Employment Sites

5.59 Six of the nine employment site options are not located within Flood Zones 2 and 3, and therefore are considered likely to have a negligible effect in relation to this SA objective. Two sites, Mission Mill and Cottam Power Station, are partially within Flood Zone 2 and therefore minor negative effects are anticipated in relation to this SA objective. A portion of the site at High Marnham Power Station is within Flood Zone 3, and as such significant negative effects are likely for this SA objective.

5.60 One of the six sites with potential negligible effects (Apleyhead) is proposed to be allocated in the Local Plan.

SA objective 10: To improve air quality.

5.61 While the proximity of housing and employment sites to town centres, key services and facilities, and public transport modes can affect people's accessibility to areas and facilities without relying on private vehicles, these issues were assessed separately under SA objective 6: Transport. Therefore, all of the residential and employment site options (including those proposed to be allocated in the Local Plan and the options not included) have been assessed as having a negligible effect on providing improvements to air quality in the District. The Council will work with relevant partners to help reduce air pollution and work with developers to encourage low carbon materials and energy generation to support cleaner air in the District.

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

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

³⁶ The Drive - Park Lane, South east of Ollerton Road, Grove Coach Road, West of Brecks Road, North of Thornhill Road, and Eastfield Nurseries.

greenhouse gas emissions and adapting to the effects of climate change.

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

Housing Sites

5.63 The development of new sites that are within Mineral Safeguarding Areas is likely to result in the sterilisation of these resources, and as such would have significant negative effects in relation to SA objective 12. There are numerous Mineral Safeguarding Areas which cover large areas of the District. Parts of the western boundary are safeguarded for Limestone extraction, and the entirety of the eastern and northern boundary for sand and gravel extraction. Parts of the District to the north of Retford fall within a sand and gravel Mineral Safeguarding Area, whilst the area to the south of Retford safeguards clay.

5.64 Of the residential site options, only 12 sites, are located within a Mineral Safeguarding Area and as such are expected to have significant negative effects. Of these, one (Mansfield Road) is only partially located within a Minerals Safeguarding Area and as such the potential significant negative effect is uncertain. These sites tend to be situated within more rural locations, and on the outskirts of settlements such as Retford and Worksop. Both Peaks Hill Farm site options are located partly within a Minerals Safeguarding Area (Sherwood Sandstone), however the Nottinghamshire County Council Minerals Plan outlines that the site is dormant and will be restored to agricultural land. As such, a potential but uncertain negligible effect is identified for these two site options. The remaining 47 sites are not within a safeguarded area, and as such are likely to have negligible effects on the achievement of this SA objective.

5.65 Of the 16 residential sites proposed to be allocated in Local Plan, four (Trinity Farm, High Marnham Power Station, South east of Ollerton Road, and Land south of the common, Ordsall) could have significant negative effects in relation to this objective. The remaining 12 allocated sites are expected to have negligible effects. This proportion is largely similar to that of the options not included.

Employment Sites

5.66 Just over half of the employment site options, including South of Markham Moor, High Marnham Power Station, Misson Mill, Carlton Forest, and Cottam Power Station, are located within a Minerals Safeguarding Area and as such are expected to have a significant negative effect on the mineral resources within the District. The remainder of the sites are not expected to affect mineral resources with the District as they are not situated within a Mineral Safeguarding Zone.

5.67 The one site (Apleyhead) proposed to be allocated in the Local Plan, is likely to have a negligible effect on the SA objective. None of the employment sites with significant negative effects are proposed to be allocated.

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

Housing Sites

5.68 The likely effects of the residential site options on the historic environment have been assessed by the Council's Conservation team as part of its site assessment work, and this assessment has directly informed the SA.

5.69 The majority of the residential site options (54 out of 59) are considered likely to have a minor or significant negative effect on the historic environment as they were assessed by the Council as having an effect on heritage assets and/or their setting. Of the sites expected to have a negative effect, 41 were identified as having significant negative effects on the historic environment as BDC officers identified a potential significant effect on heritage or archaeology from the development of those sites. One of these residential site options (Cottam Power Station) includes a non-designated heritage asset and as such could have a significant negative effect. The high number of site options with likely negative effects reflects the fact that the residential site options are mainly in close proximity to the main settlements of Worksop and Retford where there is a high concentration of the District's heritage assets.

5.70 Thirteen sites³⁷ are identified as having a minor negative effect because BDC officers identified a potential minor effect on heritage or archaeology from the development of those sites. A further five sites are most likely to have negligible effects on heritage because BDC officers did not identify any concerns in relation to heritage or archaeology from the development of those sites.

5.71 Nine of the 41 sites³⁸ with potential significant negative effects are proposed to be allocated in the Publication Local Plan, as are three of the 11 sites with potential minor negative effects (Former Pupil Referral Centre, Former Manton Primary School and Talbot Road). The remaining four sites proposed for allocation are expected to have negligible effects in relation to this SA objective.

Employment Sites

5.72 As above, the likely effects of the employment site options on the historic environment have been assessed by the Council as part of its site assessment work, and this assessment has directly informed the SA.

5.73 All of the employment site options are considered likely to have a minor or significant negative effect on the historic environment as they were assessed by the Council as having a likely effect on heritage assets and/or archaeology. Of these sites, seven³⁹ were identified as having significant negative effects on the historic environment as BDC officers identified a potential significant effect on heritage or archaeology. One employment site option (Cottam Power Station) includes a non-designated heritage asset and as such could have a significant negative effect although this is uncertain. Two of the employment site options (Mission Mill and Carlton Forest) are identified as having a minor negative effect.

5.74 One of the seven employment site options with potential significant negative effects (Apleyhead) is proposed to be allocated in the Publication Local Plan.

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

Housing Sites

5.75 All new residential development has the potential to negatively affect the character of the landscape, particularly given the largely rural nature of the District beyond the main settlements of Worksop and Retford.

5.76 Of the 59 residential site options, 33 are identified as having minor or significant negative effects on the character of the landscape and townscape as they are located within a Landscape Policy Zone that seeks to conserve, conserve and reinforce, conserve and restore, or conserve and create. Of the sites identified as having a negative effect, ten sites⁴⁰ are within a 'conserve' Landscape Policy Zone, and as such are expected to have significant negative effects on landscape character. The sites with potential significant negative effects on the landscape are generally located on the outskirts of Retford and Tuxford. Negative effects in relation to this SA objective are expected to be long-term and permanent. Note that this SA assessment on Landscape impact is a high level assessment based on the Landscape Character Assessment and it should be read alongside the Site Allocations Landscape Assessment and Green Gap Study.

5.77 Twenty-three sites were identified as having a potential minor negative effect in relation to this SA objective. One of these sites (Sandhills - Retford) could have a minor negative effect as it is an urban site that is not on derelict or vacant land, although the negative effect is uncertain as the effects on the townscape would largely depend on the design of the development.

5.78 Thirteen site options⁴¹ are anticipated as having negligible effects as they are predominantly urban sites that do not consist of derelict/degraded land but would not lead to a loss of landscape features (e.g. public green space or water

³⁷ Land South of the Common – Ordsall, Former Pupil Referral Centre, Former Manton Primary School, Talbot Road, Brookside Walk, The Chase Park Lane, Shireoaks Common, Sandhills Retford, Land west of Newcastle Street, Eastfield Nurseries, South of Gilbert Avenue, Gamston Airport and Bevercotes.

³⁸ Fairy Grove Nursery, Land south of the common, Peaks Hill Farm (medium urban extension), South east of Ollerton Road, Station Road, Trinity Farm, Land south of Ollerton Road, High Marnham Power Station and Bassetlaw Garden Village.

³⁹ East of Markham Moor, Apleyhead, South of Markham Moor, High Marnham Power Station, South of Gamston Airfield, Coalfield Lane and Cottam Power Station.

⁴⁰ The Drive, The DrivePark Lane, Bigsby Road, Kennilworth Nursery, Tilt Lane, Fairy Grove Nursery, South of Grove Coach Road, Grove Coach Road, Eastfield Nurseries and Kennilworth Nursery, South of Coach Grove Road, and Grove Coach Road.

⁴¹ Montagu House – London Road, Former Pupil Referral Centre, Former Manton Primary School, Talbot Road, Corner Farm – Tickhill Road, Former Elizabethan School, The Chase – Park Lane, Car Park

bodies). As the effects on the townscape resulting from the development of these sites would depend on the design of the new development, the negligible effects on all these sites are uncertain.

5.79 Nine residential site options are identified as having minor positive effects in relation to this SA objective as they are within a Landscape Policy Zone for Create, Create and Restore or Create and Reinforce or are situated on derelict/degraded land within an urban area. Most of the sites with likely minor positive effects are located within Landscape Policy Zone IL11, which is classified for 'create'. The condition of the landscape in these areas is deemed 'very poor' and it received a sensitivity score of 'low'.

5.80 In addition, four sites (both Peaks Hill Farm sites, Cottam Power Station and High Marnham Power Station) are identified as having mixed positive and negative effect on landscape character due to being located within numerous different Landscape Policy Zones with differing conditions and sensitivities. The development of the Cottam Power Station and High Marnham Power Station sites could lead to the redevelopment of degraded land at old power station sites.

5.81 The high number of potential negative effects identified, and the broad distribution of those sites, shows that the District is relatively constrained in relation to landscape sensitivity and it will be important to ensure that appropriate mitigation is built into proposals for residential development.

5.82 One of the ten sites (Fairy Grove Nursery) with potential significant negative effects is proposed to be allocated in the Local Plan. Additionally, seven of the 23 sites with potential minor negative effects are proposed to be allocated, although two of these (Peaks Hill Farm (medium urban extension) and High Marnham Power Station) will have minor positive effects as well so mixed effects are likely overall. Eight of the sites proposed to be allocated⁴² are expected to have negligible effects.

Employment Sites

5.83 All new employment development has the potential to negatively affect the character of the landscape, particularly

given the largely rural nature of the District beyond the main settlements of Worksop and Retford.

5.84 Most of the employment site options (six out of nine) are likely to have minor negative effects in relation to this SA objective as they are located within a Landscape Policy Zone that seeks to 'conserve and reinforce', 'conserve and restore', or 'conserve and create'. One site, Carlton Forest, is expected to have a minor positive effect as it is located within a Landscape Policy Zone which is of 'very poor' condition and 'moderate' sensitivity.

5.85 In addition, two sites (High Marnham Power Station and Cottam Power Station) are likely to have mixed (minor negative and minor positive) effects on the achievement of this SA objective as they are located within numerous different Landscape Policy Zones with differing conditions and sensitivities. The development of the Cottam Power Station and High Marnham Power Station sites could lead to the redevelopment of degraded land at old power station sites.

5.86 One of the six sites with potential minor negative effects (Apleyhead) is proposed to be allocated in the Local Plan.

Mitigation

5.87 The following section outlines mitigation measures that could help to reduce the potential minor and significant negative effects of the site allocations with regards to each SA objective. In many cases, these mitigation measures are addressed through relevant development management (DM) policies within the Local Plan.

SA 1: Biodiversity and Geodiversity

5.88 Sites located in proximity to statutory international/national nature conservation designations and Regionally Important Geological Sites were identified to have potential negative effects with regards to SA objective 1. To mitigate the potential negative effects of new development on these designations, developments should be designed to avoid and incorporate buffers around the most sensitive parts of the designated sites and consider measures to reduce recreational pressures, such as via the provision of Suitable Alternative Natural Green Space to facilitate on-site

& builders Yard - Gateford Road, Former Knitwear Factory, Station Road, Trinity Road, St Michaels – Hallcroft Road, and Radford Street.

⁴² Former Pupil Referral Centre, Former Manton Primary School, Talbot Road, Former Elizabethan School, Station Road, Trinity Road, St Michael's, Hallcroft Road, and Radford Street.

recreation. In addition, developments should be encouraged to incorporate green infrastructure within the allocated site in order to support the creation of new habitats and species and wider habitat connectivity.

5.89 Policy ST40: Biodiversity and Geodiversity promotes protection and enhancement of biodiversity assets, including designations, habitats and species, and is likely to go a long way to mitigating the identified effects.

5.90 It is noted that sites LAA431 Bevercotes, LAA453/LAA455 Bassetlaw Garden Village, LAA338 Apleyhead and LAA432 Gamston Airport, are identified as having potential to host nightjar/woodlark, which is a particular issue due to the ppSPA. The January 2019 HRA Screening Report identified Bevercotes in particular as having suitable breeding habitat for both woodlark and nightjar and is therefore potentially important in maintaining the population of these species in the ppSPA, and significant negative effects are therefore likely. Bassetlaw Garden Village, Apleyhead and Gamston Airport are thought to provide suitable foraging habitat for woodlark, which although not as important as breeding habitat in maintaining the ppSPA bird populations, is still considered likely to have a significant effect in relation to biodiversity. If these sites are allocated, field surveys will be required to determine the importance of these sites for the ppSPA bird species (nightjar and woodlark) i.e. their role as functional (foraging or breeding) habitat used by those bird species. Applications should be required to carry out project-level HRA if necessary and provide specific mitigation measures for these bird species.

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

SA 2: Housing

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

SA 3: Economy and Skills

5.93 Allocated housing sites located on existing employment sites could result in the loss of employment land and were

identified to have potential negative effects with regards to SA objective 3. The opportunities for mitigation with regards to these potential effects are limited, however the effects would not be significant provided that sufficient employment land is provided overall in the district.

5.94 In addition, Policy ST10: Existing Employment Sites suggests that loss of employment sites to alternative uses will only be permitted where the land or building is no longer physically suitable for employment uses and there is no realistic prospect of re-use or redevelopment for such uses.

SA 4: Regeneration and Social Inclusion

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

SA 5: Health and Wellbeing

5.96 The majority of sites were identified to have positive effects with regards to SA objective 5 as they are expected to be within proximity of one or more open spaces and/or health centres/GP surgeries. Significant negative effects were identified against a small number of sites where the development of these sites would result in the loss of existing open space, sports or recreational facilities. Developments should ensure there is a sufficient replacement/alternative outdoor green space, in a location easily accessible by current users and new residents/workers, to mitigate the potential loss and provide for the needs of the new development. Mitigation could also include enhancing and encouraging access to the adjacent countryside.

5.97 Policy ST44: Promoting Health and Well-Being seeks to improve access to open space and promote active travel, which is likely to go some way to mitigating these effects.

SA 6: Transport

5.98 One site, LAA071 Tiln Lane, Retford, was identified as having a potential minor negative effect with regards to SA objective 6 as this site is located more than 400m from a bus stop and cycle path and more than 1km from a railway station. However, the site is not allocated in the Publication Local Plan.

5.99 Whilst all other sites were assessed as having minor or significant positive effects, all sites should seek to maximise opportunities for sustainable transport. Policy ST55: Promoting Sustainable Transport and Active Travel should help in achieving this and mitigating any negative effects that could arise.

SA 7: Land Use and Soils

5.100 Sites located on greenfield land, including the best and most versatile agricultural land, would result in the permanent loss of this land and therefore were identified to have potential negative effects with regards to SA objective 7. This loss cannot be avoided without relocating proposed development sites, however developments should be encouraged to reuse building materials for development and provide adequate green open space provision within the site.

5.101 Policy ST1: Bassetlaw's Spatial Strategy may go some way to help minimise negative effects, as it promotes use of previously developed land and minimising the use of best and most versatile Grade 1 to 3a agricultural land.

SA 8: Water

5.102 Sites located within Groundwater Protection Zones were identified to have potential negative effects with regards to SA objective 8, as development may pose a risk of groundwater contamination. To mitigate the risk of water pollution, developments should provide surface water management measures to reduce the runoff of pollutants into waterways. In some cases, further measures may be required to prevent potential pollution incidents during construction, including requiring careful handling of materials and spill response plans.

5.103 Policy ST53: Protecting Water Quality and Management states that development will not be supported where it could negatively impact surface or groundwater. It also requires assessment of risk to groundwater if development occurs in a Source protection Zone, which should mitigate against any negative effects.

SA 9: Flood Risk

5.104 Sites located within Flood Zones 2 or 3 were identified to have potential negative effects with regards to SA objective 9, as these sites are more susceptible to flooding. Where possible, design of new development within these sites should

avoid those parts of the site at highest risk of flooding, which could be retained as green space. Developments should utilise SuDS to help mitigate the risk of flooding by safely managing surface water issues. In areas where it is not possible to install SuDS (e.g. in areas with less permeable soils), alternative surface water drainage could be installed.

5.105 Policy ST52: Flood Risk and Drainage should help to mitigate any negative effects, as it requires development to address effects of the proposed development on flood risk and avoid areas at highest risk of flooding.

SA 10: Air Quality

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

SA 11: Climate Change

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

SA 12: Resource Use and Waste

5.108 Sites located within Mineral Safeguarding Areas were identified to have potential negative effects with regards to SA objective 12, as these areas are designated to maintain mineral resource availability. To address this, developments should be focussed within the area of sites which lies outside Mineral Safeguarding Areas. For developments within safeguarding areas, the mineral resources should be worked prior to development, where possible.

5.109 Waste reduction is reliant more on the design of development, rather than location. In order to maximise waste reduction, new developments should be designed to incorporate reuse of building materials and space for storage and collection of waste for composting and recycling.

SA 13: Cultural Heritage

5.110 The majority of sites were identified by the Council's heritage and archaeology officers to have potential negative effects with regards to SA objective 13 where development could potentially harm heritage and archaeological assets and their settings. Applications for development at such sites should include desk based archaeological assessments and/or a Heritage Statement to assess the impact of development on the setting of identified heritage and archaeological assets and to help mitigate harm. In addition, developments should be designed to avoid the most sensitive areas, make consideration of screening, record archaeological remains, and increase public access and understanding of heritage and archaeological assets, as well as enhance the setting of such assets where possible.

5.111 Policies ST42: The Historic Environment and 43: Designated and Non-Designated Heritage Assets provide protection for both designated and non-designated assets and are therefore expected to go a long way to help mitigate any negative effects.

SA 14: Landscape and Townscape

5.112 The majority of sites were identified to have negative effects with regards to SA objective 14 where they are located within Landscape Policy Zones for conserve and reinforce, conserve and restore, conserve and create, or conserve. Applications for development at such sites should be required to respond to the recommendations of the relevant Landscape Character Assessment Policy Zone⁴³, which will help to mitigate adverse impacts on surrounding landscape character. In addition, developments should be designed to avoid the most sensitive areas and encouraged to incorporate and enhance green infrastructure at sites to reduce the impact of loss of landscape features.

5.113 Policies ST37: Landscape Character and ST35: Design Quality promote development that is sensitive to its surroundings, therefore helping to minimise and mitigate any potential negative effects.

Recommendations regarding site allocations

5.114 This section summarises those residential, employment and new settlement site options that could be taken forward in the Local Plan based solely on how well they perform against the SA objectives. However, it should be noted that the SA findings are not the only factor influencing the Council's decisions on sites to be allocated in the Local Plan, as other planning considerations such as deliverability and viability, meeting the required quantum of housing and employment land, fit with overall spatial strategy and plan objectives will also be taken into account. The Council's justification for selecting the sites allocated in the Publication version of the Local Plan (and discounting the alternatives) are set out in **Appendix 8** of this SA Report.

Residential site options

5.115 Of the residential site options, the following residential sites perform relatively well, as they are expected to have a number of positive effects and more limited negative effects:

- Former Pupil Referral Centre (LAA142).
- Montagu House, London Road (LAA002).
- Former Manton Primary School Site (LAA147).
- Car Park & Builders Yard, Gateford (LAA465).
- Station Road (LAA472).
- Land South of Ollerton Road, Tuxford (NP04)
- Kennilworth Nursery, Retford (LAA034)
- Former Elizabethan School, Leafield, Retford (LAA413).
- Trinity Road, Retford (LAA485).
- St Michaels, Hallcroft Road, Retford (LAA490).

⁴³ Bassetlaw District Council (2009) Landscape Character Assessment – Bassetlaw, Nottinghamshire, available at: [https://www-test2.bassetlaw.gov.uk/planning-and-building/planning-](https://www-test2.bassetlaw.gov.uk/planning-and-building/planning-services/planning-policy/core-strategy-and-development-policies/background-studies/landscape-character-assessment-lca/)

[services/planning-policy/core-strategy-and-development-policies/background-studies/landscape-character-assessment-lca/](https://www-test2.bassetlaw.gov.uk/planning-and-building/planning-services/planning-policy/core-strategy-and-development-policies/background-studies/landscape-character-assessment-lca/)

5.116 Of the above ten sites, potential significant negative effects were identified against SA objective 5: health and wellbeing, SA objective 7: Land use and soils, SA objective 8: water and/or SA objective 13: cultural heritage. It is considered that with the exception of SA objective 7, these effects could be mitigated, as described below. Where potential negative effects on the historic environment have been identified, further work should be commissioned or undertaken by the Council in order to understand the magnitude of these effects, how they affect the significance of any assets and how they can be mitigated effectively.

5.117 The best performing site options listed above are generally those consisting of previously developed land in the urban area. This is because these sites tend to be closer to local services, facilities and transport links and can help promote regeneration. However, it is acknowledged that, with the exception of the Kennilworth Nursery, Retford and Former Manton Primary School sites, these sites are fairly small, and more sites would need to be allocated to meet the housing need over the plan period. In addition, smaller sites are generally less likely to provide new and/or improved infrastructure, such as local shops, community facilities and recreational space. Therefore, it may be necessary to allocate additional site options where potential negative effects on more of the SA objectives have been identified. Provided the negative effects can be mitigated through the use of relevant development management policies and/or specific measures within site allocation policies (as referred to in the Mitigation section above), then it should be reasonable to allocate site options not listed above.

5.118 The following site options are identified as having largely negative effects with regards to a higher number of SA objectives and therefore, if allocated, suitable avoidance and mitigation measures (as described above) would need to be required within accompanying site allocation policies:

- The Drive, Park Lane, Retford (LAA012, LAA022, LAA221)
- Bigsby Road (LAA022).
- Ollerton Road, Retford (LAA067)
- Tiln Lane, Retford (LAA071)
- Trinity Farm North Road, Retford (mixed use) (LAA133, LAA454)
- Mansfield Road (LAA206).

5.119 Whilst some positive effects are expected with regards to these six site options, they are likely to have significant negative effects, particularly in relation to SA objective 7: land use and soils, SA objective 8: water, SA objective 9: flood risk, SA objective 12: resource use and waste, SA objective 13: cultural heritage and SA objective 14: landscape and townscape. With regards to all site options, most potential negative effects identified could be mitigated to some extent as described above in the Mitigation section. However, it is not possible to mitigate the loss of greenfield land and best and most versatile agricultural land (relevant to SA objective 7) and negative effects on SA objective 12, relating to development within a Minerals Safeguarding Area, may also be difficult to mitigate, unless prior extraction of the safeguarded mineral takes place before development begins on-site.

Employment site options

5.120 Of the employment site options, the following perform relatively well, as they are expected to have a number of positive effects and more limited negative effects:

- Cottam Power Station.
- South of Gamston Airfield (Bunker's Hill) (LAA432).
- Mission Mill (LAA464).

5.121 Potential significant negative effects have been identified for these sites in relation to SA objective 1: biodiversity and geodiversity, SA objective 7: land use and soils, SA objective 8: water, SA objective 12: resource use and waste and SA objective 13: cultural heritage. At Cottam Power Station, the precedent set by the existing power station on the site could mean that the effects identified do not occur or are minimised. The construction period is likely to be most disruptive, particularly if any additional infrastructure is required, but it is considered likely that most negative effects could be mitigated, at least in part, via the measures recommended in the Mitigation section above.

5.122 The following site options are identified as having largely negative effects with regards to a higher number of the SA objectives and therefore, if allocated, suitable avoidance and mitigation measures would need to be required within the accompanying site allocation policies:

- East of Markham Moor (LAA263).
- South of Markham Moor (LAA368)

- High Marnham Power Station (LAA369).
- Carlton Forest (LAA468).

5.123 With regards to all site options, most potential negative effects identified could be mitigated to some extent as described above in the Mitigation section. However, it is not possible to mitigate loss of greenfield land and best and most versatile agricultural land (relevant to SA objective 7) and negative effects on SA objective 12, relating to development within a Minerals Safeguarding Area, may also be difficult to mitigate, unless prior extraction of the safeguarded mineral takes place before development begins on-site.

5.124 It is noted that the HRA identifies Gamston Airport (whole site) (LAA432) as having potential to provide foraging opportunities for woodlark during winter. Given the extent of such habitat (arable) in the landscape, its loss would not be expected to be significant. Nevertheless, the potential for it to contribute to provision of foraging habitat should be investigated further if the site is taken forward for development.

New settlement options

5.125 While new settlements require greater land take, they can also provide greater benefits in terms of provision of employment and new infrastructure, services and facilities. Of the five new settlement site options considered by the Council, Bassetlaw Garden Village (LAA453/455) and Cottam Power Station perform particularly well in sustainability terms. Cottam Power Station performs well as both a new settlement and employment site option. As an employment site it would provide a continued employment use in the area and may require less investment in terms of remediation of contaminated land. However, as a new settlement it could better promote co-location of housing, employment and services, reducing the need for people to travel to this relatively remote site for work. For Bassetlaw Garden Village, significant negative effects are only expected in relation to three SA objectives: SA objective 1: biodiversity and geodiversity, SA objective 7: land use and soils and SA objective 8: water. The negative effects for SA objective 7 however, relate to loss of Grade 3 agricultural land, which cannot be mitigated. Further investigation should be undertaken as to whether this is Grade 3a, which is considered best and most versatile agricultural land, or Grade 3b, which is not.

5.126 As described above with regards to employment site options, the potential negative effects identified as a result of redeveloping Cottam Power Station are likely to be minimised by the fact the site currently houses a power station. Whilst High Marnham Power Station (LAA369) could have potential significant negative effects on more SA objectives than Cottam Power Station, the same principle applies. However, the same principle does not apply to Bevercotes (LAA431), as this site has started to re-naturalise and contains Local Wildlife Sites. In line with the HRA, it is recommended that if Bevercotes (LAA431) is taken forward, bird surveys would need to be carried out first to determine whether the site is used by nightjar and woodlark and, if so, whether suitable mitigation can be secured to avoid significant adverse effects on the population of these species. As noted above, the HRA identifies Gamston Airport (whole site) (LAA432) as having potential to provide foraging opportunities for woodlark during winter. Given the extent of such habitat (arable) in the landscape, its loss would not be expected to be significant. Nevertheless, the potential for it to contribute to provision of foraging habitat should be investigated further if the site is taken forward.

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

Chapter 6

Sustainability Appraisal

Findings for the Publication

Local Plan

6.1 This Chapter sets out the assessments of all policies included in the Publication (Regulation 19) Bassetlaw Local Plan (August 2021). These assessments are presented in relation to the chapter of the Publication Local Plan in which they appear.

6.2 Appraisal work in relation to the policies that were included in the Draft Bassetlaw Local Plan (January 2020) was previously undertaken between September and November 2019 and draft assessments were sent to Bassetlaw District Council along with a number of recommendations to mitigate negative effects and maximise the positive sustainability effects of the policies. The Council revised the policies to take these recommendations and other evidence into account, and the assessments were updated accordingly. Chapter 6 in the January 2020 SA Report for the Draft Local Plan set out the appraisal findings, taking account of any changes to the policies in light of the recommendations made in the SA.

6.3 The Council then made further changes to the policies in the November 2020 version of the Draft Local Plan and the appraisal work was updated reflect those changes, as presented in Chapter 6 of the November 2020 SA Report. The appraisal work in this chapter has now been further updated to reflect the changes that the Council has made to the policies and site allocations in the current Publication version of the Local Plan.

6.4 **Table 6.11** at the end of this chapter sets out the recommendations that LUC made to the Council in 2019 in relation to early draft versions of the policies and how the Council responded to these. It should be noted that, where residual negative effects remain, it may be possible to mitigate these - other policies in the Local Plan that would help to ensure mitigation measures are required have been listed in **Table 8.1** in **Chapter 8**.

6.5 Some of the Local Plan policies allocate sites for development. These 'site allocation policies' relate to site options that were assessed earlier in the SA process, as set out in **Chapter 5** and **Appendix 6**. However, the assessments of site allocations presented in this chapter take into account the requirements of the accompanying policy, therefore the

assessments and effects differ somewhat from the assessment of sites presented in **Chapter 5** and **Appendix 6**.

Vision and Objectives

6.6 The likely sustainability effects of the Vision and Strategic Objectives are set out below.

Vision

Table 6.1: SA Findings for the Vision

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

6.7 The vision for Bassetlaw District is likely to have mainly positive effects on the SA objectives as it is aspirational in nature and sets out a very positive vision for how Bassetlaw will look in 2037, touching upon most of the SA objective topics.

6.8 The vision aspires to achieve improved access to green infrastructure for all communities as well as extensive tree planting which will benefit biodiversity. As such, a minor positive effect is likely in relation to **SA objective 1:**

biodiversity. The vision also aims for the diversity and quality of Bassetlaw's countryside, natural and historic environment to have improved for the benefit of residents and visitors; therefore minor positive effects are expected in relation to **SA objectives 13: cultural heritage and 14: landscape**. The minor positive effect on SA objective 13 is further reinforced by the aspiration of the vision to retain and enhance the character of the historic market town of Retford.

6.9 The vision supports the development of new housing within the District that will reflect local needs in terms of type, size and tenure and that will enable equality of access to suitable accommodation. The vision also supports limited development in the wider countryside to meet specifically identified housing needs and support long-term rural sustainability. 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**.

6.10 The vision also aims to strengthen the economic base of the District through the fostering of new enterprise and sustainable growth of existing businesses by providing supporting infrastructure. The vision seeks to capitalise on the proximity of the A1 and the A57 growth corridors, as well as Sheffield Doncaster Airport, attracting inwards investment, and aims for existing employment areas to maintain their significance to the District and the wider area in terms of employment provision. The vision also seeks to ensure that the quality and diversity of employment sites will catalyse new enterprise and contribute to a strong and successful economy. Furthermore, the vision states that the District's employment land portfolio will have contributed to the step-change in the Bassetlaw economy, whilst the strategic employment site at Apleyhead will have attracted significant economic investment of regional/sub regional importance, supporting a wide range of jobs on site and within local supply chains. The development of new sectors across the District will provide new opportunities for better paid, higher skilled employment for residents, encouraging more people to live and work in the District. As such, a significant positive effect is likely in relation to **SA objective 3: economy and skills**.

6.11 The fact that the vision aspires to direct most new development to Bassetlaw's towns, with only small-scale development in rural settlements, means that there may be a minor positive effect on **SA objective 7: land use and soils**, as there are more likely to be opportunities to reuse brownfield

sites in and around the main towns, preserving greenfield land and areas of higher quality agricultural land. In addition, the vision promotes comprehensive brownfield regeneration, particularly in Worksop. However, this potential minor positive effect is currently uncertain and will depend on the specific locations which are allocated for development within the other policies of the Local Plan. The overall effect on this objective is mixed (uncertain minor positive and minor negative) as the development of a new garden village will involve large-scale development on greenfield land.

6.12 The vision states that communities will have access to safe, inclusive and high quality multifunctional green and blue infrastructure and improved recreational, sports, health, educational facilities and community services. As such, a significant positive effect is likely in relation to **SA objective 4: regeneration and social inclusion**.

6.13 The vision states that new development will have helped to minimise health inequalities. Additionally, it promotes increased provision for active travel, such as walking and cycling, improved access to public transport for new developments and infrastructure to support the use of electric vehicles and alternative fuel vehicles which will contribute to a reduction in transport-related emissions within the District and secure environmental quality benefits. New transport and community infrastructure will support the needs of new residents. Extensive tree planting and green infrastructure will improve residents' wellbeing. As such, a significant positive effect is likely in relation to **SA objective 5: health and wellbeing** and minor positive effects are likely in relation to **SA objectives 6: transport, 10: air quality and 11: climate change**. The positive effects on SA objectives 10 and 11 are reinforced by the fact that the vision supports green energy and technology.

6.14 A minor positive effect is identified in relation to **SA objectives 8: water and 9: flood risk** as the vision supports development located in areas of low flood risk and states that sustainable drainage systems (SuDS) will manage run-off sustainably, while provision for a flood management scheme in Worksop will facilitate regeneration and growth.

6.15 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.

Strategic Objectives

6.16 The likely effects of the Strategic Objectives on the SA objectives are summarised in **Table 6.2** overleaf.

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

6.18 Strategic objective 11 is likely to have a significant positive effect on **SA objective 1: biodiversity**, as it directly supports the delivery of biodiversity enhancements and refers to the creation of ecological connectivity within the blue and green infrastructure network. A number of the other objectives will have minor positive effects on biodiversity as they refer to environmental improvements more generally, or the provision of green infrastructure.

6.19 Strategic objective 2 is expected to have a significant positive effect on **SA objective 2: housing**. The objective seeks to ensure that the housing stock meets the needs of residents by providing a range of market, affordable and specialist housing types, tenures and sizes. A minor positive effect is likely in relation to SA objective 2 for strategic objectives 4, 5, 6 and 7 as they refer less directly to housing provision and achieving high standards of residential amenity.

6.20 In relation to **SA objective 3: economy and skills**, strategic objectives 3 and 7 are likely to have significant positive effects. Strategic objective 3 seeks to encourage and support economic growth in the District and strategic objective 7 addresses the vitality and vibrancy of town centres and their regeneration.

Table 6.2: SA Findings for the Strategic Objectives

| SA Objective | SO1 | SO2 | SO3 | SO4 | SO5 | SO6 | SO7 | SO8 | SO9 | SO10 | SO11 | SO12 | SO13 | SO14 |
|--------------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|------|------|------|------|
| 1. Biodiversity | 0 | 0 | 0 | + | 0 | 0 | 0 | + | 0 | 0 | ++ | + | 0 | + |
| 2. Housing | 0 | ++ | 0 | + | + | + | + | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3. Economy and skills | 0 | 0 | ++ | + | 0 | + | ++ | 0 | 0 | + | 0 | 0 | + | + |
| 4. Regeneration and social inclusion | + | 0 | 0 | + | ++ | + | ++ | 0 | 0 | 0 | 0 | 0 | + | + |
| 5. Health and wellbeing | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + | ++ | 0 | + | 0 | + | + |
| 6. Transport | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + | + | 0 | + | 0 | ++ | + |
| 7. Land use and soils | ++ | +/- | 0 | ++ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + | 0 | 0 |
| 8. Water | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + | 0 | 0 |
| 9. Flood risk | + | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + | 0 | + | + | 0 | + |
| 10. Air quality | 0 | 0 | 0 | 0 | 0 | -? | 0 | 0 | + | 0 | 0 | 0 | + | + |
| 11. Climate change | 0 | 0 | 0 | 0 | + | -? | 0 | + | 0 | 0 | 0 | ++ | + | + |
| 12. Resource use and waste | + | 0 | 0 | + | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13. Cultural heritage | 0 | 0 | 0 | 0 | + | 0 | 0 | + | 0 | ++ | 0 | 0 | 0 | 0 |
| 14. Landscape and townscape | + | 0 | 0 | + | + | + | + | ++ | 0 | ++ | 0 | + | 0 | + |

6.21 Strategic objectives 5 and 7 are likely to have a significant positive effect on **SA objective 4: regeneration and social inclusion**. Strategic objective 5 relates to the Bassetlaw Garden Village which will be developed as a locally distinctive new community, and strategic objective 7 seeks to endure the positive regeneration of town centres specifically.

6.22 A significant positive effect is expected in relation to **SA objective 5: health and wellbeing** for strategic objective 9 as it directly seeks to address health and wellbeing in Bassetlaw, reducing health inequalities and promoting design which encourages healthy and active lifestyles. A number of the other strategic objectives make less direct reference to the provision of new facilities (which could include healthcare) or green infrastructure/active travel infrastructure, so would have minor positive effects.

6.23 Strategic objective 13 promotes the efficient use of existing transport infrastructure and improved access through the provision of sustainable and public transport infrastructure. It will also seek to make walking, cycling and public transport a more attractive and viable choice to make travel as easy and affordable as possible within the Main Towns and along key routes to and from Bassetlaw. Therefore, a significant positive effect is expected in relation to **SA objective 6: transport**.

6.24 Significant positive effects are likely in relation to **SA objective 7: land use and soils** as a result of strategic objectives 1 and 4 as they directly refer to the efficient use of land and the use of previously developed sites. Strategic objective 1 refers to avoiding the loss of the District's highest quality agricultural land. While Strategic Objective 2 refers to the provision of housing in sustainable brownfield locations within and on the edge of settlements, it also supports provision in greenfield locations. As such, a mixed minor positive and minor negative effect is expected in relation to SA objective 7: land use and soils.

6.25 Strategic objective 12 is likely to have a minor positive effect in relation to **SA objective 8: water** as it seeks to promote water efficiency and management. No likely significant effects on this objective have been identified for any of the strategic objectives.

6.26 None of the strategic objectives would have likely significant effects on **SA objective 9: flood risk** although strategic objectives 1, 9, 11, 12 and 14 would have minor positive effects. Those objectives relate to the provision of green infrastructure which would benefit flood risk, or in the

case of strategic objective 12 lists flood risk management as part of transitioning to a low carbon district.

6.27 No likely significant effects are identified in relation to **SA objective 10: air quality**, although strategic objectives 9, 13 and 14 could have minor positive effects as they refer to improving sustainable transport provision which could reduce emissions from car use. Strategic objective 6 could have a minor negative effect as it seeks to locate some development in the rural parts of Bassetlaw, which could result in higher levels of car use. For the same reason, that strategic objective could also have a minor negative effect on **SA objective 11: climate change**. Strategic objective 12 is likely to have a significant positive effect on SA objective 11 as it relates directly to supporting Bassetlaw's transition to a low carbon district and the ways in which this would be achieved, as well as the creation of multifunctional spaces, sites and landscapes where biodiversity can respond and adapt to climate change.

6.28 Strategic objectives 1 and 4 are likely to have minor positive effects on **SA objective 12: resource use and waste** as they promote the re-use of previously developed sites which may offer opportunities to re-use buildings and materials onsite.

6.29 A significant positive effect in relation to **SA objective 13: cultural heritage** is likely for strategic objective 10 given that it specifically aims to protect and enhance the District's historic environment. Strategic objectives 5 and 8 would have minor positive effects on heritage as they refer to the delivery of a new sustainable heritage-led Garden Village and to enhancing the overall quality and character of the historic built environment and the distinctive character of settlements and their wider landscape and townscape settings, respectively

6.30 Strategic objectives 8 and 10 are likely to have significant positive effects on **SA objective 14: landscape and townscape**. Strategic objective 8 seeks to ensure the overall quality of new development which will improve the wider townscape and landscape and strategic objective 10 refers directly to protecting and enhancing the built and natural environment and the character of settlements including their landscape and townscape settings.

A Spatial Strategy for Bassetlaw

6.31 The likely effects of the Spatial Strategy policies on the SA objectives are summarised in **Table 6.3** overleaf.

Table 6.3: SA Findings for Bassetlaw's Spatial Strategy (Policies ST1 – ST6)

| SA Objective | Policy ST1 | Policy ST2 | Policy ST3 | Policy ST4 | Policy ST5 | Policy ST6 |
|--------------------------------------|------------|------------|------------|------------|------------|------------|
| 1. Biodiversity | +/- | -? | ++ | ++/--? | + | ++?/-? |
| 2. Housing | ++ | + | 0 | ++ | ++ | ++? |
| 3. Economy and skills | ++ | 0 | ++ | ++ | ++ | ++? |
| 4. Regeneration and social inclusion | +/- | + | ++ | ++ | ++ | ++? |
| 5. Health and wellbeing | + | 0 | ++ | ++ | ++ | + |
| 6. Transport | +/- | - | ++ | ++/- | ++/- | ++? |
| 7. Land use and soils | +/- | +/- | 0 | -- | + | ++ |
| 8. Water | - | -? | 0 | - | +/- | + |
| 9. Flood risk | -? | 0? | + | 0 | -? | +/-? |
| 10. Air quality | +/- | - | ++ | ++/- | ++/- | ++? |
| 11. Climate change | +/- | - | ++ | ++/- | ++/- | ++? |
| 12. Resource use and waste | -? | -- | + | + | 0 | -? |
| 13. Cultural heritage | --/+ | +/-? | + | +/-? | + | --?/+ |
| 14. Landscape and townscape | +/- | +/-? | + | +/-? | + | ++? |

Policy ST1: Bassetlaw's Spatial Strategy

6.32 The spatial strategy policy sets out how development is to be distributed throughout the District. Most housing and employment growth is to be accommodated at the Main Towns of Worksop, Retford and Harworth and Bircotes. Further development is to be provided across the Large Rural Settlements totalling around 1,496 dwellings across these settlements, with around 1,733 dwellings across the Small Rural Settlements. The spatial strategy also supports the development of Bassetlaw Garden Village, a new settlement that will deliver around 500 new homes. Development in the countryside will be supported where it is consistent with other policies in the plan, a neighbourhood plan or national policy and where it would address an identified local need.

6.33 Focussing most new development in the larger towns is expected to have minor positive effects on **SA objectives 1: biodiversity** and **7: land use and soils**, as only limited development will be permitted in the countryside where adverse impacts on these objectives might be more likely. While it is recognised that urban sites could hold biodiversity value, sites in the countryside are more likely to be undisturbed by regular human activities and development at these locations could result in loss of or damage to habitats or severance to important ecological networks. In addition, the policy encourages re-use of previously developed land and minimising the use of best and most versatile agricultural land. However, there are areas of high quality (Grade 2) agricultural land to the west of Worksop and to the north and south of Retford which may be adversely affected by development in those areas, depending on its specific location (specific sites are considered elsewhere in this SA). There are a number of international and national designations within the District that may be affected by development such as Sherwood Forest ppSPA and Clumber Park SSSI by Worksop. It is also noted that land in and around Worksop, Retford and Harworth and Bircotes contains a number of Local Geological Sites including Carlton Forest Quarry and Woodsetts Quarry Pond. Development within these areas of the District has potential to result in adverse impacts on these designations. The spatial strategy also includes the development of the Bassetlaw Garden Village, which comprises large-scale development on greenfield land. The likely effects of this and other specific site allocations are considered separately through the SA of those policies. Overall, the likely effects of the spatial strategy on **SA**

objectives 1: biodiversity and **7: land use and soils** are mixed (minor positive and minor negative).

6.34 The spatial strategy makes provision for a minimum of 10,047 dwellings over the duration of the Local Plan. While most housing will be provided at the larger towns, some development in rural areas will be permitted, at an appropriate level to meet local needs. To help deliver sustainable growth in the long term, the creation of Bassetlaw Garden Village will provide about 500 new homes. The Spatial Strategy also provides for a total of 40 pitches for Gypsy and Travellers by 2037 to meet identified local needs. As such, a significant positive effect is expected in relation to **SA objective 2: housing**.

6.35 The policy seeks to meet future economic needs through the provision of approximately 169 ha of new employment land at the General Employment Sites and 118 ha of land at the Apleyhead Strategic Employment Site. The level of housing development over the plan period has been set at a level to support the full extent of jobs growth. The level of housing growth provided for is expected to help limit the potential for economic growth to be constrained by a shortage of skilled local labour in the District which might otherwise require increased in-commuting. Focussing most development at Worksop, Retford and Harworth will also capitalise on the excellent connections to the wider South Yorkshire area and access to strong strategic transport provisions, including the A1 and rail links. Locating most new development at these settlements will also enable more residents to access employment opportunities, due to their good transport links. A significant positive effect is therefore expected in relation to **SA objective 3: economy and skills**.

6.36 Focussing most new development at the larger settlements of Worksop, Retford and Harworth, where there is the widest range of services and facilities in the District, will help ensure that most new residents have generally good access to services. While the new services and facilities to be provided as part of new housing developments will also be focussed mainly at the larger towns, some appropriate small-scale development will still be allowed in rural locations to meet local needs. In addition, the policy requires efficient and effective use of land, including re-use of previously developed land, which could contribute to regeneration initiatives. It also requires that sufficient physical, social and green/blue infrastructure is delivered to meet needs, which may promote regeneration and social inclusion. However, focussing most

new development in the larger towns could contribute to poor access to services for rural residents; therefore the likely effects of the policy on **SA objective 4: regeneration and social inclusion** are mixed (minor positive and minor negative).

6.37 Focussing most development at the larger towns will provide more residents with opportunities to walk and cycle day-to-day, as they are likely to be travelling shorter distances for work and to access services and facilities. While some new development will still be focussed in the countryside, where opportunities to travel via active modes will be more limited, this will only be a small proportion of the overall level of development. In addition, the policy also requires that sufficient green/blue infrastructure is delivered to meet identified needs, which may provide recreational opportunities and promote healthier and more active lifestyles. The policy requirement for the delivery of sufficient social infrastructure in a timely manner is expected to include new healthcare and recreation facilities, which will further support public health in the plan area. Therefore, a minor positive effect is expected in relation to **SA objective 5: health and wellbeing**.

6.38 Mixed minor positive and minor negative effects are likely overall in relation to **SA objectives 6: transport, 10: air quality and 11: climate change**. The spatial strategy focuses most development at the larger settlements which have strong sustainable transport links (including rail services at Worksop and Retford). Focusing most housing growth at these locations is likely to limit the need to travel by private car and the associated emissions. Locating most employment development in the main towns will also mean that more people can travel to work via sustainable transport. While the existing traffic congestion issues at these settlements may be exacerbated by a high level of new development, population growth and increased demand may improve the provision of sustainable transport links. In addition, the policy emphasises the need to develop in sustainable locations in close proximity to transport hubs and public transport modes, supporting higher densities of development at these locations. It should also be noted that the overall level of housing delivery for the plan area has been aligned with the level of expected job growth, which is likely to promote a level of self-containment in the plan area and reduce the need for in-commuting to the District. However, some adverse effects relating to these SA objectives are expected given the relatively high level of growth required over the plan period. This development will result in increased numbers of journeys being made within the

plan area as new residents need to travel to and from work and to meet other day-to-day needs. Invariably a portion of these trips will be made by private vehicle, regardless of the distribution of development which is achieved and sustainable and active travel improvements which are incorporated in the plan area. Furthermore, the energy and heating requirements of new homes and businesses will contribute to air pollution and carbon emissions in the District.

6.39 Much of the western part of the District, including large areas of Worksop, Retford and Harworth, lies with a Source Protection Zone. As such, high levels of growth in these areas has the potential to adversely impact the quality of groundwater sources. Development at Worksop and Retford also has the potential to increase surface water run-off into the Rivers Ryton and Idle, and the Chesterfield Canal respectively, with greater potential for localised adverse effects on water quality. Furthermore, there is potential for greater pressure on existing water and sewage treatment infrastructure to result if high levels of development are provided at the larger settlements. As such, a minor negative effect is expected in relation to **SA objective 8: water**.

6.40 Much of the land in the District is within Flood Zone 1, which is at lowest risk of flooding. However, the towns of Worksop (adjacent to the River Ryton) and Retford (along the River Idle and Retford Beck as well as larger areas to the north, south and east of the town) contain areas of higher flood risk. The rural villages of Misterton, Walkeringham, Mattersey, Beckingham, North and South Wheatley, North Leverton, Sturton-le-Steeple, Rampton, Everton, and Misson also lie with areas of higher flood risk. These settlements are expected to accommodate variable levels of development. The effects of new development on flood risk are considered elsewhere in this SA in relation to the allocated development sites and alternative options; however the overall spatial strategy is considered to have a potential but uncertain minor negative effect on **SA objective 9: flood risk**.

6.41 The spatial strategy provides for high levels of growth, mainly focussed at Worksop, Retford and Harworth. Land for growth could potentially lie within Minerals Safeguarding Areas such as, at Retford both Sand and Gravel Resources and Sneinton Gunthorpe Clay region are found on the outskirts of the town. Furthermore, at Worksop there are Limestone and Sherwood Sandstone MSAs. Development within these areas may result in the sterilisation or loss of access to finite mineral resources. As such, a potential but

uncertain minor negative effect is identified in relation to **SA objective 12: resource use and waste**.

6.42 The delivery of new development in the plan area has the potential to result in impacts relating to the setting of designated and undesignated heritage assets. The spatial strategy supports the re-use of previously developed land which may help to promote the enhancement of the existing settings of heritage features and may help bring vacant listed buildings back into appropriate use. However, the majority of the main towns in the plan area which are to accommodate the highest proportion of development contain a number of heritage assets which might be adversely affected by new development. This includes Conversation Areas at Worksop, Sunnyside, Gateford Worksop and Mr Straw's as well as numerous listed buildings at Worksop and Conversation Areas Retford South and East Retford, Babworth Hall Registered Park and Garden and numerous listed buildings at Retford. The other main town of Harworth and Bircotes would also accommodate a relatively high level of new housing over the plan period (1,758 homes), however, while this settlement contains a number of Listed Buildings to the west, it is comparatively much less constrained by heritage assets than the other main towns. Of the Large Rural Settlements (to accommodate 1,496 homes) Blyth, Carlton in Lindrick and Costhorpe contain areas which are relatively constrained by heritage assets. Overall a mixed minor positive and significant negative effect is expected in relation to **SA objective 13: cultural heritage**.

6.43 Development required in line with the spatial strategy is to occur mostly within the settlement boundaries of the main towns and large rural settlements and the re-use of brownfield land is likely to provide opportunities to enhance the character of the existing townscapes of settlements. It may also help to improve the relationship between the development edge and surrounding landscape at edge of settlement sites. The strategy, however, requires the development of two urban extension sites at Worksop and Retford as well as the creation of a new Bassetlaw Garden Village. At these locations extensive areas of greenfield land will be developed which could have implications for the existing character of the identified settlements as well as the wider landscape at the new garden village, in particular. The Bassetlaw Garden Village site contains mostly land which is classified for conserve and create. Land to the north of Worksop is mostly classified as create and land to the south of Retford is classified as conserve and create. As such, there is some

potential for the development of these larger sites to have adverse impacts relating to existing character. Overall a mixed minor positive and minor negative effect is expected in relation to **SA objective 14: landscape and townscape**.

Policy ST2: Residential Growth in Rural Bassetlaw

6.44 This policy sets out criteria for development in rural areas of Bassetlaw and seeks to limit housing growth to 20% of each large rural settlement's existing housing numbers, and 5% of each small rural settlement's housing numbers. Due to the large number of nature conservation sites across rural Bassetlaw, there could be negative effects on **SA objective 1: biodiversity** even as a result of small-scale development in the countryside. However, this is uncertain as it depends on the exact location of development proposals that may come forward. An overall potential but uncertain minor negative effect is therefore identified for SA objective 1: biodiversity.

6.45 The policy provides for some housing development in rural areas and although housing growth in the larger villages is to be usually capped at 20% growth, and smaller villages capped at 5%, the policy highlights that additional housing development will be supported where it has the support of the community and Council, through the preparation or review of a neighbourhood plan. A minor positive effect is therefore expected in relation to **SA objective 2: housing**. A minor positive effect is also expected for **SA objective 4: regeneration and social inclusion** as the policy may help to protect and enhance the vitality and viability of villages by permitting an appropriate level of new housing development in the villages.

6.46 As rural areas tend to have more limited access to services and facilities, and therefore are often more car-dependent, minor negative effects are expected for **SA objectives 6: transport, 10: air quality and 11: climate change**. Most of the District comprises Grades 1, 2 or 3 agricultural land, and development may result in the loss of most versatile agricultural land. However, in relation to both large and small rural settlements, the policy requires development to prioritise the use of brownfield land and avoid the use of most versatile agricultural land. Therefore, a potential mixed minor positive and minor negative effect is identified for **SA objective 7: land use and soils**. Development may occur within one of the District's source protection zones depending on its location; therefore a potential minor negative effect is identified for **SA objective 8:**

water, although this is uncertain as it depends on the exact location of development. An uncertain but potentially negligible effect is identified for **SA objective 9: flood risk**, as the majority of the district is within Flood Zone 1.

6.47 A significant negative effect is expected for **SA objective 12: resource use and waste** as development in the countryside is likely to be on greenfield land, and some development could take place in the District's Minerals Safeguarding Areas (MSAs).

6.48 Minor positive effects are expected for **SA objective 13: cultural heritage** and **SA objective 14: landscape and townscape** as the policy states that new development will be supported where the scheme does not significantly harm the character and built form of that part of the settlement. The policy also requires proposals not to significantly harm the openness and distinctiveness of surrounding countryside and to maintain the physical separation between settlements. However, the wording 'significant harm' implies that some level of harm may be allowed to occur. In addition, there are a number of heritage assets in rural Bassetlaw and these as well as landscape character could be affected by development in the rural areas, although these effects are uncertain as they will depend on the exact location and design of development that comes forward. Overall, mixed (minor positive and minor negative) effects are identified for SA objectives 13 and 14.

Policy ST3: Bassetlaw Garden Village Design Framework

6.49 This policy sets out the Spatial Design Framework for the land allocated for a new settlement at Bassetlaw Garden Village. The policy highlights that proposals within the Bassetlaw Garden Village will be expected to meet the Garden Village principles as set out by the Town and Country Planning Association (TCPA) and in accordance with the Bassetlaw Garden Village key principles listed in the policy.

6.50 The policy supports the provision of multi-functional open space and seeks to achieve 40% blue-green infrastructure and 20% biodiversity net gain. As such, a significant positive effect is expected in relation to **SA objective 1: biodiversity**.

6.51 The policy seeks to create a well-connected and integrated place that is accessible and well-connected to the A1 and Worksop. This may encourage more investment in the area, and subsequently more jobs, and encourage visitors to visit the Bassetlaw Garden Village. As such, a significant

positive effect is likely in relation to **SA objective 3: economy and skills**.

6.52 Accessibility is promoted in the policy by seeking to focus development around the '15 minute neighbourhood' and three hubs connected by active travel. The policy seeks to create a place where community ownership and participation is embraced, with attractive and distinctive built and natural environments providing space for community interaction and events, with public space and community facilities managed through active community participation. Furthermore, the development of hubs will help aid the regeneration of the area, and support well-being and social cohesion and help to create a vibrant community. As such, a significant positive effect is likely in relation to **SA objective 4: regeneration and social inclusion**.

6.53 The policy promotes the development of a healthy garden village designed to reflect Sport England's Active Design principles with multifunctional open space that incorporates 'edible space', sport, recreation and play, private and community gardens, active non-residential buildings and access to nature. The provision of such infrastructure will provide recreational opportunities, enabling residents to lead healthier and more active lifestyles, with increased social interaction and access to healthy food. The policy also seeks to increase the provision of safe neighbourhoods with natural surveillance and smart lighting, thereby increasing safety for residents. In addition, the policy promotes active travel through the prioritisation of walking and cycling. This will further encourage greater use of the active travel network for commuting, recreation and leisure. As such, a significant positive effect is likely in relation to **SA objective 5: health and wellbeing**.

6.54 The policy encourages the use of sustainable transport modes and seeks to ensure that the development reduces the reliance on motorised vehicles. The policy gives priority to walking and cycling and access to public transport. The policy outlines the requirement for 15 minute neighbourhoods, with short, direct safe walking and cycling connections to hubs and public transport. Therefore, the policy is likely to promote active and sustainable travel, including by public transport. As such, significant positive effects are expected overall in relation to **SA objectives 6: transport, 10: air quality and 11: climate change**. The positive effect on SA objective 11: climate change is reinforced by the fact that the policy seeks to create a sustainable garden village that incorporates

relevant sustainable building standards, and uses sustainable building materials with integrated zero carbon and positive energy technologies, providing for climate change resilience through tree planting, sustainable drainage, integrated water management, and adaptable homes in a garden village where innovative construction methods and new technologies are used.

6.55 The policy requires development to integrate a robust sustainable drainage scheme, which may result in less run-off and surface water flooding. It also promotes the inclusion of multi-functional open space and blue-green infrastructure. As such, a minor positive effect is expected against **SA objective 9: flood risk**.

6.56 The policy seeks to ensure that proposals within the Garden Village include design that responds positively to local heritage, the landscape and topography. The policy also seeks to achieve sensitive heritage management. As such, minor positive effects are expected in relation to **SA objective 13: cultural heritage and SA objective 14: landscape**.

Policy ST4: Bassetlaw Garden Village

6.57 This policy allocates land for a new settlement, Bassetlaw Garden Village, which will include housing, employment and other facilities. A very small portion of this site is within 100m of a Local Wildlife Site (Apleyhead Wood) and the site is located entirely within 5km of the Sherwood Forest ppSPA. Large-scale development of this nature could also have adverse effects on non-designated habitats and species in the area. However, the policy requires that proposals for the garden village will be expected to deliver a network of green and blue infrastructure. The policy also requires development to be supported by a comprehensive project level HRA, including winter bird surveys as well as a tree strategy to protect existing trees and woodland and important hedgerows and to manage new tree and woodland planting. Overall, a mixed (significant positive and significant negative) effect is identified in relation to **SA objective 1: biodiversity**, although this is uncertain at this stage as it is noted that the HRA screened this site in as having potential likely significant effects on the ppSPA.

6.58 The site will provide around 500 new dwellings in the plan period (with a further 3,500 delivered beyond 2037) which will contribute to meeting housing needs within the District, and the policy requires that the site includes a mix of housing types, sizes and tenures to meet local needs, including

affordable housing, specialist housing and extra care accommodation and plots for self-build and custom homes. As such, a significant positive effect is likely in relation to **SA objective 2: housing**.

6.59 The policy will also provide approximately 10 hectares of employment land and 5ha of land for employment generating uses, which will increase opportunities for employment and provide residents of the garden village with the opportunity to live and work within close proximity. In addition, the policy seeks to deliver a commercial area adjacent to the A57/Mansfield Road junction comprising employment generating uses to include an appropriate mix of E(b) use and visitor accommodation. This may encourage more investment in the area, and subsequently more jobs, and encourage visitors to visit the Bassetlaw Garden Village. Additionally, the development of a transport hub and a new railway station may make employment opportunities more accessible, particularly in support of growth at the Garden Village and nearby Apleyhead. As such, a significant positive effect is likely in relation to **SA objective 3: economy and skills**.

6.60 The policy will provide three new distinctive community hubs. The policy supports a mix of uses in these hubs, including retail, commercial and community uses. These hubs, with a range of facilities, will improve access to such services for residents, thereby promoting social inclusion. The policy seeks to deliver a new multi-purpose community facility including changing accommodation and indoor and outdoor space for sport, which may help in promoting social inclusion. The policy also supports the delivery of a Local Centre to include a convenience goods store of an appropriate size, commensurate to its location and other local shops and services that meet the day to day needs of the local community. In addition, provision is made in the policy for a primary school and early years facility as well as secondary provision. As such, a significant positive effect is likely in relation to **SA objective 4: regeneration and social inclusion**.

6.61 The Bassetlaw Garden Village site is partially within 2km of country parks, and CRoW open access areas and the policy supports the development of multifunctional green and blue infrastructure, which may provide recreational opportunities, bringing benefits for health and wellbeing. In addition, the provision of a central linear park (referred to in the supporting text) will also provide recreational benefits for residents. In addition, the policy seeks to provide a variety of activity nodes,

recreational open space, natural and semi natural greenspace, play space and outdoor sports facilities. Furthermore, a green infrastructure buffer along the periphery of the site may provide benefits to health and wellbeing by reducing noise and air pollution. The policy also seeks to improve opportunities for access to physical activities, including cycling and pedestrian links between communities, provision of indoor sport and recreation facilities, as well as the development of a new health hub (the site is not located within 2km of a GP surgery and in any case an existing surgery may well not be able to accommodate the increase in demand from a development of this size). As such, a significant positive effect is likely in relation to **SA objective 5: health and wellbeing**.

6.62 The policy encourages the use of sustainable transport and seeks to ensure that the development reduces the reliance on motorised vehicles and will promote a step-change towards active and public transport. The policy requires provision of a new railway station, financial contributions towards a high frequency bus service from the site to Worksop and Retford, Clumber Park and nearby employment areas and high quality walking and cycling infrastructure including provision of links to adjacent employment areas, to Clumber Park and to other nearby locations including Ordsall Retford. This includes an appropriate financial contribution to improving the existing pedestrian/cycling infrastructure across the A1; and towards a Cycling Superhighway between the Garden Village and Ordsall, Retford; and the provision of a new cycle bridge across the A1. The latter development would be delivered post-2037. However, the policy requires that contributions should be made towards highway improvements which may promote the use of cars and discourage modal shift. As such, mixed significant positive and minor negative effects are expected in relation to **SA objectives 6: transport, 10: air quality and 11: climate change**. The positive effect on SA objective 11 is reinforced by the fact that the policy states that the site will incorporate a low carbon and renewable energy network including opportunities for localised heating systems, sustainable design and construction to meet relevant sustainable building standards such as in accordance with Policy ST50, informed by a green energy assessment.

6.63 The policy allocates development on greenfield land which is Grade 3 agricultural land. As such, a significant negative effect is likely in relation to **SA objective 7: land use and soils** although this is uncertain as it is not known whether the land is Grade 3a (classified as high quality) or Grade 3b.

However, the policy seeks to ensure that proposals provide higher density development towards the activity nodes and is therefore likely to encourage the efficient use of land in those areas. The site is also situated within a Source Protection Zone and so development here may have a negative effect on ground and surface water quality. However, the policy requires a robust water management scheme is embedded into the design to manage surface water run-off which will protect and enhance underlying water quality. As such, a minor negative effect is likely overall in relation to **SA objective 8: water**.

6.64 The site is within Flood Zone 1. As such, a negligible effect is likely in relation to **SA objective 9: flood risk**, particularly because the provision of green infrastructure within the site will provide benefits in terms of an appropriate Sustainable Drainage System that will act as flood risk mitigation. Furthermore, the policy requires Surface Water Management Masterplan and Strategy, to manage surface water drainage on site, as well as the provision of green and blue infrastructure. The site is not within a Minerals Safeguarding Area. As such, a minor positive effect is likely in relation to **SA objective 12: resource use and waste**.

6.65 The Council's heritage officer notes that Morton Hill Farm and Upper Morton Grange are located within the development site and possible minor negative effects have been identified as a result of development. Both are non-designated heritage assets, for which the surrounding countryside contributes to their setting, and this could be partly lost. However, the policy requires proposals to deliver a scheme that respects the significance and setting of affected heritage assets, supported by a heritage statement to include the results of an archaeological evaluation comprising a geophysical survey and intrusive site investigations, and mitigation strategy. The Council's archaeology officer notes that the development is located near potentially regionally significant archaeology remains, including brickwork fields, cropmarks, and small nucleated agricultural settlements. Further information is required to evaluate the archaeological potential of the sites in order to determine an appropriate mitigation strategy. The policy seeks to deliver the provision of a heritage-led landscape scheme which integrates a network of green/blue infrastructure and heritage assets. As such, a mixed minor positive and potential, but currently uncertain, minor negative effect is identified in relation to **SA objective 13: cultural heritage**.

6.66 The majority of the Bassetlaw Garden Village site is within Sherwood Landscape Character Area. The site is within Landscape Policy Zone SH40 and is classified for conserve and create. The condition of the landscape is deemed 'moderate' and it received a sensitivity score of 'moderate'. This indicates the potential for a minor negative effect on **SA objective 14: landscape and townscape**. However, the policy seeks to enhance the natural environment through promoting blue and green infrastructure which enhances the landscape qualities of the area. The policy requires proposals to be of an appropriate scale, layout, form and materials and to be supported by a Landscape Strategy. Soft landscaping should be sensitively used and sightlines and views are to be maintained including long open views towards Retford and to the south. As such, a mixed (minor positive and minor negative) effect is likely in relation to **SA objective 14: landscape and townscape**, although this is uncertain until detailed proposals for the site come forward at the planning application stage.

Policy ST5: Worksop Central

6.67 Policy ST5 identifies the Worksop Central Area as a Priority Regeneration Area, outlining the principles and requirements which proposals must satisfy (further detail will be provided in the separate Worksop Central Area DPD). The supporting text highlights that the key focus of the policy is to establish a more intense, vibrant mix of uses including residential, office, retail, leisure, tourism, education and cultural facilities.

6.68 The policy relates to development within the built-up area of Worksop, which is less likely to have adverse effects on biodiversity than development within rural locations. The section of the Chesterfield Canal which flows through Worksop is a Local Wildlife Site (LWS); however as the LWS is already within a built-up area, development in the Worksop Central Area is unlikely to result in negative effects. Furthermore, the policy promotes the creation of a multifunctional green/blue infrastructure network to better integrate with the environmental and biodiversity values of the Chesterfield Canal and River Ryton. In addition, the policy requires that developments deliver biodiversity net gain and enhancements to tree canopy cover, which may also provide benefits for biodiversity. Therefore, a minor positive effect is identified in relation to **SA objective 1: biodiversity**.

6.69 The policy will deliver around 700 dwellings within the plan period, including an appropriate mix of housing types, sizes and tenures. As such, a significant positive effect is expected in relation to **SA objective 2: housing**.

6.70 The policy promotes the regeneration of Central Worksop and supports development including recreational, commercial, leisure, cultural, retail and temporary uses. Locating such developments within Worksop Centre will help ensure residents and visitors have good access to services and facilities. Furthermore, the policy encourages the improvement of connectivity throughout the centre which would improve access for residents. Therefore, the policy is likely to result in a significant positive effect in relation to **SA objective 4: regeneration and social inclusion**.

6.71 The policy seeks to support the regeneration of the town centre, which is expected to boost its vitality and viability. Supporting redevelopment in the centre of Worksop will provide new employment opportunities for local residents, support the economy and encourage further investment. As such, a significant positive effect is expected in relation to **SA objective 3: economy and skills**.

6.72 This policy will provide more residents with opportunities to walk and cycle day-to-day, as they are likely to be travelling shorter distances for work and to access services and facilities. The policy also seeks to improve pedestrian and cycle connectivity, thereby promoting active transport. Furthermore, the policy encourages the improvement in the quality of public spaces and the social amenity of the Chesterfield Canal and River Ryton, which could enhance recreational and leisure opportunities for residents. As such, a significant positive effect is expected in relation to **SA objective 5: health and wellbeing**. The policy also seeks to provide an integrated transport network, which provides good connectivity with adjoining areas. The policy notes that it should include public transport enhancements, improvements to Worksop railway station, and the creation of active travel routes for walking and cycling. However, the policy also seeks to improve vehicle connectivity and provide parking. This could help to reduce congestion in the town but may also facilitate car use and discourage modal shift. As such, mixed (significant positive and minor negative) effects are likely in relation to **SA objectives 6: transport, 10: air quality and 11: climate change**.

6.73 The policy promotes the re-use of existing buildings and seeks to regenerate areas of underused or vacant land and

buildings. In addition, the policy requires a remediation strategy for the area including methods of disposing of contaminated material, and provision for future monitoring is included. This is likely to result in a minor positive effect in relation to **SA objective 7: land use and soils**. Much of the Worksop Central Area is situated within a Source Protection Zone and so development here may have a negative effect on the quality of groundwater, although given the existing developed nature of the area it is not expected that this will be significant. Furthermore, developments have the potential to increase surface water runoff to the River Ryton and Chesterfield Canal. However, the policy seeks to improve the environmental amenity of both watercourses. In addition, the policy requires a remediation strategy which includes measures to prevent the pollution of surface and ground water. As such, a mixed (minor positive and minor negative) effect is likely in relation to **SA objective 8: water**.

6.74 Part of the central area of Worksop is within Flood Zones 2 and 3. This is primarily focussed along the corridor of the River Ryton. The policy requires that new development is steered towards sequentially preferable sites to reduce the risk of flooding, unless it can be demonstrated that it will not increase the risk of flooding on site or offsite or reduce land for water storage capacity. Where developments are justified within areas of higher risk of flooding such as within the River Ryton Flood Management Impact Zone, they should contribute towards the delivery of the Worksop Flood Management Scheme. As parts of the area are within areas at high risk of flooding, but the area is already developed and considering the mitigation included within the policy, a potential but uncertain minor negative effect is identified in relation to **SA objective 9: flood risk**.

6.75 Worksop has a substantial number of heritage assets that may be affected by development proposals within the central area of Worksop. However, the policy requires that proposals should conserve and enhance the significance and setting of affected designated and non-designated heritage assets. However, specific impacts and potential mitigation/enhancements will be dependent on the design and layout of specific proposals as well as their location. Therefore, a potential but currently uncertain minor positive effect is identified in relation to **SA objective 13: cultural heritage**.

6.76 The policy outlines that new development within the Worksop central area should contribute positively to its

surroundings, and that proposals should provide appropriate landscaping measures to provide a high quality setting. The policy outlines that new development should seek to re-use buildings, and regenerate underused or vacant land. The re-development of such sites may result in positive contributions to the townscape character and quality of the street scene. The policy also promotes the appropriate use of contemporary, innovative design. Therefore, a potential but uncertain minor positive effect is identified in relation to **SA objective 14: landscape and townscape**.

Policy ST6: Cottam Priority Regeneration Area

6.77 This policy identifies the site of the former Cottam Power Station as a broad location for mixed use regeneration. A small portion of the site is a Local Wildlife Site (LWS), Cottam Wetlands, which could be affected by the redevelopment of the site. However, the policy specifies that proposals for the development of this area must protect and enhance the biodiversity value of the Cottam Wetlands LWS and its buffer zone, evidenced by an Ecological Impact Assessment, and promote linkages to the wider green/blue infrastructure network. Proposals will also need to protect the quality of the River Trent, which would benefit aquatic biodiversity. As such, a potential mixed (significant positive and minor negative) effect is identified in relation to **SA objective 1: biodiversity**; however effects are uncertain detailed proposals for the area are known.

6.78 Development is expected to include residential development and employment land, which could provide local employment opportunities for residents. As such, significant positive effects are identified in relation to **SA objective 2: housing** and **SA objective 3: economy and skills**, however, these effects are uncertain as the policy leaves development uses open.

6.79 Although the safeguarded broad location at the Former Cottam Power Station is further than 2km from any existing services or facilities, the policy states that the future development of the site should be supported by appropriately phased site infrastructure requirements. The policy supports the delivery of sustainable and active transport, and green infrastructure which could provide recreational opportunities. Although specific infrastructure is not explicitly mentioned, this could include provision of or contributions towards healthcare and education facilities. As such, a potential significant positive effect is identified in relation to **SA objective 4:**

regeneration and social inclusion but this is uncertain depending on the proposed infrastructure developments and timescales of any future development of the area.

6.80 The policy states that proposals for the future development of the regeneration area should promote the green infrastructure network which may provide recreational opportunities and contribute towards improved health and wellbeing. As such, a potential minor positive effect is identified in relation to **SA objective 5: health and wellbeing**.

6.81 The regeneration area is within 400m of an existing bus stop and 1km of an existing railway station, which may encourage the use of sustainable transport modes by future users of any development that may come forward there. The policy requires a Transport Assessment and Travel Plan to be undertaken for any future development proposals, which must minimise car use and maximise opportunities for sustainable transport use. The policy also requires proposals to consider utilising the River Trent and existing railway line for the transportation of construction and waste materials to and from the site during redevelopment. As such, potential significant positive effects are identified in relation to **SA objectives 6: transport, 10: air quality and 11: climate change** although these are uncertain depending on the detailed proposals for the area that eventually come forward.

6.82 The site would need to be reclaimed prior to development commencing. The policy makes specific mention of the requirement for the protection of the Pulverised Fuel Ash North and South Lagoons and slurry lagoon from inappropriate development, requiring proposals to ensure their appropriate restoration and after care. As such, a significant positive effect is likely in relation to **SA objective 7: land use and soils**. The regeneration area is not within a Source Protection Zone, and the policy requires the protection and enhancement where possible of the water quality of the River Trent, including through consideration of integrated water management. As such, a minor positive effect is likely in relation to **SA objective 8: water**.

6.83 A significant portion of the site is within Flood Zone 2, with a small portion of the site within Flood Zone 3. However, the policy requires that any future development proposal must deliver a flood management scheme which incorporates SuDS, including green/blue infrastructure measures, informed by a Flood Risk Assessment (FRA), a hydrology assessment and a Surface Water Management Masterplan and Strategy. Therefore, despite part of the site being located within Flood

Zone 2, it is likely that there will be a mixed (minor positive and minor negative) effect in relation to **SA objective 9: flood risk**, although this remains uncertain depending on detailed proposals for the regeneration area.

6.84 This regeneration area is within a Minerals Safeguarding Area (MSA) for sand and gravel and so development here could lead to the sterilisation of mineral resources. The policy outlines that the requirements for non-minerals development, as outlined in the Nottinghamshire Minerals Local Plan, must be met. However, as the regeneration area has been previously developed, sterilisation of mineral resources may already have occurred as a result of the original development of the site. As such, a potential but uncertain minor negative effect is identified in relation to **SA objective 12: resource use and waste**.

6.85 The Council's heritage officer notes that although the power station is recognised as a non-designated heritage asset, this has not secured a future for the historic buildings on the site, such as the cooling towers and engine house and these may be lost to development. A Scheduled Monument, the Fleet Plantation Moat, is within close proximity of the site, and therefore its redevelopment could lead to adverse effects on this asset. In addition, there are other important heritage assets in the vicinity of the site, including other Scheduled Monuments and Grade I and II* listed buildings, such as Torksey Castle, Torksey Medieval Settlement, St Peter's Church, and Torksey Viaduct. The policy requires development proposals to be of an appropriate scale, layout, form and use materials which respect the significance and setting of affected heritage assets, including the Fleet Plantation Scheduled Monument, supported by a heritage statement to include the results of an archaeological assessment. As such, a potential mixed (minor positive and significant negative) effect is identified in relation to **SA objective 13: cultural heritage** although this is uncertain until specific proposals for the site come forward.

6.86 The regeneration area is not located within a Landscape Policy Zone. The regeneration of the degraded land of the former power station could have beneficial effects on the character of the landscape. Therefore, a significant positive effect is likely in relation to **SA objective 14: landscape and townscape**, although this remains uncertain until specific development proposals for the area are submitted.

Delivering Economic Prosperity

6.87 The likely sustainability effects of Policies ST7-14 are summarised in **Table 6.4** overleaf.

Policy ST7: Provision of Land for Employment Development

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

6.89 This policy allocates a sufficient amount of new employment land (for E(g), B2 and B8) to meet projected needs, including some flexibility for strategic employment sites to come forward, therefore it will have a significant positive effect for **SA objective 3: economy and skills**. The provision of new employment land will help to provide more jobs and helps to grow the local economy. In addition, the policy notes that development on General Employment Sites and the Strategic Employment Site that is not E(g)/B2/B8 Use Class will only be supported where it is for an ancillary use, which will support, maintain or enhance the primary business and employment function of the site. The policy also requires that major developments on General Employment Sites and the Strategic Employment Site will need to enter into a site related Employment and Skills Plan with the developer/applicant to ensure that the development benefits local people by providing training and local job opportunities.

Table 6.4: SA Findings for Delivering Economic Prosperity Policies

| SA Objective | Policy ST7 | Policy ST8 | Policy 9 | Policy ST10 | Policy ST11 | Policy ST12 | Policy ST13 | Policy ST14 |
|--------------------------------------|------------|------------|----------|-------------|-------------|-------------|-------------|-------------|
| 1. Biodiversity | 0 | --? | +/- | 0 | 0 | + | 0 | + |
| 2. Housing | 0 | 0 | 0 | 0 | 0 | 0 | + | + |
| 3. Economy and skills | ++ | ++ | ++ | ++ | ++ | ++ | + | ++ |
| 4. Regeneration and social inclusion | 0 | + | 0 | + | + | 0 | ++ | ++ |
| 5. Health and wellbeing | 0 | -? | + | 0 | 0 | + | + | + |
| 6. Transport | 0 | + | +/- | 0 | 0 | -? | + | + |
| 7. Land use and soils | 0 | +/- | -- | 0 | 0 | +/-? | + | 0 |
| 8. Water | 0 | 0 | -- | 0 | 0 | 0 | 0 | 0 |
| 9. Flood risk | 0 | -? | 0 | 0 | 0 | +/-? | + | + |
| 10. Air quality | 0 | +/-? | +/- | 0 | 0 | 0 | + | + |
| 11. Climate change | 0 | ++ | +/- | 0 | 0 | 0 | + | + |
| 12. Resource use and waste | 0 | --? | 0 | 0 | 0 | +/-? | + | 0 |
| 13. Cultural heritage | 0 | -? | - | 0 | 0 | + | 0 | + |
| 14. Landscape and townscape | 0 | + | +/- | 0 | 0 | + | 0 | + |

Policy ST8: EM008: High Marnham Green Energy Hub

6.90 This policy allocates the former High Marnham Power Station site for 38.4 ha of employment land within the renewable energy and low carbon technologies sector within this plan period and a further 21.6ha thereafter.

6.91 A small portion of the site is a Local Wildlife Site (LWS), Marnham Railway Yard, which could be adversely affected by the redevelopment of the site. In addition, two other LWS' (Fledborough to Harby Dismantled Railway and Old Trent, Marnham) are within 100m of the site, to the north-east and south-east, respectively. Whilst the supporting text of the policy states that the LWSs Marnham Railway Yard, and Fledborough to Harby Dismantled Railway, are to be protected from development and the design should provide for an appropriate buffer in relation to these assets, the policy does not directly address biodiversity issues and potential impacts upon Old Trent LSW are not specifically mentioned. As such, a potential significant negative effect is identified in relation to **SA objective 1: biodiversity**. The effect is uncertain until detailed proposals for the site are submitted.

6.92 The site will not include housing provision; therefore a negligible effect is likely in relation to **SA objective 2: housing**. The site would provide 38.4 ha of employment land for use within the energy and low carbon technologies sector, over the plan period, which is likely to provide substantial job opportunities, including in higher skilled and better paid jobs. Furthermore, the policy safeguards the land from future development which would jeopardise its redevelopment. As such, a significant positive effect is identified in relation to **SA objective 3: economy and skills**.

6.93 Whilst development is not expected to provide community services and facilities, in repurposing a former coal-fired powered station this policy will contribute to regeneration and future-proofing energy supply in the area, therefore a minor positive effect is expected in relation to **SA objective 4: regeneration and social inclusion**.

6.94 The former High Marnham Power Station site is located within 2km of a cemetery; however it is not within 2km of any other open space. The site also contains a CROW footpath, which may be lost or re-routed as a result of development. As such a potential but uncertain minor negative effect is identified in relation to **SA objective 5: health and wellbeing**.

6.95 The site is partially situated within 400m of an existing bus stop although there is not a railway station within 1km of the site. As such, a potential minor positive effect is identified in relation to **SA objectives 6: transport**.

6.96 The policy allocates development on a site that contains a mix of greenfield and brownfield land. Of the greenfield land, the majority is Grade 3 agricultural land. As such, a mixed (minor positive and minor negative) effect is likely in relation to **SA objective 7: land use and soils**. This site is not within a Source Protection Zone and a negligible effect is identified in relation to **SA objective 8: water**.

6.97 The eastern part of the site is within Flood Zone 3. Although flood risk is not explicitly referenced within the policy, the supporting text of the policy states that a Flood Risk Assessment, incorporating a Surface Water Management Strategy and Management Plan will be required to inform the design and development of the site. However, no measures which would help to address flood risk at the site are explicitly set out in the policy text itself. Therefore, a potential but currently uncertain minor negative effect is identified in relation to **SA objective 9: flood risk**.

6.98 The policy promotes development for low carbon energy generation. This may have minor positive effects in relation to air quality, as it will contribute to minimising pollutants from burning fossil fuels released into the atmosphere. However, if the development results in an increase in vehicle movements, such as deliveries or employees travelling to and from the site, this may result in minor negative effects on local air quality. Therefore, a mixed (minor positive and minor negative) effect has been identified in relation to **SA objective 10: air quality** although this is currently uncertain.

6.99 The allocation of the site for employment use within the energy and low carbon technologies sector will support the transition of the area's energy supply to more sustainable sources. The policy outlines how the development will support a step change to a greener local economy and energy production through the incorporation of commercial scale renewable energy and low carbon technologies. As such, this policy is expected to have a significant positive effect on **SA objective 11: climate change**.

6.100 This site is partly within a Minerals Safeguarding Area, for sand and gravel and so development here could lead to the sterilisation of mineral resources. However, this may already have occurred as a result of the original development

of the site. As such, a potential but uncertain significant negative effect is identified in relation to **SA objective 12: resource use and waste**.

6.101The Council's heritage officer notes that the site is located in the setting of various listed buildings and non-designated heritage assets, including St Gregory's Church (Grade I) and Manor Farm (Grade II) and the viaduct and bridge over the River Trent. In addition, there are numerous other heritage assets located on the eastern side of the River Trent within Newark and Sherwood, and the Council's archaeology officer highlighted that there are undated cropmarks located close to the site. Therefore, development of the site could lead to adverse effects on these assets. The supporting text of the policy states that the planning application for the site should be informed by a heritage statement and archaeological assessment. However, there is no requirement in the policy text itself for measures which would help to limit impacts relating to the historic environment. As such, a potential minor negative effect is identified in relation to **SA objective 13: cultural heritage** although this is uncertain until specific proposals for the site come forward.

6.102This site is within Trent Washlands and Mid-Nottinghamshire Farmlands Landscape Character Areas. The site is within Landscape Policy Zones TW20 and MN12. Landscape Policy Zone TW20 is classified for conserve and create. The condition of the landscape is deemed 'moderate' and it received a sensitivity score of 'moderate'. Landscape Policy Zone MN12 is classified for conserve. The condition of the landscape is deemed 'moderate' and it received a sensitivity score of 'very high'. This indicates the potential for a significant negative effect on the landscape and townscape. However, the policy relates to the redevelopment of a degraded power station site. Furthermore, the supporting text of the policy requires that development of the site should have regard for the landscape given its rural location. As such, a minor positive effect overall is likely in relation to **SA objective 14: landscapes and townscape**, although this will remain uncertain until detailed proposals for the site have been submitted.

Policy 9: Site SEM001: Apleyhead Junction

6.103The policy allocates land at Apleyhead Junction near Worksop as a strategic employment site. The site is located within close proximity of designated biodiversity sites, being approximately 500m from Clumber Park Site of Special

Scientific Interest (SSSI) and a Local Wildlife Site (Top Wood/Great Whin Covert) lying within its boundaries. The site is also located entirely within 5km of the Sherwood Forest ppSPA. However, the policy makes good provision for the protection and enhancement of biodiversity. In particular, it requires that proposals are supported by an ecological impact assessment and arboriculture assessment. The development is to be of a scale, layout and form and to use materials which protect and enhances the special characteristics of the Top Wood/Great Whin Covert Local Wildlife Site. To help ensure the protection of the nearby biodiversity sites, the development of the site should be informed by an Air Quality Management Strategy. The policy also specifies that development will promote green infrastructure connectivity within the site, and that a lighting strategy is provided which will help to the effects of minimise light pollution on the natural environment. Finally, a project level HRA, including winter birds survey, is required to ensure there are no adverse impacts on the Clumber Park SSSI and Sherwood Forest ppSPA. As such, a mixed (minor positive and minor negative) effect is likely in relation to **SA objective 1: biodiversity**; however effects are uncertain until the planning application stage when detailed proposals for the development would be known.

6.104The site will not include housing provision; therefore a negligible effect is likely in relation to **SA objective 2: housing**. The allocation will deliver 118.7 ha of employment land for Class E(g), B2 and B8 development which will enhance local employment opportunities and encourage investment in the area. A significant positive effect is therefore likely in relation to **SA objective 3: economy and skills**.

6.105The policy will have a negligible effect on **SA objective 4: regeneration and social inclusion**.

6.106The Apleyhead site is adjacent to Clumber Country Park and is within 2km of CROW open access areas. Furthermore, the policy supports the delivery of green infrastructure, natural greenspace and active travel through the provision of improved pedestrian and cycle links from the site to neighbouring areas. As such, a minor positive effect is likely in relation to **SA objective 5: health and wellbeing** as employees may be able to travel to work using active modes of transport and access areas for active outdoor recreation around working hours.

6.107The policy supports access to the site for public transport, cyclists and pedestrians as well as vehicles. A

financial contribution towards high frequency bus services between the site and Worksop town centre will be supported by appropriate public transport infrastructure within the site. A portion of the site is within 400m of an existing cycle path and the site is located adjacent to two bus stops which employees at the site may be able to use to travel to work. However, requirements to contribute towards improvements to the capacity of the A57 and the identified roundabouts as well as parking provision may facilitate ongoing car use and discourage modal shift. As such, a mixed (minor positive and minor negative) effect is likely in relation to **SA objective 6: transport**. The fact that the policy could increase the use of motorised vehicles and the associated emissions could also lead to minor negative effects in relation to **SA objectives 10: air quality and 11: climate change**. However, promoting sustainable transport could have minor positive effects in relation to those objectives, particularly because the policy also states that the site will be required to meet BREEAM very good-excellent standards for energy and water efficiency, and sustainable construction. Furthermore, while the requirement for the development of the site to be informed by an Air Quality Management Strategy is specifically related to protection of nearby biodiversity designations, it is likely to have benefits for the local population in relation to air quality. Mixed (minor negative and minor positive) effects are likely overall for **SA objectives 10: air quality and 11: climate change**.

6.108The policy allocates development on a greenfield site, the majority of which is Grade 3 agricultural land. As such, a significant negative effect is likely in relation to **SA objective 7: land use and soils** although this is uncertain depending on whether the land is Grade 3a (high quality) or Grade 3b. The site is also situated within a Source Protection Zone and development here may therefore have a negative effect on ground and surface water quality. As such, a significant negative effect is likely overall in relation to **SA objective 8: water**.

6.109The site is within Flood Zone 1; therefore a negligible effect is likely in relation to **SA objective 9: flood risk**, particularly because green infrastructure provision within the site will contribute to flood risk mitigation.

6.110The site is not within a Minerals Safeguarding Area. As such, a negligible effect is likely in relation to **SA objective 12: resource use and waste**.

6.111The Apleyhead site is adjacent to Clumber Park, a Registered Park and Garden. The Council's heritage officer notes that the whole site was formally part of Osberton Hall's wider park. The Council's archaeology officer notes that the east and west of the site is within an important archaeological zone and that the site also includes undated cropmarks. Further archaeological assessments are required and the delivery of any mitigation as part of a comprehensive strategy for the site. The policy requires that proposals respect the significance and setting of affected heritage assets, and are supported by a heritage statement and archaeological assessment comprising a geophysical survey and intrusive site investigations and mitigation strategy. Overall, a minor negative effect is likely in relation to **SA objective 13: cultural heritage**.

6.112The majority of this site is within Sherwood Landscape Character Area. The site is within Landscape Policy Zone SH40 and is classified for conserve and create. The condition of the landscape is deemed 'moderate' and it received a sensitivity score of 'moderate'. This indicates the potential for a minor negative effect on **SA objective 14: landscape and townscape**. However, the policy supports the incorporation of sensitive design and location of buildings which enables the positive development of the site and the surrounding character. The policy also requires green infrastructure provision within the site which will enhance the quality of the environment. A lighting strategy is also required at the site which will help to minimise light pollution on the natural environment. Importantly, the development is to be supported by a Landscape Visual Impact Assessment and landscape buffers are to be incorporated at the site which will further help to mitigate impacts on the surrounding landscape. As such, a mixed (minor positive and minor negative) effect is likely in relation to **SA objective 14: landscape and townscape**.

Policy ST10: Existing Employment Sites

6.113The policy safeguards existing employment sites for additional employment growth and related development, which is likely to help to support local economic growth. Therefore, a significant positive effect is expected in relation to **SA objective 3: economy and skills**. The policy also requires that major developments in these locations enter into a site related Employment and Skills Plan to ensure that the development benefits local people by providing training and local job opportunities. This will help support the upskilling of

local people which may make the area more attractive to potential employers in the future.

6.114A minor positive effect is also expected for **SA objective 4: regeneration and social inclusion**. Many of the existing employment sites listed to be safeguarded (at which addition employment development may occur) are located in areas with higher rates of deprivation. The policy could therefore support regeneration and job creation in areas of most need in Bassetlaw.

Policy ST11: Rural Economic Growth and Economic Growth outside Existing Employment Areas

6.115The policy supports appropriate proposals for delivering rural economic growth and local employment opportunities, contributing to the diversification of the rural economy and supporting the new development of educational facilities that provide training for rural and heritage professions. Therefore, a significant positive effect is likely for **SA objective 3: employment and skills**. The policy outlines the criteria according to which a proposal in the countryside and outside established employment areas or allocations will be supported, including that the scale of the development is appropriate to its location, and does not adversely impact on the character of the location, the surrounding townscape or landscape, the form and character of the settlement or upon biodiversity and heritage assets. Therefore, minor positive effects are expected for **SA objectives 1: biodiversity, 13: cultural heritage and SA objective 14: landscape and townscape**.

6.116The policy states that development should have no adverse impact on residential amenity; therefore a minor positive effect is expected for **SA objective 5: health and wellbeing**. A potential but uncertain minor positive effect is also identified for **SA 6: transport** as the policy may help reduce the distance that those who live in rural communities have to travel for employment. It also requires that proposals can be accessed by vehicles, sustainable and public transport, and has no unacceptable impact on the highway network. An uncertain mixed minor positive and minor negative effect is expected in relation to **SA objectives 7: land use and soils, 9: flood risk and 12: resource use and waste** since the policy may result in some limited development on greenfield land, but it also promotes the efficient use of previously developed land and the reuse of existing buildings.

Policy ST12: Visitor Economy

6.117Policy ST12 seeks to promote and develop Bassetlaw as a destination for visitors, and states that proposals for the creation of or expansion of existing visitor attractions will be supported where they enhance the District's tourism offer. The policy relates to increasing local economic growth through tourism and the visitor economy, which is likely to boost the local economy by increasing spending in the area, diversification of the local economy and providing an increased range of employment opportunities. As such, a significant positive effect is likely for **SA objective 3: economy and skills**. Tourism will enhance the vitality and viability of the District's towns and villages and this policy requires new visitor facilities or accommodation to contribute to the achievement of regeneration objectives of the Main Towns, resulting in a minor positive effect for **SA objective 4: regeneration and social inclusion**. The policy also sets out criteria for proposals in rural areas, including requiring that its scale is proportionate to its setting and location in terms of impact on landscape, biodiversity, heritage and highway capacity. Therefore, minor positive effects are identified in relation to **SA objectives 1: biodiversity, 6: transport, 13: cultural heritage and 14: landscape and townscape**. It is noted that the HRA found that this policy could potentially contribute to recreation pressure at the Sherwood Forest Visitor Centre which is within the Birklands and Bilhaugh SAC, but that more information is needed from the recently commissioned Recreation Impact Study in order to reach a firmer conclusion. The minor positive effect on **SA objective 1: biodiversity** is therefore uncertain at this stage.

6.118Minor positive effects are expected for **SA objective 6: transport, SA objective 10: air quality, and SA objective 11: climate change**, due to the criteria requiring visitor accommodation to be located in accordance with the sequential approach for main town centre uses. However, these effects are uncertain as promoting Bassetlaw as a visitor destination could generate more travel, traffic and associated emissions of greenhouse gases and air pollutants.

Policy ST13: Town Centres and Local Centres, Local Shops and Services

6.119This policy seeks to maintain the vitality and viability of town and local centres within Bassetlaw and sets out the hierarchy for development of town centre uses. Developments of this type outside these areas will be required to follow the

sequential test approach. Main town centre uses should be considered for town centre locations, then in edge of centre locations; and only if suitable sites are not available should out of centre sites be considered. The policy supports the delivery of residential uses in town centres, where the proposal does not impact on the vitality and viability of the centre or cause unacceptable impacts for neighbouring users. Therefore, a minor positive effect is expected for **SA objective 2: housing**. Provision of more housing within centres could help to reinvigorate areas of the town centre and increase footfall in town centres during the day and in the evening. This, along with the likely improvement of town and local centres supported by this policy (e.g. ensuring the area's character is protected and that the uses in the area are of a mix that is attractive to shoppers) will help deliver local economic growth given that the creation of attractive places will help draw more people to these areas. Therefore, a minor positive effect is likely for **SA objective 3: economy and skills**.

6.120 This policy is expected to have a significant positive effect for **SA objective 4: regeneration and social inclusion** since the policy will promote the vibrancy and vitality of town centres and supports the delivery of retail, leisure, entertainment, cultural facilities, community and healthcare services at these locations which are among the most accessible in the plan area. The policy also supports the provision of community services in new local centres such as at Peaks Hill Farm, Ordsall South and Bassetlaw Garden Village where a large number of new residents can benefit from them. This may also have minor positive effects in relation to **SA objective 5: health and wellbeing**. Given that the policy is most supportive of town centre uses in locations where sustainable transport links are strongest and where a large number of residents are likely to be able to walk to them, minor positive effects are also recorded in relation to **SA objective 6: transport, SA objective 10: air quality and SA objective 11: climate change**.

6.121 The policy also supports the reuse of existing buildings and vacant premises, including for temporary uses. This will help to bring derelict sites back into use and therefore minor positive effects are expected for **SA objective 7: land use and soils and 12: resource use and waste**. As this approach may help to limit the need to develop greenfield land in the plan area and limit the proliferation of impermeable surfaces in Bassetlaw, a minor positive effect is recorded in relation to **SA objective 9: flood risk**.

Policy ST14: Management of Town Centres

6.122 This policy focuses on managing town centres to ensure their vibrancy, functionality and physical appearance maximises commercial attractiveness, whilst maximising footfall and use by the community and visitors. The policy outlines the criteria for which proposals that would result in the loss of an E class use at ground floor would be considered within the Primary Shopping Area. Proposals of this type must not have an adverse impact on the vitality and viability of the centre as a whole and should meet the needs of local people. The reuse of upper floors in a town centre will be supported where this would not adversely affect the viability of the ground floor use or have detrimental impacts on the town centre. The policy also supports the regeneration of town centres and supports proposals that will contribute to the delivery of the identified town centre schemes. Therefore the policy is likely to have significant positive effects in relation to **SA objective 3: economy and skills** by supporting the economies of the District's town centres.

6.123 The policy supports the reuse of upper floors within the town centre, for uses which may include residential, provided the development does not adversely affect the viability of the ground floor use or cause unacceptable impacts for adjacent uses. Therefore, a minor positive effect is identified in relation to **SA objective 2: housing**.

6.124 This policy is expected to have a significant positive effect for **SA objective 4: regeneration and social inclusion** since the policy will promote the vitality and viability of town centres, supports the delivery of retail development, and non-retail development where appropriate. The policy may also improve social inclusion by improving access to the town centre and its services through improvements to the public transport and active travel networks.

6.125 The policy requires that proposals within Worksop Town Centre contribute to the Worksop Flood Management Scheme. Therefore, minor positive effects are identified in relation to **SA objective 9: flood risk**.

6.126 The policy supports the delivery of improvements to the public realm and green infrastructure within Worksop town centre. This will likely improve the quality of space, improve safety through increased natural surveillance as a result of increased footfall, and promote active travel. In addition, the policy seeks to ensure development does not result in adverse effects on amenity. Within Harworth and Bircotes Town Centre

development should support healthy active lifestyles including space for local food growing. Green/blue infrastructure connectivity should also be enhanced. Therefore, a minor positive effect is identified in relation to **SA objective 5: health and wellbeing**. Public realm improvements and the provision of green infrastructure may also contribute towards supporting habitat connectivity, improving the townscape and protecting the setting of heritage assets. As such, minor positive effects are also identified in relation to **SA objective 1: biodiversity, SA objective 13: cultural heritage and SA objective 14: landscape and townscape**. The positive effects recorded in relation to SA objectives 13 and 14 are reinforced by the policy's requirement for development proposals on upper floors to respect and reflect the character of the town centre.

6.127 The requirement for public realm improvements and the provision of green infrastructure will likely promote active travel. This is further enhanced by the requirement for improved access to and within Worksop Town Centre for pedestrians and cyclists as well as for public transport users. An increase in the number of trips made by sustainable modes of travel will likely result in minor positive effects on **SA objectives 6: transport, 10: air quality and 11: climate change**. These are reinforced by the policy requirement for proposals to contribute to a green town centre with regards to energy, movement and sustainability.

Living Communities

6.128 The likely sustainability effects of Policies ST15-34 are summarised in **Table 6.5** overleaf.

Table 6.5: SA Findings for Living Communities (Policies ST15 - 34)

| SA Objective | Policy ST15 | Policy 16 | Policy 17 | Policy 18 | Policy 19 | Policy 20 | Policy 21 | Policy 22 | Policy 23 | Policy 24 | Policy 25 | Policy 26 | Policy 27 | Policy 28 | Policy ST29 | Policy ST30 | Policy ST31 | Policy ST32 | Policy 33 | Policy 34 |
|--------------------------------------|-------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-------------|-------------|-------------|-------------|-----------|-----------|
| 1. Biodiversity | +/- | ++/-? | -? | -? | +/-? | +/-? | +/-? | +/-? | +/-? | + | +/-? | + | + | +/-? | + | 0 | 0 | 0 | 0 | 0 |
| 2. Housing | ++ | ++ | + | ++ | ++ | + | ++ | + | + | + | + | + | ++ | + | ++ | ++ | ++ | ++ | + | + |
| 3. Economy and skills | + | + | + | + | + | + | + | + | + | + | 0 | + | + | + | 0 | 0 | 0 | 0 | 0 | + |
| 4. Regeneration and social inclusion | + | ++ | ++ | ++ | + | ++ | + | ++ | ++ | + | + | ++ | + | + | + | 0+ | + | + | + | 0 |
| 5. Health and wellbeing | + | ++ | ++? | +/- | ++ | +/-? | + | ++ | ++ | ++ | + | + | ++ | ++ | + | + | + | + | + | 0 |
| 6. Transport | + | +/- | + | + | + | + | + | + | + | + | + | + | +/- | + | + | 0 | + | + | +/- | 0 |
| 7. Land use and soils | +/- | -- | ++ | - | ++ | - | -- | - | ++ | ++ | -- | ++ | -- | -- | + | + | 0 | + | 0 | 0 |
| 8. Water | -? | -- | +/- | -- | -- | -? | +/- | +/- | +/- | +/- | -- | +/- | - | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9. Flood risk | -? | 0 | + | 0 | 0 | 0 | +/-? | + | + | + | 0 | 0 | + | 0 | + | 0 | 0 | +/- | 0 | 0 |
| 10. Air quality | + | +/- | + | + | + | + | + | + | + | + | + | + | +/- | + | 0 | 0 | + | 0 | +/- | 0 |
| 11. Climate change | + | +/- | + | + | + | + | + | + | + | + | + | + | +/- | + | 0 | 0 | + | 0 | +/- | 0 |
| 12. Resource use and waste | -? | + | 0 | 0 | 0 | 0 | +/-? | 0 | 0 | 0 | 0 | 0 | +/- | 0 | 0 | 0 | 0 | 0 | + | 0 |

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| SA Objective | Policy ST15 | Policy 16 | Policy 17 | Policy 18 | Policy 19 | Policy 20 | Policy 21 | Policy 22 | Policy 23 | Policy 24 | Policy 25 | Policy 26 | Policy 27 | Policy 28 | Policy ST29 | Policy ST30 | Policy ST31 | Policy ST32 | Policy 33 | Policy 34 |
|-----------------------------|-------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-------------|-------------|-------------|-------------|-----------|-----------|
| 13. Cultural heritage | -? | +/-? | 0? | 0 | 0? | 0? | +/-? | 0? | + | +/-? | +/-? | +/-? | +/-? | + | 0 | + | 0 | + | 0 | 0 |
| 14. Landscape and townscape | +/-? | +/-? | + | + | + | + | +/-? | + | + | + | +/-? | + | +/-? | +/-? | + | + | 0 | + | 0 | 0 |

Policy ST15: Provision of Land for Housing

6.129 Policy ST15 states that the plan will provide a minimum of 3,011 additional dwellings over the duration of the Local Plan from sites included in the policy, including the new settlement at Bassetlaw Garden Village, as well as a further 4,070 dwellings beyond 2037. As such, a significant positive effect is expected in relation to **SA objective 2: housing**.

6.130 Focussing most new development in Worksop and Retford is expected to have minor positive effects on **SA objectives 1: biodiversity and 7: land use and soils**, as only limited development will be permitted in the countryside where adverse impacts on these objectives might be more likely. However, Trinity Farm and Peaks Hill Farm are located on Grades 2 and 3 agricultural land respectively. In addition, the site allocation in Tuxford (Ollerton Road) consists of Grade 2 agricultural land, which would likely be lost to development.

6.131 There are a number of international and national designations within and around the District that may be affected by development such as Sherwood Forest ppSPA, Bilhaugh and Birklands SAC and Sutton and Lound Gravel Pits SSSI, near Retford. It is also noted that land near Peaks Hill Farm, to the north of Worksop contains the Carlton Forest Quarry Local Geological Site. In addition, a number of local wildlife designations are within the District, including the Chesterfield Canal LWS and Retford Cemetery LNR. Whilst development within Tuxford and at Retford is likely to have negligible effects in relation to biodiversity, development at Trinity Farm, Retford and at other sites in Worksop have potential to result in adverse impacts on these designations. Overall, the likely effects on **SA objectives 1: biodiversity and 7: land use and soils** are mixed (minor positive and minor negative).

6.132 Focussing most housing development at Worksop, Retford and Tuxford will capitalise on the access to employment opportunities due to their good transport links. The new settlement at Bassetlaw Garden Village does not have good links to public transport, however the development will require new public transport links are included as part of the proposals which may enhance access to employment opportunities. Therefore, a minor positive effect is therefore expected in relation to **SA objective 3: economy and skills**.

6.133 Focussing most new development at the larger settlements of Worksop and Retford and the smaller settlement of Tuxford, where there is the widest range of

services and facilities in the District, will help ensure that most new residents have generally good access to services. The Bassetlaw Garden Village will be a new settlement and will include a range of services and facilities for residents. Therefore, the policy is likely to result in a minor positive effect in relation to **SA objective 4: regeneration and social inclusion**.

6.134 Focussing most housing development within and near to Worksop and Retford will provide more residents with opportunities to walk and cycle day-to-day, as they are likely to be travelling shorter distances for work and to access services and facilities. Likewise, the site allocation at Tuxford is within walking distance of various open spaces, and a GP. In addition, the Bassetlaw Garden Village is partially within 2km of country parks, and CRow open access areas. The Bassetlaw Garden Village will seek to improve opportunities for access to sport and physical activities, including cycling and pedestrian links between communities, as well as the development of a new health centre. As such, a minor positive effect is therefore expected in relation to **SA objective 5: health and wellbeing**.

6.135 Minor positive effects are likely in relation to **SA objectives 6: transport, 10: air quality and 11: climate change** as the policy focuses most development at the larger settlements which have strong sustainable transport links (including rail services at Worksop and Retford). Although the allocate site at Tuxford is located within close proximity to bus services, it is not served by a railway station or dedicated cycle routes. Focusing housing growth at locations with access to public and active modes of transport is likely to reduce the need to travel by private car and the associated emissions. While the existing traffic congestion issues at Worksop and Tuxford may be exacerbated by a high level of new development, population growth and increased demand may improve the provision of sustainable transport links. Likewise, the Bassetlaw Garden Village will be expected to provide sustainable transport links as part of the development, including new bus stops and cycle routes.

6.136 Large areas of Worksop and Retford lie with a Source Protection Zone along with the Bassetlaw Garden Village. As such, high levels of growth in these areas has the potential to adversely impact the quality of groundwater sources. Development at Worksop and Retford also has the potential to increase surface water run-off into the Rivers Rytton and Idle, and the Chesterfield Canal respectively, with greater potential

for localised adverse effects on water quality. Furthermore, there is potential for greater pressure on existing water and sewage treatment infrastructure to result if high levels of development are provided at these larger settlements. The site allocated in Tuxford is not within a Source Protection Zone, and as such is likely to have negligible effects in relation to **SA objective 8: water**. However, considering all sites within this policy, overall a minor negative effect is expected in relation to SA objective 8: water however this would remain uncertain until site specific proposals are submitted.

6.137The towns of Worksop (adjacent to the River Ryton) and Retford (along the River Idle and Retford Beck as well as larger areas to the north, south and east of the town) contain areas of higher flood risk. As some of the new housing sites, notably Trinity Farm are partially located within areas that are at risk of flooding, it is considered that this policy may have a potential but uncertain minor negative effect on **SA objective 9: flood risk**.

6.138The policy provides for high levels of housing growth, mainly focussed at Worksop, Retford, Tuxford and the new settlement at Bassetlaw Garden Village. Some of the sites allocated in this policy, including Ordsall South, Peaks Hill Farm, and Trinity Farm lie within Minerals Safeguarding Areas, which are found on the outskirts of Worksop (Sherwood Sandstone) and Retford (Gunthorpe Clay, and Sand and Gravel Resource). The development of housing at these sites may result in the sterilisation of finite mineral resources. As such, a potential but uncertain minor negative effect is expected in relation to **SA objective 12: resource use and waste**.

6.139All new development has the potential to affect historic assets and their setting. However, specific impacts and potential mitigation/enhancements will be dependent on the design and layout of specific proposals within the site. Worksop, Retford and Tuxford contain a large number of Conservation Areas and heritage assets, with high concentrations of Listed Buildings, which may be sensitive to new development. Whilst most sites are likely to have a negligible effect on cultural heritage, the development of some sites within the setting of the Retford Station and West Fields Conservation Area (Station Road), and Retford South (Fairy Grove) are likely to result in significant negative effects on cultural heritage. In addition, the development of Bassetlaw Garden Village, St Michael's View, Peaks Hill Farm and Trinity Farm may result in minor but uncertain effects due to their

proximity to heritage assets and archaeological potential. As such, an overall minor negative but uncertain effect is identified in relation to **SA objective 13: cultural heritage**.

6.140Growth around Worksop and Retford has the potential to enhance the urban-rural interface at these locations. However, the provision of housing growth in more rural areas on the outskirts of main settlements of Worksop and Retford could also adversely affect the established rural character of the District as a result of increased levels of urbanisation. Likewise, development on the outskirts of the small settlement of Tuxford is likely to result in adverse effects due to the good condition of the landscape, and its moderate sensitivity. As such, a mixed (minor positive and minor negative) but uncertain effect is identified in relation to SA objective 14: landscape and townscape.

Policy 16: Site HS1: Peaks Hill Farm, Worksop

6.141This policy proposes to allocate land at Peaks Hill for residential and employment development, along with associated facilities and infrastructure, including green and blue infrastructure, a local centre and community hub. A small portion of this site is within 100m of Regionally Important Geological Sites including Toll Bar Cottage, Wighorpe and Carlton Forest Quarry. The site is also within 100m of Local Wildlife Sites such as Carlton Forest Sandpit, Nab's Ashes Marsh, and Nab's Ashes Wood; and is within 500m of an Ancient Woodland. The majority of the site is located within a 5km buffer around the Sherwood Forest ppSPA. However, the new development will provide a multifunctional, coherent and connected green infrastructure network including an active travel corridor with species rich verges to support ecological connectivity, protect 8.1 ha of existing woodland and hedgerows, replace trees lost to development, provide a woodland buffer along the rural, northern periphery of the site, and a green buffer on the south of the site. These requirements may all result in benefits for biodiversity by providing new habitats, enhancing the connectivity of the ecological network and limiting any additional visitor pressure on the ppSPA. Overall, a potential mixed (significant negative and minor positive) effect is identified in relation to **SA objective 1: biodiversity**; however, effects are uncertain until the planning application stage when detailed proposals for the development would be known.

6.142The policy will deliver 1,000 new homes over the Plan period, with a further 120 beyond 2037, which will contribute to

meeting the housing need within the District. This is to include a mix of housing types, sizes and tenures, affordable housing, specialist housing and plots for self-build and custom homes. As such, a significant positive effect is expected in relation to **SA objective 2: housing**. The policy will have a minor positive effect on **SA objective 3: economy and skills**, as although the site is not within close proximity (more than 800m) of a major employment site which could have provided a concentration of nearby employment opportunities for new residents, the policy outlines that at least 5 ha of employment land should be provided in the plan period, with 5.6 ha thereafter. This will bring new employment opportunities within the site and additional opportunities may be created by the new community facilities which are also to be provided at the site.

6.143The policy may help to maintain and enhance existing community facilities and services as a portion of this site is within 800m of an existing primary school and the local centre of Celtic Point, which may be used by new residents. Furthermore, a significant portion of the site is within 2km of an existing secondary school, a GP surgery, and a post office. The policy also requires financial contributions towards educational and healthcare facilities and provision of a new local centre and community hub with sports pitches. In addition, the policy requires the incorporation of a local centre. As such, a significant positive effect is likely in relation to **SA objective 4: regeneration and social inclusion**.

6.144The Peaks Hill Farm site is within 800m of open space including amenity green space and semi natural green space which could be accessed by new residents of the site. The policy also supports the development of a multifunctional, coherent and connected green infrastructure network (a total of 18.3 ha of publicly accessible open space) including an active travel corridor, spaces for play, allotments and also seeks to protect 8.1 ha of existing woodland and hedgerows. The development of a woodland buffer along the rural periphery of the site, and a green buffer on the south of the site may also provide opportunities for recreation and whilst also providing benefits for residential amenity. In addition, the policy states that the new development will seek to improve opportunities for active travel by including cycling and pedestrian links through the development. Considering also the good access of the site to existing GPs, a significant positive effect is likely in relation to **SA objective 5: health and wellbeing**.

6.145The policy provides for a new road though the site linking Blyth Road (B6045) to Carlton Road (A60). This road is expected to help relieve congestion in Worksop, which could lead to local improvements in traffic and air quality. However, the link road could also stimulate the ongoing use of motorised vehicles, by making driving an attractive mode of transport. This would be partly offset by the incorporation of a green corridor with complementary pedestrian and cycle links and public transport connections on this route. The policy outlines that a financial contribution should be made towards a high frequency bus service from the site to Worksop town centre. In terms of existing links, a portion of the site is within 400m of a bus stop and a small portion is within 400m of a dedicated cycle lane; however there is no railway station within 1km. As such, a mixed (minor positive and minor negative) effect is likely in relation to **SA objective 6: transport**. The fact that the policy could increase the private use of motorised vehicles and associated emissions may have a minor negative effect in relation to **SA objectives 10: air quality and 11: climate change**. However, promoting sustainable transport could also lead to minor positive effects on those SA objectives. The positive effect on SA objective 11: climate change is reinforced by the fact that the policy requires a multifunctional GI network which will help promote climate resilience. Therefore, a mixed (minor positive and minor negative) effect is likely in relation to SA objectives 10: air quality and 11: climate change.

6.146The policy proposes to allocate development on a greenfield site which is Grade 3 agricultural land. As such, a significant negative effect is likely in relation to **SA objective 7: land use and soils**. The site is also situated within a Source Protection Zone and so may have a negative effect on ground and surface water quality. Therefore a significant negative effect expected in relation to **SA objective 8: water**.

6.147The site is within Flood Zone 1. As such, a negligible effect is likely in relation to **SA objective 9: flood risk**.

6.148A portion of this site is within a Minerals Safeguarding Area (Sherwood Sandstone) which could lead to sterilisation of mineral resources. However, the policy specifies that the development should meet the requirements for non-minerals development in Minerals Safeguarding Areas in the Nottinghamshire Minerals Local Plan, and the Nottinghamshire Minerals Plan outlines that this site is now dormant and due to be restored back to agriculture. As such, a

potential but uncertain minor positive effect is identified in relation to **SA objective 12: resource use and waste**.

6.149The Council's heritage officer notes that the site is located adjacent to a non-designated heritage asset and that development could lead to likely significant visual effects on this asset. In addition, undated cropmarks are located within part of the site. Further information is required in the form of a desk-based heritage assessment and evaluation in order to determine an appropriate archaeological mitigation strategy. The policy requires development to be of an appropriate scale, layout, form and materials which respects the surrounding character, significance and setting of affected heritage assets, and is supported by a heritage statement, archaeological desk based assessment and/or field evaluation. In addition, the policy requires a commemorative memorial honouring those who died in the plane crash on the site in May 1944 is provided on the site. Overall, a potential but currently uncertain mixed (minor positive and minor negative) effect is identified in relation to **SA objective 13: cultural heritage**.

6.150Peaks Hill Farm is within both Sherwood and Idle Lowlands Landscape Character Areas. The site is within Landscape Policy Zones SH37 and IL12. Landscape Policy Zone SH37 is classified for create while the condition of the landscape is deemed 'very poor' and it received a sensitivity score of 'moderate'. Landscape Policy Zone IL12 is classified for conserve and reinforce while the condition of the landscape is deemed 'good' and it received a sensitivity score of 'moderate'. This indicates the potential for a minor negative effect on **SA objective 14: landscape and townscape**. However, the policy requires development proposals to be supported by a landscape strategy which protects and enhances the Worksop-Carlton in Lindrick Green Gap by using soft landscaping techniques, retaining open views from Carlton Road and sightlines through development, and having a lower development densities on the periphery of the site. In addition, the policy seeks to deliver multifunctional green infrastructure and open space, including areas of woodland and woodland buffers which will contribute towards protecting and enhancing landscape character of the area. As such, a mixed (minor positive and minor negative) effect is likely in relation to **SA objective 14: landscape and townscape**, although this is uncertain until detailed proposals for the site come forward at the planning application stage.

Policy 17: Site HS2: Pupil Referral Centre, Worksop

6.151The policy proposes to allocate land at the Bassetlaw Pupil Referral Centre for residential use, for a approximately 20 new dwellings. The site is not within close proximity of any nature conservation designations, being in excess of 500m from any statutory international or national designations, and more than 100m from any locally designated sites. However, the site is located within 5km of the Sherwood Forest ppSPA. The policy specifies that development should make an appropriate financial contribution to the improvement of open space in the locality. This, therefore, may have indirect benefits on biodiversity by enhancing open space and green infrastructure. As such, a potential but uncertain minor negative effect is identified in relation to **SA objective 1: biodiversity**, as the effect on the ppSPA will not be known until the scheme design is known.

6.152The Former Pupil Referral Centre site will provide a approximately 20 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 to meet local needs. As such, a minor positive effect is likely in relation to **SA objective 2: housing**. The site is within 800m of a major employment site, which may provide new residents with nearby employment opportunities. As such, a minor positive effect is likely in relation to **SA objective 3: economy and skills**.

6.153The development of this site may help to maintain and enhance existing community facilities and services as the site is within 800m of the town centre of Worksop, as well as all key services, including a primary school, secondary school, GP surgery, and a post office which could be used by new residents, subject to capacity. The site is also within 2km of the local centre of Retford Road. Furthermore, the policy outlines that the new development will be required to retain part of the site as education and to contribute towards secondary education and healthcare. This is in addition to the contributions the development will be required to make towards open space provision. Therefore, a significant positive effect is likely in relation to **SA objective 4: regeneration and social inclusion**.

6.154The Former Pupil Referral Centre site is within 800m of various open spaces, including allotments, parks and gardens, children's play area and civic space which could be utilised by residents. GIS data recognises this site as being situated on and adjacent to a school outdoor sports facility, but this is not

the main part of the playing fields. In addition, the site is located within 800m of a GP surgery. As such, a significant positive uncertain effect is likely in relation to **SA objective 5: health and wellbeing**.

6.155The policy seeks to improve transport connectivity, including for pedestrians and cyclists. A Transport Statement will be required for the development and all necessary transport infrastructure improvements should be delivered to mitigate adverse effects. In terms of existing links, the site is located within 400m of a bus stop, however it is not within 1km of a railway station or 400m of a dedicated cycle path. As such, minor positive effects are likely in relation to **SA objectives 6: transport, 10: air quality and 11: climate change**.

6.156The policy proposes to allocate development on brownfield land, which is likely to result in a significant positive effect in relation to **SA objective 7: land use and soils**. The site is situated within a Source Protection Zone and so may have a negative effect on ground and surface water quality. The policy requires development to incorporate SuDS to manage surface water drainage. This may reduce surface water runoff and prevent the pollution of nearby watercourses and groundwater. As such, a mixed minor positive and significant negative effect is identified overall in relation to **SA objective 8: water**.

6.157The entirety of the Pupil Referral Centre site is located within Flood Zone 1. However, the policy requires development to incorporate SuDS to manage surface water on site, supported by a Flood Risk Assessment. As such, a minor positive effect is likely in relation to **SA objective 9: flood risk**. The site is not within a Minerals Safeguarding Area; therefore a negligible effect is also likely in relation to **SA objective 12: resource use and waste**.

6.158The Council's archaeology officer notes that there are potential archaeological earthworks within this site and further information is required to determine an appropriate mitigation strategy. As such, a potential but uncertain negligible effect is identified in relation to **SA objective 13: cultural heritage**, although this is uncertain at this stage.

6.159The Pupil Referral Centre site is within the urban area of Worksop, and its development would not lead to the loss of landscape features or redevelopment of derelict land. In addition, the policy specifies that the development should incorporate sensitive design and location of buildings, which

may help improve the character of the local landscape. As such, a minor positive effect is likely in relation to **SA objective 14: landscape and townscape**, however this will remain uncertain until detailed proposals for the site come forward at the planning application stage.

Policy 18: Site HS3: Radford Street, Worksop

6.160The policy proposes to allocate land at Radford Street, Worksop for a minimum of 120 new affordable dwellings. The site is not within close proximity of any nature conservation designations, being more than 500m from any statutory international or national designations, and more than 100m from any locally designated sites. However, the site is located within 5km of the Sherwood Forest ppSPA. As such, a potential but uncertain minor negative effect is identified in relation to **SA objective 1: biodiversity**, as the effect on the ppSPA will not be known until the scheme design is submitted.

6.161The site will provide a minimum of 120 new dwellings which will contribute to meeting the housing need within the District, and the policy outlines that these will be affordable and low-cost, and will include a mix of housing types, sizes and tenures, including specialist housing and apartments. As such, a significant positive effect is likely in relation to **SA objective 2: housing**. The site is within 800m of a major employment site, which may provide new residents of the site with nearby employment opportunities, although no employment land is allocated within the site itself. As such, a minor positive effect is likely in relation to **SA objective 3: economy and skills**.

6.162The policy may help to maintain and enhance existing community facilities and services as it is within 800m of existing services including a post office and the local centre at Retford Road and the town centre of Worksop, all of which may be used by new residents. The site is also within 800m of a primary school, secondary school and health centre. New residents may support these services, subject to capacity. Furthermore, the policy states that the new development will be required to contribute towards secondary education and primary and acute healthcare provision. Therefore, a significant positive effect is likely in relation to **SA objective 4: regeneration and social inclusion**.

6.163The Radford Street site is situated within 800m of open spaces such as allotments, amenity greenspace, cemeteries, children's play area, parks and gardens, semi-natural greenspace and outdoor sports facilities. However, the site is

also situated on an allotment which could be lost as a result of the development of the site, although it is noted that the allotment is already disused. The site is also located within 800m of an existing GP surgery which could be used by new residents, subject to capacity. The policy also required a financial contribution towards healthcare infrastructure. As such, a mixed (minor positive and minor negative) effect is likely in relation to **SA objective 5: health and wellbeing**.

6.164The policy encourages seeks to provide safe access and improve connectivity for pedestrians and cyclists, which may promote the uptake of active travel. In terms of existing links, the site is adjacent to several bus stops, and part of the site is within 400m of a dedicated cycle lane; however there is no railway station within 1km. The proximity to bus stops may promote the use of sustainable public transport, which would contribute to reduced greenhouse gas emissions and air pollution. As such, a minor positive effect is likely in relation to **SA objectives 6: transport, 10: air quality and 11: climate change**.

6.165The policy proposes to allocate development on greenfield; however the site is not classified as high quality agricultural land. As such, a minor negative effect is likely in relation to SA objective 7: land use and soils. The site is also situated within a Source Protection Zone and so may have adverse effects on ground and surface water quality. As such, a significant negative effect is identified in relation to **SA objective 8: water**.

6.166The site is located entirely within Flood Zone 1. As such, a negligible effect is likely in relation to **SA objective 9: flood risk**. Furthermore, the site is not within a Minerals Safeguarding Area, and as such development here will not lead to the sterilisation of mineral resources. Therefore, a negligible effect is likely in relation to **SA objective 12: resource use and waste**.

6.167The Council's heritage officer notes that there are no archaeological or conservation concerns. It is noted that the Radford Street site is a significant distance from the nearest heritage asset and it is well screened behind several rows of dwellings. As such, a negligible effect is identified in relation to **SA objective 13: cultural heritage**.

6.168The Radford Street site is within the urban area of Worksop, and so its development would not have a significant impact on the landscape. In addition, the policy specifies that the development should incorporate sensitive design and

location of buildings, which may improve the character of the area. As such, a minor positive effect is likely in relation to **SA objective 14: landscape and townscape**; however this will remain uncertain until detailed proposals for the site come forward at the planning application stage.

Policy 19: Site HS4 Former Manton Primary School, Worksop

6.169The policy proposes to allocate land for a minimum of 100 new dwellings on the site of the former Manton Primary School. The site is not within particularly close proximity of designated biodiversity sites, being more than 500m from any statutory international/national designations and more than 100m from any locally designated sites. However, the site is entirely within 5km of the Sherwood Forest ppSPA. The policy specifies that development will include 1.15ha of multifunctional open space, retain existing amenity open space and be required to provide an appropriate financial contribution towards three playing pitches which may provide benefits for biodiversity by reducing visitor pressure on the ppSPA. As such, a mixed (minor positive and minor negative) effect is likely but uncertain in relation to **SA objective 1: biodiversity**, as the effect on the ppSPA will not be known until the scheme design is submitted.

6.170The site will provide at least 100 new dwellings which will contribute to meeting the housing need within the District, and the policy requires that the site includes a mix of housing types, sizes and tenures, including affordable housing and specialist housing. As such, a significant positive effect is likely in relation to **SA objective 2: housing**. The site is within 800m of a major employment site, which could provide new residents with nearby employment opportunities. Connecting the new development to the sustainable transport network will also provide opportunities for residents to access employment further afield, particularly those without a car. As such, a minor positive effect is likely in relation to **SA objective 3: economy and skills**.

6.171The site may help to maintain existing community facilities and services as it is within 800m of existing services including a post office and the local centre at Retford Road which could be used by new residents. The site is also within 2km of a primary school, secondary school and the town centre of Worksop which may be used by new residents, subject to capacity. In addition, the policy states that the new development will be required to contribute financially towards

education provision and primary and acute healthcare services. Therefore, a minor positive effect is likely in relation to **SA objective 4: regeneration and social inclusion**.

6.172The Former Manton Primary School site is situated within 800m of open space including allotments, amenity green spaces and children's play areas which could be utilised by residents. The site is also located within 800m of an existing GP surgery which could be used by new residents. The policy states that the new development will seek to provide amenity open space (with natural surveillance) and financial contributions towards three playing pitches. Furthermore, a financial contribution will be required towards primary and acute healthcare services. As such, a significant positive effect is likely in relation to **SA objective 5: health and wellbeing**.

6.173The policy encourages the use of sustainable transport and seeks to improve connectivity and access, including for pedestrians and cyclists. In terms of existing links, the site is within 400m of a bus stop and a dedicated cycle lane; however there is no railway station within 1km. As such, a minor positive effect is likely in relation to **SA objectives 6: transport, 10: air quality and 11: climate change**.

6.174The policy proposes to allocate development on brownfield land. As such, a significant positive effect is likely in relation to **SA objective 7: land use and soils**. The site is situated within a Source Protection Zone and so may have adverse effects on ground and surface water quality. Overall, a significant negative effect is identified in relation to **SA objective 8: water**.

6.175The site is entirely within Flood Zone 1. As such, a negligible effect is likely in relation to **SA objective 9: flood risk**. It is also noted that the inclusion of green infrastructure (in the form of open space) within the site could have beneficial effects in terms of flood risk mitigation.

6.176The site is not within a Minerals Safeguarding Area, and as such will not lead to the sterilisation of mineral resources. Therefore, a negligible effect is likely in relation to **SA objective 12: resource use and waste**.

6.177The Council's archaeology officer notes that there are potential archaeological earthworks within this site and further information is required. As such, a potential negligible effect is identified in relation to **SA objective 13: cultural heritage** although this is currently uncertain.

6.178The Former Manton Primary School site is within the urban area of Worksop, and its development would not therefore have significant landscape impacts. In addition, the policy specifies that the development is required to provide for the sensitive design and location of buildings which may help improve the wider character of the area. As such, a minor positive effect is likely in relation to **SA objective 14: landscape and townscape**, however this will remain uncertain until detailed proposals for the site come forward at the planning application stage.

Policy 20: Site HS5: Talbot Road, Worksop

6.179The policy proposes to allocate land at Talbot Road for a minimum of 15 new dwellings. The site is not within close proximity of any nature conservation designations, being in excess of 500m from any statutory international or national designations, and more than 100m from any locally designated sites. However, the site is located within 5km of the Sherwood Forest ppSPA. The policy specifies that development will make a financial contribution to the adjoining Talbot Road amenity green space, which may provide benefits for biodiversity by reducing visitor pressure on the ppSPA. As such, a mixed (minor positive and minor negative) effect is identified in relation to **SA objective 1: biodiversity**, although this is currently uncertain as the effect on the ppSPA will not be known until the scheme design is submitted.

6.180The site will provide a minimum of 15 new dwellings which will contribute to meeting the housing need within the District, and the policy requires that the site includes a mix of housing types, sizes and tenures, including affordable housing. As such, a minor positive effect is likely in relation to **SA objective 2: housing**. The site is within 800m of a major employment site, which may provide new residents of the site with nearby employment opportunities, although no employment land is allocated within the site itself. As such, a minor positive effect is likely in relation to **SA objective 3: economy and skills**.

6.181The policy may help to maintain and enhance existing community facilities and services as it is within 800m of existing services including a post office and the local centre at Retford Road and the town centre of Worksop, all of which may be used by new residents. The site is also within 800m of a primary school, secondary school and health centre. New residents may support these services, and the small size of the site (a minimum of 15 homes) means that they are unlikely

to become overloaded by increased demand. Furthermore, the policy states that the new development will be required to contribute towards secondary education and primary and acute healthcare provision. Therefore, a significant positive effect is likely in relation to **SA objective 4: regeneration and social inclusion**.

6.182The Talbot Road site is situated within 800m of open space such as children's play area, parks and gardens, civic space, cemetery and outdoor sports facilities which could be utilised by residents. However, the site is also situated on an area of amenity green space which could be lost as a result of the development of the site, although it is noted that this open space has limited quality and that the policy states that the new development will seek to improve existing areas of green space for recreation, notably the adjoining Talbot Road amenity greenspace. The policy requirements that the development makes a financial contribution towards primary and acute healthcare provision. The site is also located within 800m of an existing GP surgery which could be used by new residents. As such, a mixed (minor positive and significant negative) effect is likely in relation to **SA objective 5: health and wellbeing** although this is currently uncertain depending what portion of the onsite amenity greenspace is lost to development and how the remaining open space is enhanced.

6.183The 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 adjacent to several bus stops, and most of the site is within 400m of a dedicated cycle lane; however there is no railway station within 1km. As such, a minor positive effect is likely in relation to **SA objectives 6: transport, 10: air quality and 11: climate change**.

6.184The policy proposes to allocate development on greenfield land; however the site is not classified as high quality agricultural land. As such, a minor negative effect is likely in relation to **SA objective 7: land use and soils**. The site is situated within a Source Protection Zone and so may have adverse effects on ground and surface water quality. As such, an overall significant negative effect is likely in relation to SA objective 7.

6.185The site is located entirely within Flood Zone 1. As such, a negligible effect is likely in relation to **SA objective 9: flood risk**. The site is not within a Minerals Safeguarding Area, and as such development here will not lead to the sterilisation of

mineral resources. Therefore, a negligible effect is also likely in relation to **SA objective 12: resource use and waste**.

6.186The Council's archaeology officer notes that there are potential archaeological earthworks within this site and that further information is required. As such, a potential but uncertain negligible effect is identified in relation to **SA objective 13: cultural heritage** although this is currently uncertain.

6.187The Talbot Road site is within the urban area of Worksop, and so its development would not have a significant impact on the landscape. In addition, the policy specifies that the development should incorporate sensitive design and location of buildings, which may improve the character of the area. Furthermore, the provision of a landscape buffer along the eastern boundary may contribute towards improving landscape character of the site. As such, a minor positive effect is likely in relation to **SA objective 14: landscape and townscape**; however this will remain uncertain until detailed proposals for the site come forward at the planning application stage.

Policy 21: Site HS6: Trinity Farm, Retford

6.188The policy proposes to allocate land at Trinity Farm for 244 new dwellings and associated infrastructure. The site is not within 100m of any designated biodiversity sites; however the site is within 500m of a statutory national designation, Sutton and Lound Gravel Pits SSSI, which could be affected by development. However, the policy supports the development of green and blue infrastructure to achieve a connected ecological network which will enhance biodiversity value. The policy also supports the development of 1.5 ha of multifunctional open space and 0.5 ha of community woodland which may provide habitats to help achieve net biodiversity gain. Overall, a mixed (minor positive and minor negative) effect is likely in relation to **SA objective 1: biodiversity**; however this is uncertain until the planning application stage when detailed proposals for the development would be known.

6.189The site will provide 244 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 including affordable and specialist housing, and serviced plots for self-build and custom homes. As such, a significant positive effect is likely in relation to **SA objective 2: housing**. The site is adjacent to a major employment site, which may provide new residents of the site with nearby employment

opportunities, although no employment land is allocated within the site itself. As such, a minor positive effect is likely in relation to **SA objective 3: economy and skills**.

6.190 The policy may help to maintain and enhance existing community facilities and services as the site is located within 2km of a primary school, a secondary school and a post office and it is also partially within 2km of a GP surgery. New residents may support these services. In addition, development will be required to contribute financially towards primary and acute healthcare provision and provide new publicly accessible open space. As such, a minor positive effect is expected in relation to **SA objective 4: regeneration and social inclusion**.

6.191 The Trinity Farm site is located within 2km of amenity green space, allotments and children's play area which could be used by new residents. The policy also states that the new development should provide 1.5 ha of high quality, multifunctional publicly accessible open space, and at least 0.5 ha for a community woodland. This may provide opportunities for recreation, encouraging healthier and more active lifestyles. In addition, the policy seeks to improve cycling and pedestrian links between the site, Phase 1 of Trinity Farm, neighbouring areas and the town centre. Only a small part of the site is within 2km of an existing GP surgery, however, the development is required to make a financial contribution to primary and acute healthcare services. The policy states that a landscape buffer should be incorporated adjacent to the railway line to the west, to mitigate against noise pollution and protect residential amenity. Overall, a minor positive effect is likely in relation to **SA objective 5: health and wellbeing**.

6.192 The policy encourages the use of sustainable transport and will promote active and public transport through high quality, safe and direct walking, cycling and public transport routes to connect to the existing transport network. In terms of existing links, the site is within 400m of a bus stop which may be able to be used by new residents. As such, a minor positive effect is likely in relation to **SA objectives 6: transport, 10: air quality and 11: climate change**.

6.193 The policy proposes to allocate development on greenfield land which is Grade 2 agricultural land. As such, a significant negative effect is likely in relation to **SA objective 7: land use and soils**. The site is situated within a Source Protection Zone and so may have a negative effect on ground and surface water quality. Impacts on water quality may be

partly offset by the requirement for SuDS and a Surface Water Management Masterplan and Strategy for the site. As such, a mixed minor positive and significant negative effect is likely in relation to **SA objective 8: water**.

6.194 A portion of the site is within Flood Zone 3 - this area amounts to approximately 1.2 hectares on the northern boundary of the site. The supporting text acknowledges this and states that open space is to be maintained on the land adjacent to the watercourse which passes the site. The policy requires development to include a flood management scheme, which incorporates SuDS and blue and green infrastructure, informed by a Flood Risk Assessment and Surface Water Management Masterplan and Strategy. Overall, a potential but uncertain mixed minor positive and minor negative effect is therefore identified in relation to **SA objective 9: flood risk**, depending on how built development is distributed within the site. It is also noted that the inclusion of open space, woodland and additional green infrastructure within the site could have beneficial effects in terms of flood mitigation.

6.195 This site is within a Mineral Safeguarding Area (Sand and Gravel Resource) and so development here could lead to sterilisation of mineral resources. However, the policy specifies that the development should meet the requirements of the Nottinghamshire Minerals Local Plan in relation to non-minerals development in Minerals Safeguarding Areas. As such, a potential but uncertain mixed minor positive and minor negative effect is identified in relation to **SA objective 12: resource use and waste**.

6.196 The Council's archaeology and heritage officers note that the northern part of the site lies within an archaeological zone and contains potentially significant crop marks of field and settlement remains. Further information is required to evaluate the archaeological potential of the site in order to determine an appropriate mitigation strategy. The policy requires that the development is of an appropriate scale, layout, form and materials as to respect the significance and setting of affected heritage assets. The proposal should be supported by a heritage statement and an archaeological assessment. As such, a potential but uncertain mixed minor positive and minor negative effect is identified in relation to **SA objective 13: cultural heritage**.

6.197 The majority of Trinity Farm is within Idle Lowlands Landscape Character Area. The site is within Landscape Policy Zone IL10 and is classified for conserve and reinforce. The condition of the landscape is deemed 'good' and it

received a sensitivity score of 'moderate'. This indicates the potential for a minor negative effect on **SA objective 14: landscape and townscape**. However, the policy requires development to be of a sensitive design and to incorporate the appropriate location of buildings as to support the positive development of the site. It also policy seeks to provide 3.4 ha of multifunctional open space, and promotes green infrastructure such as community woodland and allotments which may help enhance the landscape of the area. As such, a mixed (minor positive and minor negative) effect is likely in relation to SA objective 14: landscape and townscape, although this is uncertain until detailed proposals for the site come forward at the planning application stage.

Policy 22: Site HS7: Milnercroft, Retford

6.198The policy proposes to allocate land at the Milnercroft, Retford site for residential use, to deliver five new affordable dwellings, a community garden and supporting services. While this new development could have adverse effects on biodiversity through increased human activity in the area, the site is not within close proximity of any nature conservation designations, being in excess of 500m from any statutory international or national designations, and more than 100m from any locally designated sites. Furthermore, the site is currently used as allotments - these have been identified as having limited quality but that does not necessarily mean the biodiversity they currently support is limited. The policy specifies that development should provide a community garden for use by local residents and provide active allotments to an existing site in the locality. This therefore may have indirect benefits in relation to biodiversity by providing new open space and green infrastructure. As such, a mixed (minor positive and minor negative) effect is likely in relation to **SA objective 1: biodiversity** although this is uncertain until detailed proposals for the site are known.

6.199The Milnercroft site will provide a minimum of five new affordable 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**. The site is within 800m of a major employment site, which may provide new residents with nearby employment opportunities, although no employment land is allocated within the site itself. As such, a minor positive effect is likely in relation to **SA objective 3: economy and skills**.

6.200The development of this site may help to maintain and enhance existing community facilities and services as the site is within 800m of a post office, primary school and secondary school, which could be used by residents without putting excessive pressure on capacity. The site is also within 2km of a GP surgery and Retford Town Centre. Furthermore, the policy outlines that the new development will be required to provide a new community garden and supporting services, as well as active allotments at an existing site in the locality. Therefore, a significant positive effect is likely in relation to **SA objective 4: regeneration and social inclusion**.

6.201The Milnercroft site is within 800m of various open spaces, including amenity green space, allotments, a cemetery, children's play area and semi-natural green space which could be utilised by residents. In addition, the site is also located within 2km of an existing GP surgery. The policy states that the new development should incorporate a community garden and supporting services as well as active allotments at an existing site in the locality. These provisions may be used by new residents to partake of more active lifestyles as well as for food growing. As such, a significant positive effect is likely in relation to **SA objective 5: health and wellbeing**.

6.202The policy encourages the use of active transport, seeking to improve connectivity, including for pedestrians and cyclists. In terms of existing links, the site is within 400m of a bus stop, however it is not within 1km of a railway station or within 400m of a dedicated cycle route. As such, a minor positive effect is likely overall in relation to **SA objectives 6: transport, 10: air quality and 11: climate change**.

6.203The policy proposes to allocate development on greenfield land, which is not classified as agricultural land. This is therefore likely to result in a minor negative effect in relation to **SA objective 7: land use and soils**. The site is situated within a Source Protection Zone and so may have a negative effect on ground and surface water quality. The policy requires development to incorporate SuDS to manage surface water drainage. This may reduce surface water runoff and prevent the pollution of nearby watercourses and groundwater. As such, a mixed minor positive and significant negative effect is identified in relation to **SA objective 8: water**.

6.204The entirety of the Milnercroft site is located within Flood Zone 1. The policy also requires development to include SuDS to manage surface water drainage, supported by a Flood Risk

Assessment. As such, a minor positive effect is likely in relation to **SA objective 9: flood risk**. The site is not within a Minerals Safeguarding Area; therefore a negligible effect is also likely in relation to **SA objective 12: resource use and waste**.

6.205 The Council's heritage and archaeology officers note that there are no conservation concerns, or no known archaeological impact, respectively. As such, a potential negligible effect is identified in relation to **SA objective 13: cultural heritage** although this is uncertain at this stage until detailed proposals for the site are known.

6.206 The Milnercroft site is within the urban area of Retford, and its development could lead to the loss of landscape features in that location. However, the policy specifies that the development should incorporate sensitive design and location of buildings, which may help improve the character of the local landscape. As such, a minor positive effect is likely in relation to **SA objective 14: landscape and townscape**, however this will remain uncertain until detailed proposals for the site come forward at the planning application stage.

Policy 23: Site HS8: Former Elizabethan High School

6.207 The policy allocates land at the Former Elizabethan High School, Retford, for approximately of 46 new dwellings. While this new development could have adverse impacts on habitats and species in the area as a result of increased human activities in the area, the site is not within close proximity of any nature conservation designations, being in excess of 500m from any statutory international or national designations, and more than 100m from any locally designated sites. The policy specifies that development should make an appropriate financial contribution towards the improvement of the open space that adjoins the site which may have indirect benefits in relation to biodiversity by enhancing open space and green infrastructure. As such, a potential but uncertain mixed (minor positive and minor negative) effect is likely in relation to **SA objective 1: biodiversity**.

6.208 The Former Elizabethan High School site will provide approximately 46 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 to meet local needs, including affordable homes. As such, a minor positive effect is likely in relation to **SA objective 2: housing**. The site is within 800m of a major employment site, which may provide new residents with

nearby employment opportunities, although no employment land is allocated within the site itself. As such, a minor positive effect is likely in relation to **SA objective 3: economy and skills**.

6.209 The development of this site may help to maintain and enhance existing community facilities and services as the site is within 800m of a post office, primary and secondary school, and GP surgery. The site is also partially within 800m of Retford Town Centre, with the remainder of the site within 2km, all of which can be used by new residents subject to capacity. Furthermore, the policy outlines that the new development will be required to be supported by an appropriate financial contribution towards primary and acute healthcare services. Therefore, a significant positive effect is likely in relation to **SA objective 4: regeneration and social inclusion**.

6.210 The Former Elizabethan High School site is within 800m of amenity green space, allotments, a cemetery, children's play area, parks and gardens, and semi-natural green space which could be utilised by residents. In addition, the site is also located within 800m of an existing GP surgery. The policy states that the new development will be required to improve adjoining open space and be supported by an appropriate financial contribution towards primary and acute healthcare services. As such, a significant positive effect is likely in relation to **SA objective 5: health and wellbeing**.

6.211 The policy encourages the use of active transport including through direct footpath and cycle links between Leafield and West Furlong. In terms of existing links, the site is within 400m of a bus stop, however it is not within 1km of a railway station or within 400m of a dedicated cycle route. Overall, a minor positive and effect is likely in relation to **SA objectives 6: transport, 10: air quality and 11: climate change**.

6.212 The policy proposes to allocate development on brownfield land, which is likely to result in a significant positive effect in relation to **SA objective 7: land use and soils**. The site is situated within a Source Protection Zone and so may have a negative effect on ground and surface water quality. The policy requires development to incorporate SuDS to manage surface water drainage. This may reduce surface water runoff and prevent the pollution of nearby watercourses and groundwater. As such, a mixed minor positive and significant negative effect is identified in relation to **SA objective 8: water**.

6.213 The Former Elizabethan High School site is located within Flood Zone 1. The policy requires that Sustainable Drainage System (SuDS) are incorporated to manage surface water drainage on site and that development should be supported by a Flood Risk Assessment to ensure that the proposal would not result in an increase in flood risk on site and elsewhere. New development is to be steered towards areas at least risk of flooding. As such, the policy is likely to help limit the potential for increased flood risk at the site and the surrounding area and therefore a minor positive effect is likely in relation to **SA objective 9: flood risk**. The site is not within a Minerals Safeguarding Area; therefore a negligible effect is also likely in relation to **SA objective 12: resource use and waste**.

6.214 The Council's heritage and archaeology officers note that there are no conservation concerns, or no known archaeological impact, respectively. Nevertheless the policy requires the scheme to respect the surrounding character and significance of heritage assets and be supported by a heritage statement and archaeological assessment. As such, a minor positive uncertain effect is identified in relation to **SA objective 13: cultural heritage**.

6.215 The policy requires that the development is of an appropriate scale, layout, form and materials which respects the surrounding character. However, the Former Elizabethan High School site is within the urban area of Retford and its development would not lead to the loss of landscape features or the redevelopment of derelict land. As such, a minor positive effect is likely in relation to **SA objective 14: landscape and townscape**; however this will remain uncertain until detailed proposals for the site come forward at the planning application stage.

Policy 24: Site HS9: St Michael's View, Retford

6.216 The policy proposes to allocate land for approximately 20 new dwellings at the St Michael's View, Retford site. While this new development could have adverse impacts on habitats and species in the area through increased human activities in the area, the site is not within close proximity of any nature conservation designations, being in excess of 500m from any statutory international or national designations, and more than 100m from any locally designated sites. The policy specifies that development will make provision for financial contributions to open space improvements in the locality and will be supported by an arboriculture assessment for the site to

ensure the proposal would not result in the loss of quality mature trees. As such, a potential but uncertain mixed (minor positive and minor negative) effect is identified overall in relation to **SA objective 1: biodiversity**, as the effect on biodiversity will not be known until the scheme design is submitted.

6.217 The site will provide approximately 20 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, to meet local need including affordable housing. As such, a minor positive effect is likely in relation to **SA objective 2: housing**. The site is within 800m of a major employment site, which may provide new residents with nearby employment opportunities, although no employment land is allocated within the site itself. As such, a minor positive effect is likely in relation to **SA objective 3: economy and skills**.

6.218 The site may help to maintain existing community facilities and services as it is within 800m of existing services including a post office primary school, GP surgery, and Retford Town Centre, which could be used by new residents. The site is also within 2km of a secondary school. In addition, the policy states that the new development will be required to be supported by an appropriate financial contribution towards enabling primary and acute healthcare services. Therefore, a minor positive effect is likely in relation to **SA objective 4: regeneration and social inclusion**.

6.219 The St Michael's View site is situated within 800m of open space including amenity green space, allotments, a cemetery, children's play area, parks and gardens, civic space, and semi-natural green space, which could be utilised by residents. The site is also located within 800m of an existing GP surgery which could be used by new residents. The policy states that the new development will be required to contribute financially towards primary and acute healthcare provision and open space improvements in the locality. Furthermore, the policy requires sensitive design which maintains residential amenity for existing and future residents. As such, a significant positive effect is likely in relation to **SA objective 5: health and wellbeing**.

6.220 The policy encourages the use of active transport by requiring the development to provide safe access on to Hallcroft Road for pedestrians and cyclists as well as vehicles. In terms of existing links, the site is within 400m of a bus stop, however it is not within 1km of a railway station or within 400m

of a dedicated cycle route. As such, a minor positive is likely in relation to **SA objectives 6: transport, 10: air quality and 11: climate change**.

6.221The policy proposes to allocate development on brownfield land. As such, a significant positive effect is likely in relation to **SA objective 7: land use and soils**. The site is also situated within a Source Protection Zone and so may have adverse effects on ground and surface water quality. The policy requires development to incorporate SuDS to manage surface water drainage. This may reduce surface water runoff and prevent the pollution of nearby watercourses and groundwater. As such, a mixed minor positive and significant negative effect is likely in relation to **SA objective 8: water**.

6.222The site is entirely within Flood Zone 1. The policy requires that development is supported by an appropriate Sustainable Drainage System (SuDS) to manage surface water drainage on site. It should also be supported by a Flood Risk Assessment to ensure that the proposal would not result in an increase in flood risk on site and elsewhere and that new development is steered towards areas at least risk of flooding. As such, the policy could help to limit the potential for flood risk at the site and the surrounding area and a minor positive effect is likely in relation to **SA objective 9: flood risk**. All but a very small area of the site is not within a Minerals Safeguarding Area, and as such will not lead to the sterilisation of mineral resources, particularly because the site is previously developed. Therefore, a negligible effect is likely in relation to **SA objective 12: resource use and waste**.

6.223The Council's heritage officer notes that the site is located in the setting of several listed buildings, including Grade II West Retford Hotel, and the setting of the Retford Conservation Area. The Council's archaeology officer notes that whilst there is no known archaeological impact, there will be some impact on the setting of listed buildings. The policy requires that development at the site should be of an appropriate scale, layout, form and materials which respects the surrounding character and the significance and setting of affected heritage assets. The proposal for the site should be supported by a heritage statement which is likely to help ensure the protection of the significance and setting of nearby heritage assets. As such, the potential minor negative effect identified in relation to **SA objective 13: cultural heritage** is combined with a minor positive effect. The overall effect is uncertain given that the specific design of the proposal is currently unknown.

6.224The St Michael's View site is within the urban area of Retford and its development would not lead to the loss of landscape features or the redevelopment of derelict land. The policy requires that development does not result in the loss of quality mature trees, and that all appropriate trees are retained and integrated into the development design. Furthermore, the development is required to be an appropriate scale, layout, form and materials which respects the character of the surrounding area. These requirements could result in a positive effect on the local landscape character. As such, a potential minor positive effect is likely in relation to **SA objective 14: landscape and townscape**, however this will remain uncertain until detailed proposals for the site come forward at the planning application stage.

Policy 25: Site HS10: Fairygrove, Retford

6.225The policy proposes to allocate land at the Fairygrove site in Retford, for approximately 61 new dwellings. While the development could have adverse impacts on habitats and species in the area through increased human activity in the area, the site is not within close proximity of any nature conservation designations, being in excess of 500m from any statutory international or national designations, and more than 100m from any locally designated sites. The policy specifies that development should make an appropriate financial contribution towards to improve the quality of open space in the locality, and also requires that mature trees and hedgerows along the site boundaries are retained. Development relating to these features is to be informed by an arboriculture assessment. This therefore may have indirect benefits on biodiversity by enhancing open space and green infrastructure. As such, an overall mixed (minor positive and minor negative) effect is likely in relation to **SA objective 1: biodiversity** although this is currently uncertain.

6.226The Fairygrove site will provide approximately 61 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 sizes and tenures to meet local needs, including affordable housing and housing for older people. As such, a minor positive effect is likely in relation to **SA objective 2: housing**. The policy will have a negligible effect on **SA objective 3: economy and skills**, as the site is not within close proximity (more than 800m) of a major employment site which could otherwise have provided a concentration of nearby employment opportunities for new residents.

6.227 The development of this site may help to maintain and enhance existing community facilities and services as the site is within 800m of a primary school and within 2km of a post office, the local centre of Welbeck Road, and the town centre of Redford. All of these can be used by new residents subject to capacity. Furthermore, the policy outlines that the new development will be required to be supported by an appropriate financial contribution towards enabling primary and acute healthcare services. Therefore, a minor positive effect is likely in relation to **SA objective 4: regeneration and social inclusion**.

6.228 The Fairygrove site is within 800m of amenity green space, allotments, children's play areas and outdoor sports facilities which could be utilised by residents. The site is located in excess of 2km of an existing GP surgery. The policy states that the new development will be supported by appropriate financial contributions towards enabling primary and acute healthcare services and improving the quality of open space in the locality. As such, a minor positive effect is likely in relation to **SA objective 5: health and wellbeing**.

6.229 The policy supports the use of active and public transport given that it requires the incorporation of a footpath connecting the site to the existing public Right of Way to the south-east and west and an appropriate financial contribution towards improving public transport infrastructure. In terms of existing links, the site is adjacent to a bus stop and within 400m of a dedicated cycle route, however it is not within 1km of a railway station. As such, a minor positive effect is likely in relation to **SA objectives 6: transport, 10: air quality and 11: climate change**.

6.230 The policy proposes to allocate development on greenfield land of which a significant portion is Grade 3 agricultural land. This is likely to result in a significant negative effect in relation to **SA objective 7: land use and soils**. The site is situated within a Source Protection Zone and so may have a negative effect on ground and surface water quality. As such, a significant negative effect is identified in relation to **SA objective 8: water**.

6.231 The Fairygrove site is located within Flood Zone 1. As such, a negligible effect is likely in relation to **SA objective 9: flood risk**. The site is not within a Minerals Safeguarding Area; therefore, a negligible effect is also likely in relation to **SA objective 12: resource use and waste**.

6.232 The Council's heritage officer notes that significant negative effects on cultural heritage are expected as a result of development of this site. In addition, the Council's archaeology officer notes that further information is required to evaluate the archaeological potential of the site in order to determine an appropriate mitigation strategy. However, the policy requires the scheme to be supported by a heritage statement and archaeological desk-based assessment and/or field evaluation. In addition, it states that development should also be of an appropriate scale, layout, form and materials that respects the surrounding character and the significance and setting of affected heritage assets. Therefore, a potential but uncertain minor negative and minor positive effect is identified in relation to **SA objective 13: cultural heritage**.

6.233 The Fairygrove site is located within the Mid-Nottinghamshire Farmlands Landscape Character Area. The site is within Landscape Policy Zone MN04 and is classified for conserve. The condition of the landscape is deemed 'very good' and it received a sensitivity score of 'high'. However, the policy specifies that development should respect the character of the surrounding area. As such, a mixed (minor negative and minor positive) effect is likely in relation to **SA objective 14: landscape and townscape**, however this will remain uncertain until detailed proposals for the site come forward at the planning application stage.

Policy 26: Site HS11: Station Road, Retford

6.234 The policy proposes to allocate land at Station Road for approximately five new dwellings. While development could have an adverse impact on habitats and species in the area through increased human activities in the area, the site is not within close proximity of any nature conservation designations, being in excess of 500m from any statutory international or national designations, and more than 100m from any locally designated sites. As such, a negligible effect is identified in relation to **SA objective 1: biodiversity**. The effect is uncertain dependent upon undesigned and undocumented biodiversity assets which may be present in the surrounding area and may be affected by development.

6.235 The site will provide approximately five new 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**. The site is within 800m of a major employment site, which may provide new residents of the site

with nearby employment opportunities, although no employment land is allocated within the site itself. As such, a minor positive effect is likely in relation to **SA objective 3: economy and skills**.

6.236 The policy may help to maintain and enhance existing community facilities and services as it is within 800m of the town centre of Retford, as well as a primary school, a post office, and the local centre of Welbeck Road, all of which may be used by new residents. The site is also within 2km of a secondary school and a GP surgery. New residents may support these services, and the small size of the site (approximately five homes) means that they are unlikely to become overloaded by increased demand. Therefore, a significant positive effect is likely in relation to **SA objective 4: regeneration and social inclusion**.

6.237 The Station Road site is situated within 800m of various open spaces, including allotments, children's play area, amenity green space, cemetery and parks and gardens, which could be utilised by residents. In addition, the policy states that the new development should maintain amenity for existing and future residents. As such, a minor positive effect is likely in relation to **SA objective 5: health and wellbeing**.

6.238 The policy encourages the use of sustainable transport including ensuring safe access to Victoria Road for pedestrians and cyclists as well as vehicles. In terms of existing links, the site adjacent to a bus stop and a railway station, however it is not within 400m of a dedicated cycle lane. As such, a minor positive effect is likely in relation to **SA objectives 6: transport, 10: air quality and 11: climate change**.

6.239 The policy proposes to allocate development on brownfield land. As such, a significant positive effect is likely in relation to **SA objective 7: land use and soils**. The site is situated within a Source Protection Zone and so may have adverse effects on ground and surface water quality. As such, a significant negative effect is likely in relation to **SA objective 8: water**.

6.240 The site is located entirely within Flood Zone 1. The supporting text of the policy states that opportunities to incorporate sustainable drainage, such as SuDS, will be supported. This approach could help to limit the potential for flood risk at the site as well as positively impact flood risk in the surrounding area, particularly given that the site is brownfield land and contains areas of impermeable surfaces.

However, the policy text does not contain any explicit requirements for measures which could have benefits relating to flood risk. As such, a negligible effect is likely in relation to **SA objective 9: flood risk**. The site is not within a Minerals Safeguarding Area, and as such development here will not lead to the sterilisation of mineral resources. Therefore, a negligible effect is also likely in relation to **SA objective 12: resource use and waste**.

6.241 The Council's heritage officer notes that the site is located within Retford Station and West Fields Conservation Area and that significant negative effects could occur as a result of development. However, it is noted that development could also facilitate improvements to this part of the Conservation Area. The Council's archaeology officer notes that no known archaeological assets are present within the site. The policy requires that the development should be an appropriate scale, layout, form and materials as to respect the character of the surrounding area and the significance and setting of affected heritage assets. Proposals for the site should be supported by a heritage statement and archaeological desk based assessment and/or field evaluation. As such, the potential significant negative effect identified in relation to **SA objective 13: cultural heritage** is combined with a minor positive effect. The overall effect is currently uncertain depending on detailed development proposals.

6.242 The Station Road site is within the urban area of Retford and its development would not lead to the loss of landscape features or the redevelopment of derelict land. The policy requires sensitive design and location of buildings, as well as an appropriate scale, layout, form and materials which respects the surrounding character. As such, a minor positive effect is likely in relation to **SA objective 14: landscape and townscape**, however this will remain uncertain until detailed proposals for the site come forward at the planning application stage.

Policy 27: Site HS12: Ordsall South, Retford

6.243 The policy proposes to allocate land at Ordsall South, Retford for approximately 800 new dwellings during the plan period and a further 450 dwellings thereafter. The site is in excess of 500m of any statutory international or national designations, and more than 100m from any locally designated sites, however the sites are entirely within the 5 km buffer around the Sherwood Forest ppSPA. In addition,

part of the site is adjacent to the Retford Golf Course Local Wildlife Site, and therefore it may be impacted by development. The policy states that the development will incorporate new multifunctional green/blue infrastructure, including a 23ha country park and community woodland, and landscape and green buffers near the edges of the site. This may provide benefits to biodiversity by providing new habitats and increased connectivity of the ecological network both within the site and to areas beyond the boundary. As such, a potential but uncertain minor positive effect is likely overall in relation to **SA objective 1: biodiversity**.

6.244The Ordsall South site will provide approximately 800 new dwellings over the plan period (with an additional 450 dwellings in the longer term) 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, to meet local needs. It also requires all housing to meet Regulations standard M4(2) including sheltered courts for older people, 5% wheelchair standard housing, extra care accommodation, and serviced plots for self-build and custom homes are delivered. As such, a significant positive effect is likely in relation to **SA objective 2: housing**. A portion of the site is within 800m of a major employment site, which may provide new residents with nearby employment opportunities. The remainder of the site is beyond 800m from a major employment site. The policy outlines that a local centre should be incorporated into the development, which may provide some employment opportunities. As such, a minor positive effect is likely in relation to **SA objective 3: economy and skills**.

6.245The allocation of this site may help to maintain and enhance existing community facilities and services as the site is within 800m of a post office, and the Local Centre of Welbreck Road, which could be used by new residents subject to capacity. The site is also partly within 800m of a primary and partly within 2km of a secondary school, and Retford Town Centre. In addition, development will be required to incorporate a health hub and a local centre to include a convenience goods store and other local shops and services. Other services to be delivered at the site include a recycling bank, 'edible space', e.g. for allotments, a built community facility including sports pitches and land for a primary school and early years facility. Furthermore, a financial contribution will be required towards enabling primary school education to address pupil growth associated with the development. These requirements may support the regeneration of the area and

encourage social inclusion. Therefore, a minor positive effect is likely in relation to **SA objective 4: regeneration and social inclusion**.

6.246The site is within 800m of various open spaces, such as allotments, semi natural green space, children's play areas, amenity green space, and outdoor sports facilities which could be utilised by residents. The site is not within 2km of a GP surgery. The policy states that the development should provide multifunctional green infrastructure, including outdoor space for sports pitches, a 23ha country park and 4ha of open space for recreation and leisure. In addition, the policy states that 'edible space' e.g. for allotments and community orchards/planting should be provided, along with the incorporation of a health hub. Therefore, a significant positive effect is likely in relation to **SA objective 5: health and wellbeing**.

6.247In terms of existing transport links, part of the site is located within 400m of a bus stop; however is not within 1km of a railway station or 400m of a dedicated cycle path. The policy encourages the use of sustainable transport and seeks to provide new and improved pedestrian and cycle links both within the site, and from the site to neighbouring areas. In addition, it requires a financial contribution to a high frequency bus service to Retford Town Centre to be supported by appropriate public transport infrastructure. These measures are expected to promote the use of active and sustainable transport modes. However, the policy requires contributions are made towards specific highway improvements (including junction and roundabout improvements), which may encourage the use of private vehicles. As such, an overall mixed (minor positive and minor negative) effect is likely in relation to **SA objectives 6: transport, 10: air quality and 11: climate change**. The positive effect on **SA objective 11: climate change** is reinforced by the fact that the policy states that the multifunctional green/blue infrastructure network to be incorporated at the site should promote climate resilience.

6.248The policy proposes to allocate development on greenfield land, which is classified as Grade 2 and Grade 3 agricultural land, and therefore development here is likely to result in a significant negative effect in relation to **SA objective 7: land use and soils**. The site is located within a Source Protection Zone. However, the policy requires development to incorporate SuDS to manage surface water drainage. This may reduce surface water runoff and prevent the pollution of nearby watercourses and groundwater.

Therefore, a minor negative effect is identified in relation to **SA objective 8: water**.

6.249The site is bordered by areas of Flood Zone 2 and 3 but is almost entirely located within Flood Zone 1. However, the policy still requires development be supported by a Flood Risk Assessment to ensure that the development is located outside the area of fluvial flooding as per the requirements of the sequential test. The policy requires the de-culverting of the drainage channel at the western site boundary. A Surface Water Management Masterplan and Strategy is also required for the site with an appropriate Sustainable Drainage System (SuDS) to be incorporated. These requirements are likely to help limit the potential for increased flood risk at the site and could help to reduce flood risk in the surrounding areas.

Therefore, a minor positive effect is expected in relation to **SA objective 9: flood risk**. Furthermore, the site is partly within a Minerals Safeguarding Area. The policy requires that the development of the site is in line with the requirements for non-minerals development in Minerals Safeguarding Areas in the Nottinghamshire Minerals Local Plan. Therefore, a mixed minor positive and significant negative effect is likely in relation to **SA objective 12: resource use and waste**.

6.250The Council's archaeological officer notes that there are undated cropmarks and potential archaeological earthworks contained within the site. Further information is required to evaluate the archaeological potential of the site in order to determine an appropriate mitigation strategy. The policy requires that development at the site is undertaken in line with a Masterplan Framework. This requirement may help ensure that the archaeological significance of the site is appropriately recorded, however, the requirement to address archaeological potential at the site is not specifically included in the policy. Therefore, a potential but currently uncertain mixed minor positive and minor negative effect is identified in relation to **SA objective 13: cultural heritage**.

6.251The Ordsall south site is located within the Sherwood Landscape Character Area. The site is within Landscape Policy Zones SH40 and SH57. SH40 and SH57 are classified for conserve and create. The condition of the landscape is deemed 'moderate' and it received a sensitivity score of 'moderate'. The condition of the landscapes is deemed 'moderate' and they received a sensitivity score of 'moderate'. However, the policy states that development proposals should be of an appropriate scale, layout, form and materials which protects and enhances the GG7: Retford South-Eaton Green

Gap and its landscape qualities. The policy also specifies that multifunctional green infrastructure and soft landscaping should be incorporated into the development, that development should be of a lower density with level access accommodation along the urban-rural interface, and that sightlines and views from and through the development, across the Idle Valley and to Eaton should be maintained. As such, a mixed (minor negative and minor positive) effect is likely in relation to **SA objective 14: landscape and townscape**, however this will remain uncertain until detailed proposals for the site come forward at the planning application stage.

Policy 28: Site HS13: Ollerton Road, Tuxford

6.252The policy proposes to allocate land off Ollerton Road, Tuxford, for approximately 75 new dwellings. While development could have adverse effects on habitats and species in the area, as a result of increased human activities in the area, the site is not within close proximity of any biodiversity designations, being in excess of 500m of any statutory international or national designations, and more than 100m from any locally designated sites. The policy states that the development will be required to be supported by an appropriate financial contribution towards improving the quality of open space in the locality. As such, an overall mixed (minor positive and minor negative) effect is likely in relation to **SA objective 1: biodiversity** although this is currently uncertain.

6.253The Ollerton Road site will provide approximately 75 new dwellings which will contribute to meeting the housing need within the District, and the policy requires that the site includes a mix of housing types, sizes and tenures, with a density which reflects the character of adjoining developments. Development of the site will include the delivery of new affordable housing and specialist housing. As such, a minor positive effect is likely in relation to **SA objective 2: housing**. The site is within 800m of a major employment site, which may provide new residents with nearby employment opportunities. As such, a minor positive effect is likely in relation to **SA objective 3: economy and skills**.

6.254The allocation of this site may help to maintain and enhance existing community facilities and services as the site is within 800m of a primary school, GP surgery, post office, and the Local Centre of Tuxford, which could be used by new residents subject to capacity. The site is also within 2km of a

secondary school. In addition, development will be required to make a financial contribution towards enabling primary and secondary education and primary and acute healthcare services. The development should also be supported by a financial contribution towards improving the quality of open space in the locality. Therefore, a minor positive effect is likely in relation to **SA objective 4: regeneration and social inclusion**.

6.255The site is within 800m of various open spaces, such as a cemetery, children's play area, civic space, and amenity green space which could be utilised by residents. In addition, the site is also located within 800m of an existing GP surgery. The policy states that the development should be supported by financial contributions towards improving the quality of open space in the locality and enabling primary and acute healthcare services. Therefore, a significant positive effect is likely in relation to **SA objective 5: health and wellbeing**.

6.256In terms of existing transport links, the site is located within 400m of a bus stop; however it is not within 1km of a railway station or 400m of a dedicated cycle path. The policy encourages the use of sustainable transport. One point of access from Ollerton Road is to be provided for, to allow safe access for cyclists and pedestrians as well as vehicles and this should be of a suitable standard to accommodate public transport. Furthermore, it requires that the development is supported by a financial contribution to improve public transport usage. Suitable pedestrian and/or cycleway connections are to be provided for along Ollerton Road and to Long Lane, respectively. As such, an overall minor positive effect is likely in relation to **SA objectives 6: transport, 10: air quality and 11: climate change**.

6.257The policy proposes to allocate development on greenfield land, which is classified as Grade 2 agricultural land, and therefore development here is likely to result in a significant negative effect in relation to **SA objective 7: land use and soils**. The site is not located within a Source Protection Zone; therefore, a negligible effect is likely in relation to **SA objective 8: water**.

6.258The entirety of the site is located within Flood Zone 1. As such, a negligible effect is likely in relation to **SA objective 9: flood risk**. Furthermore, the site is not within a Minerals Safeguarding Area. Therefore, a negligible effect is also likely in relation to **SA objective 12: resource use and waste**.

6.259The site off Ollerton Road is located adjacent to the Tuxford Conservation Area and within the setting of numerous Listed Buildings. The Council's heritage officer notes that there are no conservation concerns with development at the site. Nevertheless, the policy requires the scheme to be supported by a heritage statement and archaeological desk based assessment and/or field evaluation. In addition, it states that development should also be of an appropriate scale, layout, form and materials that respects the surrounding character and the significance and setting of affected heritage assets. Therefore, a minor positive uncertain effect is identified in relation to **SA objective 13: cultural heritage**.

6.260The Ollerton Road site is located within the Mid-Nottinghamshire Farmlands Landscape Character Area. The site is within Landscape Policy Zone MN11 and is classified for conserve and reinforce. The condition of the landscape is deemed 'good' and it received a sensitivity score of 'moderate'. However, the policy specifies that development will be of an appropriate scale, layout, form, materials and density as to respect the character of the area. The development of the site will incorporate an appropriate landscaping scheme, informed by a Landscape Strategy. It is expected that these requirements would help limit the potential for adverse impacts on local landscape character. As such, a mixed minor negative and minor positive effect is likely in relation to **SA objective 14: landscape and townscape**, however this will remain uncertain until detailed proposals for the site come forward at the planning application stage.

Policy ST29: Affordable Housing

6.261Policy ST29: Affordable Housing is expected to have a significant positive effect on **SA objective 2: housing** as it specifically seeks to address the issue of affordable housing provision in Bassetlaw. The policy requires that sites providing more than ten homes or housing sites of 0.5 ha or more should provide an appropriate mix of affordable housing according to outlined site size thresholds. It sets out that 15% of dwellings on brownfield sites should be affordable, and 25% on greenfield sites, and that First Homes should be sold at a minimum discount of 30% below local market value and affordable houses sold should be at least 20% below market value. In addition, the policy supports small-scale affordable and/or First Homes exception sites adjacent to the large or small rural settlements provided certain conditions are met. The policy also requires variety in the mix and sizes of houses is provided to meet local needs and create sustainable, mixed

communities. The policy reflects viability evidence and as such the requirements of the policy are not expected to be overly onerous as to adversely impact the rate of housing delivery in the plan area.

6.262The policy will support small-scale affordable and/or First Homes exception sites adjacent to the large or small rural settlements provided that the proposed dwellings do not have an adverse impact on amenity, character and appearance, environment or highways. Therefore, minor positive effects are expected on **SA objectives 5: health and wellbeing, 6: transport and 14: landscape and townscape** as well as **SA objective 1: biodiversity**, however, the effect against this SA objective is uncertain as the policy only refers to 'environment' which is somewhat ambiguous.

6.263The policy encourages development on brownfield sites by requiring a higher proportion of affordable housing provision on greenfield sites therefore, minor positive effects on **SA objectives 7: land use and soils** and **9: flood risk** are likely. The positive effect on SA objective 7 is reinforced by the provisions of the policy that encourage vacant buildings to be brought back into use.

6.264A minor positive effect is also expected in relation to **SA objective 4: regeneration and social inclusion**. The provision of affordable housing as supported by this policy is expected to address this indicator of deprivation in the District, particularly because the policy requires affordable housing to be well-integrated with market housing within development sites in terms of both location and design.

Policy ST30: Housing Mix

6.265Policy ST30 is expected to have mostly negligible effects in relation to the SA objectives given its narrow focus. The policy requires that new housing developments respond to the needs of the area of the District in which they would be provided in terms of delivering an appropriate mix of housing tenures, types and sizes. In addition, the policy requires development to provide affordable and specialist housing and supports the development of community led housing schemes and proposals for self-build and custom homes. Therefore, a significant positive effect is expected in relation to **SA objective 2: housing**.

6.266A minor positive effect is also expected in relation to **SA objective 4: regeneration and social inclusion**. The provision of an appropriate mix of new homes in line with

requirements for District is expected to address specific needs and elements of deprivation which might otherwise emerge in Bassetlaw, particularly because the policy requires a mix of market and affordable homes within the major development sites. This may also have positive effects on social inclusion.

6.267The policy requires that housing developments make efficient use of land while also respecting local character; therefore minor positive effects are likely in relation to **SA objectives 7: land use and soils, 13: cultural heritage and 14: landscape and townscape**.

6.268The requirement of the policy for housing developments to provide specialist housing for the elderly and disabled population means that minor positive effects on **SA objective 5: health and wellbeing** are expected.

Policy ST31: Specialist Housing

6.269Considering its narrow focus Policy ST31 is expected to have mainly negligible effects on the SA objectives. The policy is expected to have a significant positive effect in relation to **SA objective 2: housing** given that it specifically seeks to address the issue of specialist housing provision in Bassetlaw, such as homes for older people, people with disabilities, or homes for other specific groups who need specific design requirements. Furthermore, the policy outlines that proposals which may result in the loss of specialist housing will only be supported where it is demonstrated there is no longer a need for the accommodation, or alternative provision will be made.

6.270A minor positive effect is also expected in relation to **SA objective 4: regeneration and social inclusion**. The provision of specialist homes (including accessible housing and residential care homes) as supported by this policy is expected to accommodate the growing ageing population of the District. The policy also sets out that specialist retirement housing should have good access to services and facilities.

6.271Policy ST31 is expected to have a minor positive effect in relation to **SA objective 5: health and wellbeing** given that the policy supports the provision of specialist housing for the elderly, people with disabilities and groups with specific requirements. In addition, the policy supports the development of residential care homes. The policy supports specialist housing that is served by safe and suitable walking and cycling routes which may encourage active travel and recreation, which will benefit residents' health and wellbeing.

6.272The policy supports specialist housing with safe and suitable walking/cycling routes or appropriate public transport connections for the intended occupier. Therefore, minor positive effects are expected in relation to **SA objectives 6: transport, 10: air quality and 11: climate change**.

Policy ST32: Sites for Gypsies and Travellers

6.273The policy sets out criteria that will apply to proposals for accommodation for Gypsies and Travellers. The policy outlines that provision will be made to meet the identified need of 40 pitches by 2037, with approximately ten of these delivered by 2025. The establishment or re-establishment of pitches/yards on vacant plots and/or extension within a number of existing sites, designated through the policy, will be supported. Development permitted under the policy is to be subject to a condition limiting occupancy to Gypsies and Travellers. As such, a significant positive effect is likely in relation to **SA objective 2: housing**, as the policy will help to ensure that an appropriate level of provision is made for the District's Gypsies and Travellers.

6.274The policy requires proposals for new sites or pitches/yards to demonstrate that there will be no harm to local amenity and the site is within safe walking or cycling distance of a settlement, and has access to key services including schools and healthcare facilities. As such, minor positive effects are likely in relation to **SA objectives 4: regeneration and social inclusion and 5: health and wellbeing**.

6.275The policy seeks to ensure new development has suitable, safe and convenient access to the highway network, and that there is sufficient space for parking and the safe movement of vehicles. As such, a minor positive effect is likely in relation to **SA objective 6: transport**.

6.276The policy seeks to locate any new sites primarily within settlement boundaries and requires proposals for new sites outside of settlement boundaries to make effective use of brownfield land; therefore minor positive effects are likely in relation to **SA objective 7: land use and soils**. The policy requires Gypsy and Traveller sites to be located outside of high flood risk areas as defined by the Strategic Flood Risk Assessment. The majority of the four sites referred to in the policy are located outside of Flood Zone 3, although one of the sites (Treswell) is within Flood Zone 2. Therefore, the minor positive expected in relation to **SA objective 9: flood risk** is combined with a minor negative effect.

6.277The policy requires proposals to demonstrate that they are within or can be well integrated into the local townscape in a manner which would not adversely affect local character, using boundary treatments and screening materials which are sympathetic to the existing urban or rural form. As such, a minor positive effect is likely in relation to **SA objective 14: townscape and landscape**. In addition, the policy seeks to ensure new development has no adverse impact on biodiversity or heritage assets. As such, minor positive effects are identified in relation to **SA objective 1: biodiversity and 13: cultural heritage**. There are no biodiversity designations or designated heritage assets within close proximity of the four sites identified in the policy. While two of the sites are within a Minerals Safeguarding Area, they are existing sites which may be extended rather than new development; therefore a negligible effect is identified in relation to **SA objective 12: resource use and waste**.

Policy 33: Houses in Multiple Occupation

6.278HMOs 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 Policy 33 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**.

6.279A minor positive effect is also expected for **SA objective 5: health and wellbeing** as the policy states that conversion of existing buildings is only viable if it does not introduce a potential source of noise and disturbance to the detriment of neighbouring residential amenity. There mixed minor negative and minor positive effects are identified for **SA objectives 6: transport, 10: air quality and 11: climate change** due to the requirement of including cycle parking provision, which may encourage active travel, but also including car parking space in accordance with the most up to date Nottinghamshire Parking Standards – 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 34: Agricultural and Forestry Workers Dwellings

6.280 Policy 34 will have a minor positive effect for **SA objective 2: housing** as it will allow some limited new housing where there is a need for agricultural and forestry workers to live in the open countryside. In addition, the policy outlines the limited criteria for which the removal of an occupancy condition related to rural workers will be considered acceptable, including where there is no longer a need for accommodation on the holding/business, the property has been marketed within the relevant sector for at least a year, and has been made available to at least three providers that would prioritise occupation by rural workers. This will help to ensure that the accommodation remains available for these specific needs as long as it is required. In addition, the policy is expected to have minor positive effects on **SA objective 3: economy and skills**, as it will help support the rural economy and may contribute towards rural diversification.

Local Character and Distinctiveness

6.281 The likely sustainability effects of Policies ST35-43 are summarised in **Table 6.6** overleaf.

Table 6.6: SA Findings for Promoting Local Character and Distinctiveness

| SA Objective | Policy ST35 | Policy 36 | Policy ST37 | Policy ST38 | Policy ST39 | Policy ST40 | Policy 41 | Policy ST42 | Policy 43 |
|--------------------------------------|-------------|-----------|-------------|-------------|-------------|-------------|-----------|-------------|-----------|
| 1. Biodiversity | + | 0 | + | + | ++ | ++ | ++ | 0 | 0 |
| 2. Housing | + | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3. Economy and skills | + | + | 0 | 0 | 0 | 0 | 0 | + | + |
| 4. Regeneration and social inclusion | + | + | 0 | 0 | + | 0 | + | 0 | 0 |
| 5. Health and wellbeing | + | 0 | 0 | + | + | + | + | 0 | 0 |
| 6. Transport | +/- | 0 | 0 | 0 | + | 0 | 0 | 0 | 0 |
| 7. Land use and soils | 0 | 0 | 0 | 0 | + | 0 | 0 | 0 | + |
| 8. Water | 0 | 0 | 0 | 0 | + | 0 | + | 0 | 0 |
| 9. Flood risk | + | 0 | 0 | 0 | + | 0 | + | 0 | + |
| 10. Air quality | +/- | 0 | 0 | 0 | + | 0 | + | 0 | 0 |
| 11. Climate change | + | 0 | 0 | 0 | + | 0 | + | 0 | 0 |
| 12. Resource use and waste | + | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + |
| 13. Cultural heritage | ++ | + | 0 | + | + | 0 | 0 | ++ | ++ |
| 14. Landscape and townscape | ++ | + | ++ | ++ | + | + | + | ++ | ++ |

Policy ST35: Design Quality

6.282 This policy may have a minor positive effect on **SA objective 1: biodiversity**. The policy requires development proposals to preserve and enhance natural assets and to enhance the value of the District's Nature Recovery Network, including through the use of street trees. Opportunities for greening are to be maximised. The policy also sets out that development proposals should include integrated water management and sustainable drainage to maximise environmental benefits, which could include biodiversity benefits.

6.283 A minor positive effect is also likely for **SA objective 2: housing** as the overarching theme of good design should ensure that homes and houses are constructed with a high quality design. Similarly, good design should protect and enhance the vitality and viability of the District's towns and villages and enhance the public realm, having minor positive effects in relation to **SA objective 3: Economy and skills**. Further, accessibility is heavily addressed within this policy, with the policy requiring that developments integrate with open spaces, ensure communities can safely and comfortably access and move around, and that natural surveillance and active frontages are maximised. Therefore, minor positive effects are likely for **SA objective 4: regeneration and social inclusion** and **SA objective 5: health and well-being**.

6.284 Mixed (minor positive and minor negative) effects are likely in relation to **SA objectives 6: transport and 10: air quality**. The policy promotes safe, easy and direct pedestrian, cycle and public transport movement. However, in addition to requiring that developments include cycle storage, the policy promotes the provision of convenient parking for motor vehicles, which may encourage travel by car and discourage modal shift.

6.285 A minor positive effect is expected for **SA objective 9: flood risk** as the policy requires development proposals to mitigate flood risk and water run-off utilising the drainage hierarchy in accordance with Policy ST52, and to integrate water management appropriate to place.

6.286 A minor positive effect is also likely for **SA objective 11: climate change**, as the policy states that new development proposals should minimise energy consumption by maximising opportunities for passive solar energy and integrating renewable and low carbon technologies where practicable.

6.287 The policy expects new developments to provide adequate spaces for waste disposal which is assumed to include recycling, which could contribute to a minor positive effect for **SA objective 12: resource use and waste**. Furthermore, the policy promotes sustainable construction techniques which may include recycled construction materials. Significant positive effects are likely 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, durable materials whilst minimising its impact on the surrounding built and natural character of the area and seeks to ensure that heritage assets are protected, enhanced and where appropriate positively integrated within development.

Policy 36: Shop fronts, Signage and Security

6.288 A potential but uncertain minor positive effect is identified for **SA objective 3: economy and skills**, as appropriate shopfront signage may support the local economy. This policy will help to protect and enhance the vitality and viability of the District's towns and villages and enhance the public realm, therefore a minor positive effect is also expected for **SA objective 4: regeneration and social inclusion**. By requiring proposals to respect visual amenity and local character, this policy is expected to have a minor positive effect on **SA objective 14: landscape and townscape**. A minor positive effect is also expected for **SA objective 13: cultural heritage** as the policy requires that proposals for signage at heritage assets are appropriate to the local context.

Policy ST37: Landscape Character

6.289 The overall purpose of this policy is to maintain and enhance the assets that make a fundamental contribution to the quality of the landscape character of Bassetlaw. The policy requires proposals to protect and enhance the distinctive qualities of the relevant landscape character policy zone by conserving, restoring, reinforcing or creating relevant landscape forms and features. The policy also requires proposals in an edge of settlement location to create a positive interface between the urban and rural environments. Therefore, a significant positive effect is identified in relation to **SA objective 14: landscape and townscape**.

6.290The policy expects development to conserve, restore, reinforce or create relevant landscape forms and features which could including features such as watercourses, woodland, trees, hedgerows and field boundaries, which have biodiversity value. As such, a minor positive effect is likely in relation to **SA objective 1: biodiversity**.

6.291The policy will have negligible effects in relation to the remaining SA objectives.

Policy ST38: Green Gaps

6.292Policy ST38 seeks to protect the openness, appearance and functionality of the undeveloped areas of land between existing settlements, and around settlement fringes, through the designation of green gaps. This will prevent the spread and coalescence of settlements. The policy designates eight green gaps across the District, which are identified for their landscape quality. The policy only supports development within green gaps where it can be demonstrated that the development will positively reflect the qualities of the local landscape and rural character and/or the settlement. The policy also requires proposals to have a positive impact on the character, appearance, openness and function of the landscape characteristics of green gap. They must be supported by a landscape statement to demonstrate that the proposal will deliver a high standard of design, maintain separation between the relevant settlements and create a positive interface between the urban and rural environments. As such, a significant positive effect is identified in relation to **SA objective 14: landscape and townscape**. In addition, the protection of landscapes and settlements from inappropriate development which may affect their setting may have minor positive effects in relation to **SA objective 13: cultural heritage**, particularly where settlements include conservation areas.

6.293Retaining countryside and greenspace between settlements through the designation of green gaps may have benefits for biodiversity, by preventing the loss and fragmentation of habitats. Therefore, a minor positive effect is identified in relation to **SA objective 1: biodiversity**.

6.294In addition, accessible green space around settlements may provide recreational opportunities. The policy requires that development permitted in green gaps should promote recreation and public access opportunities. This therefore may have minor positive effects in relation to **SA objective 5: health and wellbeing**.

Policy ST39: Green and Blue Infrastructure

6.295Policy ST39 seeks to maintain and improve the green and blue infrastructure network by enhancing, extending and managing the network. The policy is expected to have a significant positive effect in relation to **SA objective 1: biodiversity** because it seeks to protect, enhance and restore watercourses, ponds, lakes and water dependent habitats and to protect and enhance ancient and mature woodland and hedgerows as well as encouraging new planting. Furthermore, the measures that will protect and enhance existing green corridors are likely to help protect agricultural land from development therefore a minor positive effect is likely in relation to **SA objective 7: land use and soils**.

6.296The policy is expected to have minor positive effects in relation to **SA objectives 4: regeneration and social inclusion, 5: health and wellbeing, 6: sustainable transport, 13: cultural heritage and 14: landscape and townscape**. These effects are expected because of the multifunctional benefits of green and blue infrastructure. The policy supports the enhancement and creation of open space, allotments, playing fields and outdoor sports facilities, and natural and semi natural greenspace and bluespace. Open green spaces may help encourage residents to live healthier lifestyles and provide opportunities for physical activities, leading to wellbeing benefits and social interaction. Furthermore, the policy requires developments to protect and enhance landscape character and the distinctiveness of Green Gaps, Registered Parks and Gardens and ornamental parklands, registered Common Lands and Village Greens, and Local Green Space.

6.297Green 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**.

Policy ST40: Biodiversity and Geodiversity

6.298Policy ST40 focuses on protecting and enhancing biodiversity and geodiversity. This includes protecting priority habitats and species and sites of international, national and

local biodiversity and geological importance, including their buffer zones. The policy outlines that all new development should make provision for at least 10% net biodiversity gain. Where not practicable developments should provide a financial contribution. The policy also sets out a mitigation hierarchy relating to effects on biodiversity, prioritising avoidance of harm, followed by mitigation and compensation as a last resort. The policy promotes the delivery of a robust ecological network at the local and landscape-scale, and the establishment of additional ecological links to the Nature Recovery Network. In addition, the policy outlines that mitigation measures to address recreational impacts on the Clumber Park SSSI, Birklands and Billhaugh SPA, and Sherwood Forest ppSPA will be required for housing development within the identified zones of influence. The policy is therefore expected to have a significant positive effect in relation to **SA objective 1: biodiversity**.

6.299The policy is also expected to have minor positive effects in relation to **SA objective 5: Health and wellbeing** by protecting green spaces that can be enjoyed by residents; improving their health and physical and mental wellbeing. Even in areas not accessible to the public, this policy will help to sustain ecosystem services, which ultimately impact human health and wellbeing. It may also support opportunities for residents to benefit from appropriate interactions with nature, which can have positive effects for mental health.

6.300Protecting and enhancing habitats could help to conserve and enhance landscape character in Bassetlaw. Therefore, a minor positive effect is expected with regards to **SA objective 14: Landscape and Townscape**.

Policy 41: Trees, woodland and hedgerows

6.301Policy 41 focuses on protecting existing trees, woodland and hedgerows, and securing additional planting that increases canopy cover. The policy seeks to protect trees and woodland subject to Tree Preservation Orders (TPOs), trees within Conservation Areas and important hedgerows, as well as contributing to the national tree planting target to contribute to net zero emissions. The policy sets out the criteria for proposals which may adversely affect trees or hedgerows, including requiring an accurate tree survey and arboriculture assessment, details of protective measures during the development, a plan for replacement planting and a detailed management plan.

6.302Promoting the protection, enhancement and planting of trees, woodland and hedgerows, including increasing canopy cover, will lead to improved connectivity across the ecological network, and will provide additional habitats for species. The policy is therefore expected to have a significant positive effect in relation to **SA objective 1: biodiversity**.

6.303The policy is expected to have minor positive effects in relation to **SA objective 4: regeneration and social inclusion and 5: health and wellbeing**, as the policy supports the retention and expansion of trees, woodland and hedgerows. Open semi-natural green spaces may help encourage residents to engage in healthier lifestyles and provide opportunities for physical activities leading to wellbeing benefits and social interaction. Even in areas not accessible to the public, this policy will help to sustain ecosystem services, which ultimately impact human health and wellbeing.

6.304Additionally, the expansion of trees, woodland and hedgerows can have positive effects on climate change, by facilitating the infiltration of surface water, therefore minimising flood risk, and may also aid carbon offsetting through carbon sequestration. The policy seeks to contribute to the national tree planting target to help reach net zero carbon emissions. Furthermore, such planting will help adapt to warmer summers by providing areas of shade for people and buildings. 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, trees and woodland, particularly riparian planting 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**.

6.305Protecting and expanding areas of trees, woodland and hedgerows could help contribute to landscape character, therefore a minor positive effect is likely with regards to **SA objective 14: landscape and townscape**.

Policy ST42: The Historic Environment

6.306The policy seeks to conserve and enhance the historic environment so that it is enjoyed and celebrated for its contribution to sustainable communities. The policy will have a significant positive effect on **SA objective 13: cultural heritage** as its purpose is to conserve and enhance existing features of the historic built environment and their settings, including archaeological assets, and to minimise harm to the

historic environment. The policy supports proposals that give great weight to the conservation and re-use of heritage assets and their settings, and makes a positive contribution to the character and local distinctiveness of the historic environment. This includes protecting heritage assets that are listed as being 'at risk' including through conservation and re-use, enhancing local character and distinctiveness, and providing opportunities for people to value and enjoy Bassetlaw's cultural heritage. The policy also promotes the use of Heritage Statements to examine the significance of heritage assets, including any contribution made by their setting. The policy also requires development to ensure greater access and enjoyment of heritage assets. Given the strong links between cultural heritage, the historic environment and the landscape and townscape, the measures in this policy also contribute towards a likely significant positive effect for **SA objective 14: landscapes and townscapes**. This policy may have minor positive effects on **SA objective 3: economy and skills**, by encouraging the appropriate capitalisation of regeneration and tourism potential of heritage assets, which may also contribute to improving local visual amenity and attractiveness to investors.

Policy 43: Designated and Non-Designated Heritage Assets

6.307 The policy seeks to ensure that proposals for development involving a heritage asset or the setting of a heritage asset conserves or enhances elements that contribute to its significance and its setting. Proposals affecting designated and non-designated heritage assets and their settings, and/or involving the viable new use of a designated heritage asset could help to encourage the reuse of existing buildings; therefore a minor positive effect is expected for **SA objective 7: land use and soils, 9: flood risk and 12: resource use and waste**. Significant positive effects are expected for **SA objective 13: cultural heritage and SA objective 14: landscape and townscape**, as the policy will help to conserve and enhance existing features of the historic built environment and their settings, by ensuring the development is sympathetic to the local vernacular and conserves and enhances the historic fabric, protects significant views, and uses appropriate landscaping and boundary treatment. In addition, the policy seeks to prevent development which will result in substantial harm or the loss of both designated and non-designated heritage assets, except under exceptional circumstances. Minor positive uncertain

effects may arise for **SA objective 3: economy and skills** as conservation and enhancement of the character and local visual amenity of the area may help to attract visitors and investors.

Healthy Communities

6.308 The likely sustainability effects of Policies ST44-49 are summarised in **Table 6.7** overleaf.

Table 6.7: SA Findings for Healthy Communities (Policies ST44 - 49)

| SA Objective | Policy ST44 | Policy ST45 | Policy ST46 | Policy ST47 | Policy 48 | Policy 49 |
|--------------------------------------|-------------|-------------|-------------|-------------|-----------|-----------|
| 1. Biodiversity | + | 0 | + | 0 | 0 | 0 |
| 2. Housing | 0 | 0 | 0 | 0 | 0 | 0 |
| 3. Economy and skills | + | + | 0 | 0 | 0 | 0 |
| 4. Regeneration and social inclusion | + | ++ | + | ++ | 0 | + |
| 5. Health and wellbeing | ++ | ++ | ++ | ++ | + | + |
| 6. Transport | + | ++ | 0 | 0 | 0 | 0 |
| 7. Land use and soils | 0 | 0 | 0 | 0 | 0 | + |
| 8. Water | 0 | 0 | 0 | 0 | 0 | + |
| 9. Flood risk | 0 | 0 | + | 0 | 0 | 0 |
| 10. Air quality | + | + | + | 0 | + | 0 |
| 11. Climate change | + | + | + | 0 | 0 | 0 |
| 12. Resource use and waste | 0 | 0 | 0 | 0 | 0 | 0 |
| 13. Cultural heritage | 0 | 0 | + | 0 | 0 | 0 |
| 14. Landscape and townscape | 0 | 0 | + | 0 | 0 | 0 |

Policy ST44: Promoting Healthy, Active Lifestyles

6.309 Policy ST44 may have a minor positive effect on **SA objective 1: biodiversity** as it may result in habitat creation through its support for the delivery of open space, woodlands and blue infrastructure. This policy should also have a minor positive effect on **SA objective 3: economy and skills** as a healthy population is likely to lead to fewer working days lost to sickness and therefore a more productive economy. A minor positive effect is expected for **SA objective 4: regeneration and social inclusion** due to the policy supporting the integration of health facilities and services with other community facilities, open space and sports facilities, through creating high-quality, inclusive environments and multi-purpose buildings and sites, thus promoting engagement in community activities. Promoting local food growing could also contribute to achieving SA objective 4, as it may encourage social cohesion and community interaction by involving communities in food production. The policy also supports the provision of digital infrastructure, which can be of particular importance for supporting social inclusion, particularly among older people and people in rural communities.

6.310 A significant positive effect is likely for **SA objective 5: health and well-being** as the policy focuses on promoting healthy and active lifestyles and improving well-being through physical activity, recreational activity, and improved environmental quality, whilst also taking into consideration different groups within the society. It also supports the delivery of new healthcare facilities. The policy requires schemes of more than 50 dwellings to be supported by a Rapid Health Impact Assessment Matrix and promotes the Council's 'Healthy Bassetlaw' scheme, which should help to ensure that physical and mental health and wellbeing are promoted at new developments. A minor positive effect is expected for **SA objective 6: transport** as the policy looks to increase opportunities for walking, cycling, horse riding and encouraging more sustainable travel choices. This, along with the requirement to maintain and improve air quality, minimise and mitigate harm from environmental hazards, such as pollution and climate change and supporting energy efficient design, is also likely to result in minor positive effects for **SA objective 10: air quality and SA objective 11: climate change**. Supporting development which accords with the Town and Country Planning Association 20 minute neighbourhood is likely to help reduce the need to travel in

Bassetlaw, which would strengthen the positive effects relating to these three SA objectives. Promoting local food growing, such as at allotments or community gardens, could also contribute positively to these SA objectives by reducing emissions from transportation of food and encouraging local resilience to changing global food supplies.

Policy ST45: Protection and Enhancement of Community Facilities

6.311 This policy supports the provision of new and extended facilities which are accessible for all members of the community. The policy also seeks to prevent the loss of community facilities unless it would lead to the significant improvement of an existing facility, a replacement is provided, the current facility is no longer required and is not suitable for another community use or, in the case of commercial services, it is not economically viable. It also supports proposals where they would meet an identified local need and, therefore, the policy directly aims to improve access to local services, and a significant positive effect is expected for **SA objective 4: regeneration and social inclusion**. A significant positive effect is also likely in relation to **SA objective 5: health and wellbeing** as services and facilities may include health-related services such as GPs. In addition, community buildings (which are protected through this policy) may provide valuable space for services such as baby clinics which will also benefit health. The policy requires that services must be accessible and promote social inclusion through the provision of appropriate digital infrastructure, and be accessible by sustainable and public transport.

6.312 The protection and enhancement of community facilities may help to improve the vitality and viability of local centres in the District to the benefit of the local economy. As such, a minor positive effect is expected in relation to **SA objective 3: economy and skills**. The policy requires that new facilities and services should be located in an accessible neighbourhood or village location. Ensuring that facilities are accessible in this way, combined with the requirement for new community facilities to promote access by sustainable transport, will have a significant positive effect on **SA objective 6: transport** and minor positive effects on **SA objectives 10: air quality and 11: climate change**. This positive effect is further reinforced as the policy requires new community facilities to be accessible by sustainable transport, which would have beneficial effects on transport and air quality.

Policy ST46: Delivering Quality, Accessible Open Space

6.313 Policy ST46 focuses on maintaining and enhancing publicly accessible open space including parks, children's play space, amenity greenspace and natural and semi-natural greenspace. The policy outlines the required standards of provision for different types of open space and requires financial contributions for off-site provision. The policy will help protect open spaces and green infrastructure and will ensure suitable provision is made at new developments, which provide health and wellbeing benefits for residents. Therefore, a significant positive effect is expected in relation to **SA objective 5: health and wellbeing**. The policy also supports the provision of open space in areas of deficiency which could also benefit social interaction. As such, a minor positive effect is likely in relation to **SA objective 4: regeneration and social inclusion**.

6.314 Open green spaces have the potential to mitigate the impacts of climate change, including minimising flood risk, and can provide habitats and improve habitat connectivity in Bassetlaw. As such, minor positive effects have been identified in relation to **SA objectives 1: biodiversity, 9: flood risk and 11: climate change**. Green and open spaces that include vegetation, particularly high numbers of trees, can act as a carbon sink and can also help filter air pollutants. A minor positive effect has been identified in relation to **SA objective 10: air quality**.

6.315 Maintaining and enhancing open spaces will help conserve and improve the visual amenity and the existing character of Bassetlaw, and could benefit the setting of heritage features. As such, minor positive effects have been identified in relation to **SA objectives 13: cultural heritage and 14: landscape and townscape**.

Policy ST47: Promoting Sport and Recreation

6.316 This policy focuses on the protection, enhancement and provision of outdoor and indoor sports and recreational facilities and space across the district to reflect the recommendations of the most up to date Bassetlaw Playing Pitch Strategy, Bassetlaw Built Sports Facilities Study and their Action Plans; providing improvements to physical and mental well-being and encouraging healthier and more active lifestyles among the community. As such, a significant positive effect is expected in relation to **SA objective 5: health and wellbeing**. The policy will lead to provision of a sufficient range of new facilities and will improve community access to

facilities. As such, a significant positive effect is likely with regards to **SA objective 4: regeneration and social inclusion**.

Policy 48: Protecting Amenity

6.317 This policy seeks to avoid and minimise impacts on the amenity of existing and future communities the sensitive design and construction of new development. It sets the requirement for development proposals to demonstrate how matters including compatibility with neighbouring land uses; privacy and excessive overshadowing or overbearing impact; new activity, noise, light, air quality, odour, vibration or other pollution issues have been considered, in relation to both the construction and life of the development. The policy also outlines that where the operation of an existing business or use could have a significant adverse effect on new development in its vicinity, suitable mitigation is required before the development can be occupied. Thus, potential but uncertain minor positive effects are identified for **SA objective 5: health and well-being** and **SA objective 10: air quality**, dependent on the strength of the mitigation measures included in the proposals.

Policy 49: Contaminated and Unstable Land

6.318 This policy focuses on the appropriate management, repurposing and remediation of contaminated and/or unstable land. For **SA objective 4: regeneration and social inclusion**, Policy 49 could have a minor positive effect as remediation of contaminated brownfield or unstable land could help to deliver regeneration, although this effect is uncertain. The policy will also likely have a minor positive effect on **SA objective 5: health and wellbeing**, as it aims to ensure that new developments are safe for their purpose and inhabitants, and that any works such as investigation of contamination or land instability can be undertaken without causing unacceptable risk to health. A minor positive effect is expected for **SA objective 7: land use and soils**, reflecting the policy's aim to prevent further land contamination within sites and their surrounding areas through the identification and implementation of appropriate mitigation measures. The policy also seeks to ensure that any works, such as investigation of contamination or land instability, can be undertaken without causing unacceptable risk to waterways or the environment. Furthermore, attempts to remediate contaminated land may have indirect effects on improving the quality of watercourses by reducing pollution run-off and so a minor positive effect

may be expected for **SA 8: water** although this is currently uncertain.

Greening Bassetlaw

6.319The likely sustainability effects of Policies ST50-53 are summarised in **Table 6.8** below.

Table 6.8: SA Findings for Greening Bassetlaw

| SA Objective | Policy ST50 | Policy ST51 | Policy ST52 | Policy ST53 |
|--------------------------------------|-------------|-------------|-------------|-------------|
| 1. Biodiversity | + | 0 | + | + |
| 2. Housing | 0 | 0 | 0 | 0 |
| 3. Economy and skills | 0 | 0 | 0 | 0 |
| 4. Regeneration and social inclusion | 0 | + | + | 0 |
| 5. Health and wellbeing | + | + | + | + |
| 6. Transport | + | + | 0 | 0 |
| 7. Land use and soils | 0 | + | 0 | 0 |
| 8. Water | + | + | + | ++ |
| 9. Flood risk | + | + | ++ | + |
| 10. Air quality | + | + | + | 0 |
| 11. Climate change | ++ | ++ | + | + |
| 12. Resource use and waste | + | 0 | 0 | 0 |
| 13. Cultural heritage | 0 | + | 0 | 0 |
| 14. Landscape and townscape | + | + | + | 0 |

Policy ST50: Reducing Carbon Emissions, Climate Change Mitigation and Adaptation

6.320The overarching purpose of this policy is to achieve climate change mitigation. It requires all new developments to be designed and built in a sustainable way, incorporating passive design, increasing water efficiency, increasing energy efficiency including through the retrofitting of existing

buildings, reducing carbon emissions, minimising the use of natural resources by reuse or recycling of materials, avoiding air pollution, the retention of trees and woodland to aid urban cooling and promoting infrastructure that supports car-free living. The policy also requires new major development make an appropriate financial contribution to the Bassetlaw carbon offsetting fund. Therefore, the policy will have a significant positive effect on **SA objective 11: climate change** and minor positive effects on **SA objectives 8: water, 10: air quality and 12: resource use and waste**.

6.321The policy requires developments to contribute towards providing green/blue infrastructure, such as street trees and green walls and roofs. As such, a minor positive effect is likely in relation **SA objective 1: biodiversity** as well as **SA objective 5: health and wellbeing**. A minor positive effect is also likely in relation to **SA objective 14: landscape and townscape** as the policy promotes urban greening within the design of new buildings.

6.322All new developments will be expected to provide electrical vehicle charging capability and infrastructure and/or infrastructure that supports car-free living. Encouraging the increased use of electric vehicles will help reduce traffic emissions, noise and improve air quality. As such, minor positive effects are likely in relation to **SA objectives 6: transport and SA objective 10: air quality**. In addition, the policy requires that development should incorporate surface materials and drainage design which reduce the risk of flooding. As such, a minor positive effect is expected in relation to **SA objective 9: flood risk**.

Policy ST51: Renewable and Low Carbon Energy Generation

6.323Policy ST51 is likely to have a significant positive effect on **SA objective 11: climate change** as the policy supports development proposals that generate, share, transmit and/or store renewable and low carbon energy. Policy ST51 indicates that renewable and low carbon energy generation will be supported where the sufficient supporting assessments demonstrate the satisfactory resolution of wider impacts (including cumulative) on the wider landscape, the historic environment and natural environment, the most versatile agricultural land, air and water quality, amenity including noise, light, smell, dust and flicker, and highway capacity and safety. As such minor positive effects are expected for **SA objectives 1: biodiversity, 5: health and wellbeing, 6:**

transport, SA objective 7: land use and soil, 8: water, 10: air quality, 13: cultural heritage and 14: landscape and townscape. Assessments should also address hydrology and hydrogeology and therefore a minor positive effect is recorded in relation to **SA objective 9: flood risk.**

6.324 The requirement for commercial scale renewable energy and low carbon energy proposals to be supported by community engagement proportionate to the type and scale of the proposal to demonstrate how they will deliver environmental, social and economic benefits, will strengthen many of the positive effects already identified for this policy. Supporting greater involvement for local people in the development of their community is also expected to result in a minor positive effect in relation to **SA objective 4: regeneration and social inclusion.**

Policy ST52: Flood Risk and Drainage

6.325 Due to the specific nature of the policy, negligible effects are identified in relation to many of the SA objectives. The policy is expected to have a significant positive effect on **SA objective 9: flood risk** as it directly addresses this SA objective, requiring that development proposals, including change of use applications, are supported by a Flood Risk Assessment where necessary, which must demonstrate that development will be safe for its lifetime and will not increase or exacerbate flood risk on site or elsewhere, and where possible will reduce flood risk overall. The policy also states that proposals must demonstrate they pass the Sequential Test, and if necessary, the Exceptions Test in Flood Zones 2 and 3. Furthermore, land that is required to manage flood risk will be safeguarded from development and all developments should incorporate Sustainable Drainage Systems (SuDS) where appropriate, and seek to reduce runoff rates in areas at risk of surface water flooding, directing any surface water to sustainable outfalls.

6.326 The policy is likely to have minor positive effects on **SA objectives 1: biodiversity, 4: regeneration and social inclusion, 5: health and wellbeing, 8: water and 10: air quality 11: climate change.** These effects are expected given that the policy supports the creation of green infrastructure, which may provide wider biodiversity benefits including habitat provision, and may also encourage people to engage in active outdoor recreation depending on the nature of the green infrastructure provided, which will benefit health and social interaction. The policy also requires that

biodiversity net gain should be achieved where possible where green infrastructure is enhanced. The provision of green infrastructure is expected to improve the wellbeing of residents by creating a more attractive environment and help benefit air quality. The delivery of new and improvement of existing green infrastructure may also reduce the risk of adverse physical and mental health impacts associated with flooding. Green infrastructure also has the potential to mitigate impacts of climate change as vegetation acts as a carbon sink, and SuDS may help to improve water quality.

6.327 The support that the policy provides in relation to the enhancement of green infrastructure means that a further minor positive effect is expected in relation to **SA objective 14: landscape and townscape.** Improved and additional green infrastructure is expected to benefit landscape character and the general visual amenity of the District.

6.328 While the requirements of the policy could be seen as potentially restrictive to housing, employment and other forms of new development, any such development taking place within areas of high risk or without appropriate mitigation could not be considered to be entirely safe and of a suitably high quality. Therefore, negligible effects are identified in relation to **SA objectives 2: housing and 3: economy and skills.**

Policy ST53: Protecting Water Quality and Management

6.329 Policy ST53 is likely to have a significant positive effect on **SA objective 8: water.** The policy directly addresses this objective, requiring that water efficiency is maximised and water quality is maintained. Furthermore, the policy requires that appropriate infrastructure for water supply and sewerage is available for new developments, and that developments should adhere to the drainage hierarchy, ensures discharge into watercourses incorporates appropriate pollution control measures, and that SuDS are incorporated. This may have minor positive effects on **SA objective 9: flood risk** by preventing surface water flooding. In addition, the policy seeks to ensure that drainage design takes appropriate climate change allowances into account, which will help adaptation to climate change and therefore, a minor positive effect is also expected on **SA objective 11: climate change.** The policy also requires that development near to watercourses should improve the river environment and water quality, including by improving the biodiversity and ecological connectivity of watercourses, including safeguarding and enlarging river buffers where appropriate. Therefore, a minor positive effect

on **SA objective 1: biodiversity** is also expected. In addition, a minor positive effect on **SA objective 5: health and wellbeing** is expected, as the policy requires development proposed within Source Protection Zones to demonstrate that groundwater quality within the Sherwood Sandstone Principle Aquifer would be protected throughout the construction and operational phases of development.

Transport and Connectivity

6.330The likely sustainability effects of Policies ST54-55 are summarised in **Table 6.9** below.

Table 6.9: SA Findings for Transport and Connectivity

| SA Objective | Policy ST54 | Policy ST55 |
|--------------------------------------|-------------|-------------|
| 1. Biodiversity | -? | 0 |
| 2. Housing | 0 | 0 |
| 3. Economy and skills | + | + |
| 4. Regeneration and social inclusion | + | + |
| 5. Health and wellbeing | + | ++ |
| 6. Transport | ++/-? | ++ |
| 7. Land use and soils | ++/- | 0 |
| 8. Water | -- | 0 |
| 9. Flood risk | + | 0 |
| 10. Air quality | ++/-? | ++ |
| 11. Climate change | ++/-? | ++ |
| 12. Resource use and waste | -- | 0 |
| 13. Cultural heritage | -? | 0 |
| 14. Landscape and townscape | +/-? | 0 |

Policy ST54: Transport Infrastructure and Improvement Schemes

6.331This policy identifies a number of highways/transport infrastructure improvements to enhance the District's transport network. Many of these improvements are linked to supporting

improved movement at key settlements in the plan area, including Worksop, Retford and the Bassetlaw Garden Village.

6.332While further development of the highway network could be seen as encouraging and facilitating ongoing car use with the associated emissions, the level of housing and employment development proposed through the Local Plan will inevitably require some improvements to the highway network in order to avoid congestion which would have adverse impacts in terms of creating and exacerbating pockets of poor air quality. The policy also lists some public transport and active travel links to and from new development as priorities for investment. This includes new bus corridors and extensions and improvements to existing bus services as well as improvements to cycling and walking networks. Furthermore, improvements to the rail network will be supported, including at the Bassetlaw Garden Village where a new rail station will be provided. These proposals will encourage the use of sustainable and active travel, therefore helping to minimise air pollution and greenhouse gas emissions. As such, overall mixed (significant positive and minor negative) effects are therefore expected in relation to **SA objective 6: transport, 10: air quality and 11: climate change**.

6.333The policy outlines proposals to encourage active travel, including developing networks for walking and cycling within development sites, including at Bassetlaw Garden Village, the Peaks Hill Farm site and the Ordsall South site. Similar proposals are included between Retford Town Centre, Ordsall and the surrounding countryside and more generally within and between towns and villages in the District. Improvements of this type are expected to have minor positive effects on **SA objective 5: health and wellbeing**.

6.334The highway improvements supported through the policy will have a minor positive effect on **SA objective 3: economy and skills** as the improvements will contribute to the maintenance of an effective transport network in the District which will support economic growth. The policy also supports increased access to employment opportunities by promoting enhanced transport networks, including bus corridors and active travel networks for walking and cycling. The policy could also help towns and villages to be more aesthetically attractive where the road network currently adversely affects local character. However, depending on the design and scale of highways improvements which this policy supports, there is potential for the infrastructure projects identified to have

negative effects on landscape and townscape. Therefore, mixed, uncertain minor positive and minor negative effects are expected in relation to **SA objective 14: landscape and townscape**.

6.335The infrastructure improvements identified in the policy could also have negative effects on **SA objectives 1: biodiversity and 13: cultural heritage** depending on the exact nature of the improvements that eventually result in each location. Parts of the proposed link road for Peaks Hill Farm is within 100m of a Local Wildlife Site and 500m of Ancient Woodland. Therefore, potential but uncertain minor negative effects are identified for these SA objectives. It is assumed that each proposal would also be subject to detailed assessment at the planning application stage.

6.336Because the schemes listed in the policy are mainly improvements to existing junctions and roundabouts there is not expected to be a significant level of land-take. While the strategic highway link road at Peaks Hill Farm and the new public transport facilities at Bassetlaw Garden Village will involve more land-take, this is within the area of the site allocation which has been assessed separately elsewhere in this SA. In addition, the development of new active travel routes may result in some land take. Overall, a minor negative effect on **SA objective 7: land use and soils** is identified, although this is currently uncertain until more is known about the nature of the proposed improvements and new routes.

Policy ST55: Promoting Sustainable Transport and Active Travel

6.337The policy will have a negligible effect on the majority of the SA objectives, as the subject matter of the policy is fairly specific.

6.338The overarching purpose of the policy is to ensure that new development supports improvements to sustainable transport and active travel networks. It requires that developments of 10 or more dwellings, and non-residential developments of 1,000sqm or more should contribute to increasing opportunities for travel without a car for essential journeys. Developments of this size should also be designed to ensure priority for pedestrians, cyclists and other users in a way which does not increase congestion while supporting the extension of relevant active travel routes. Given the potential to reduce the need to travel in the plan area and achieve a degree of modal shift, significant positive effects are likely in

relation to **SA objectives 6: transport, 10: air quality and 11: climate change**.

6.339The approach is likely to encourage higher levels of physical activity among residents to the benefit of public health. By supporting development which prioritises more vulnerable road users, the policy is also likely to encourage the creation of safer environments in the plan area. Furthermore, the policy supports development that recognises the needs and responses of different social groups, particularly older people and those experiencing health inequalities and disabilities. As such, a significant positive effect is also likely in relation to **SA objective 5: health and wellbeing**.

6.340The policy will have minor positive effects on **SA objectives 3: economy and skills and 4: regeneration and social inclusion**. It is expected that the measures in the policy to improve accessibility via sustainable modes of transport, active travel, and flexible transport services that combine public and community transport services, will enable people to access employment opportunities, services and facilities more easily.

6.341While the development of sustainable transport and active travel infrastructure could have negative effects on **SA objectives 1: biodiversity and 14: landscape and townscape**, this will depend on the exact nature and location of proposals which is not determined through this policy. It is also recognised that the improvements to air quality likely to result from this policy could have indirect benefits for biodiversity. Overall, negligible effects on **SA objectives 1: biodiversity and 14: landscape and townscape** are therefore likely.

Infrastructure and Delivery

6.342The likely sustainability effects of Policies ST56-58 are summarised in **Table 6.10** below.

Table 6.10: SA Findings for Infrastructure and Delivery

| SA Objective | Policy ST56 | Policy ST57 | Policy ST58 |
|-----------------------|-------------|-------------|-------------|
| 1. Biodiversity | -? | 0 | + |
| 2. Housing | 0 | 0 | +? |
| 3. Economy and skills | +? | + | + |

| SA Objective | Policy ST56 | Policy ST57 | Policy ST58 |
|--------------------------------------|-------------|-------------|-------------|
| 4. Regeneration and social inclusion | + | + | + |
| 5. Health and wellbeing | + | + | + |
| 6. Transport | ++/-? | + | + |
| 7. Land use and soils | ++/-- | 0 | 0 |
| 8. Water | -- | 0 | 0 |
| 9. Flood risk | + | 0 | + |
| 10. Air quality | ++/-? | + | + |
| 11. Climate change | ++/-? | + | + |
| 12. Resource use and waste | -- | 0 | 0 |
| 13. Cultural heritage | -? | 0 | + |
| 14. Landscape and townscape | +/-? | + | + |

Policy ST56: Safeguarded Land

6.343The policy safeguards land for new link roads at Peaks Hill Farm (Worksop) and Harworth and Bircotes, and for a railway station and public transport hub, an integrated primary and secondary school and associated infrastructure at Bassetlaw Garden Village. Land is also safeguarded between Shireoaks and Worksop to accommodate water storage. The safeguarded areas for Bassetlaw Garden Village and Peaks Hill Farm are located within 5km of the Sherwood Forest ppSPA. The western corner of the Peaks Hill Farm site is within 100m of Nab's Ashes Wood Local Wildlife Site (LWS). Ordsall South is adjacent to Retford Golf Club LWS. It is possible that development of the safeguarded land could have adverse effects on these features. As such, a minor negative effect is likely in relation to **SA objective 1: biodiversity**. However, the effect will remain uncertain until detailed proposals for the sites come forward at the planning application stage. Additionally, it is unlikely the effects will be experienced within the short-medium term. The retention of land for water storage between Shireoaks and Worksop as part of the Worksop Flood Management Scheme is not expected to have substantial impacts in relation to biodiversity.

6.344Safeguarding the identified land will not provide new dwellings and thus will not contribute to meeting the housing need within the District. Potential development of a link road at Peaks Hill Farm may result in the loss of one dwelling. As such an overall negligible effect is identified in relation to **SA objective 2: housing**, however this will remain uncertain until detailed proposals for the Peaks Hill Farm site come forward at the planning application stage.

6.345In safeguarding land for new link roads and transport provision, this policy may provide residents with improved access to employment opportunities and services and facilities, including health and recreation facilities. As such, minor positive effects are likely in relation to **SA objectives 3: economy and skills, 4: regeneration and social inclusion and 5: health and wellbeing**. Furthermore, safeguarding land to accommodate school facilities at the Bassetlaw Garden Village will also reinforce the minor positive effect identified for **SA objective 4: regeneration and social inclusion**. However, this will remain uncertain until detailed proposals for the infrastructure schemes come forward at the planning application stage. It is unlikely the effects will be experienced within the short-medium term.

6.346The policy seeks to improve transport connections, which may include sustainable transport modes, particularly with regards to the potential new passenger rail link at Bassetlaw Garden Village, and to reduce congestion in town centres. However, provision for travel by private car, such as the link roads, could also promote the ongoing use of motorised vehicles by making car travel an attractive transport option and discouraging modal shift. As such, potential but uncertain mixed (significant positive and minor negative) effects are identified in relation to **SA objectives 6: transport, 10: air quality and 11: climate change**. It is unlikely the effects will be experienced within the short-medium term.

6.347The policy safeguards both brownfield land and greenfield land. Therefore, development of the safeguarded land for these infrastructure schemes is likely to result in mixed (significant positive and significant negative) effects in relation to **SA objective 7: land use and soils**, however it is unlikely the effects will be experienced within the short-medium term. Parts of the Peaks Hill Farm site and the land between Shireoaks and Worksop is within Minerals Safeguarding Areas for Sherwood Sandstone and Limestone, respectively. Therefore, a significant negative effect is likely in relation to **SA objective 12: resource use and waste**.

6.348 The safeguarded areas are located within a Source Protection Zone and therefore development may have a negative effect on ground and surface water quality. As such, significant negative effects are likely in relation to **SA objective 8: water**. The safeguarded areas are located mainly within Flood Zone 1. Furthermore, the inclusion of land safeguarded to accommodate water storage as part of the wider Worksop Flood Management Scheme is likely to help address flood risk in the plan area. Therefore, overall a minor positive effect is likely in relation to **SA objective 9: flood risk**, but this is uncertain until detailed proposals for infrastructure schemes and environmental protection schemes come forward.

6.349 Numerous heritage assets are located within proximity to most of the safeguarded areas. This includes a non-designated heritage asset which falls within the boundary of the Peaks Hill Farm site and the Shireoaks Conservation Area and Shireoaks Registered Park and Garden which is adjacent to the land between Shireoaks and Worksop. It has been assumed that any infrastructure or environmental protection proposals coming forward would avoid the loss of these features, but could be within close proximity to them. Therefore, a minor negative effect is identified in relation to **SA objective 13: cultural heritage**, however this will remain uncertain until detailed proposals for the sites come forward at the planning application stage. Additionally, it is unlikely the effects will be experienced within the short-medium term.

6.350 The majority of the safeguarded areas are located within the Sherwood and Idle Lowlands Landscape Character Areas (LCA). Bassetlaw Garden Village and Ordsall South lies within a landscape policy zones for 'conserve and create' and part of Peaks Hill Farm and the land between Shireoaks and Worksop to accommodate water storage lies within a landscape policy zones for 'conserve and reinforce'. The other part of Peaks Hill Farm lies within landscape policy zones for 'create'. As such, overall mixed (minor positive and minor negative) effects are expected for **SA objective 14: landscape and townscape**. However, it is unlikely the effects will be experienced within the short-medium term, and these effects will remain uncertain until detailed proposals for the sites come forward at the planning application stage.

Policy ST57: Digital Infrastructure

6.351 Policy ST57 supports the delivery of full and high speed fibre broadband connection and any other technologies as

they become available, within new developments in the District to support the delivery of a vibrant local economy, residents' well-being and to reduce the need to travel both now and in the future. Where it is not practicable or viable, then the policy requires that alternative technologies such as superfast fibre or community-based networks are provided. The policy outlines that such infrastructure should be available on an open access basis on first occupation. In addition, the policy seeks to ensure that development proposals demonstrate that there is sufficient coverage for mobile telecommunications and does not cause unavoidable interference with existing communications infrastructure in the vicinity.

6.352 The provision of digital infrastructure will help promote a strong economy, by facilitating work from home employment opportunities, and may also encourage business investment in certain areas within the District, including more rural locations. Therefore, minor positive effects are expected for **SA objective 3: economy and skills**. In addition, by enabling working from home, the provision of digital infrastructure may help contribute towards reduced need to travel, having minor positive effects in relation to **SA objective 6: transport**. This may have associated minor benefits for **SA objectives 10: air quality and 11: climate change** due to a reduction in greenhouse gas emissions and air pollutants.

6.353 Additionally, by ensuring all new development includes access to high quality digital infrastructure, the policy is likely to promote social inclusion and equality of access to services. This may have associated benefits for the health and well-being of residents. In addition, the policy outlines that development associated with digital infrastructure should not have a detrimental impact upon the visual and residential amenity of neighbouring occupiers. Therefore, minor positive effects have been identified in relation to **SA objectives 4: regeneration and social inclusion and 5: health and wellbeing**.

6.354 The policy also states that development associated with digital infrastructure should not have a detrimental impact upon the appearance and character of the area. As such, a minor positive effect is expected for **SA objective 14: landscape and townscape**.

Policy ST58: Provision and Delivery of Infrastructure

6.355 Policy ST58 sets out the requirements for the funding and provision of infrastructure necessary to support new

development in the District. This includes the delivery of physical, social and green/blue infrastructure, and where appropriate its maintenance. The policy outlines that infrastructure will be sought by means of planning conditions, funding through the Bassetlaw CIL and developer contributions. As identified in the supporting text of the policy, this may include infrastructure relating to flood risk, transport, telecommunications, security, water supply and wastewater; social infrastructure relating to education and health; and green/blue infrastructure including open spaces, habitat and wildlife creation, and measures to address climate change mitigation and adaptation. As such, minor positive effects are expected in relation to **SA objectives 1: biodiversity, 4: regeneration and social inclusion, 5: health and wellbeing, 6: transport, 10: air quality and 11: climate change**. An additional minor positive effect is also expected in relation to **SA objective 3: economy and skills**, given that the policy would help to secure strategic infrastructure improvements in the District and will help to make the area more attractive to investors.

6.356 While the development of physical infrastructure, such as roads, could have negative effects on some of the environmental SA objectives, the nature and location of any such infrastructure is not determined through this policy which relates only to funding mechanisms. It is assumed that any such proposals would be subject to detailed assessment at the planning application stage.

6.357 A minor positive effect is expected in relation to **SA objective 9: flood risk** as the provision of flood risk management infrastructure would reduce flood risk across the District, which is predominantly within a 1 in 1,000 year floodplain. In addition, minor positive effects are expected in relation to **SA objectives 13: cultural heritage and 14: landscape and townscape**, as the provision of green/blue infrastructure could help to protect and enhance the established character (including historic character and landscape character) of Bassetlaw.

6.358 While the requirements for developer contributions towards infrastructure could be seen as potentially deterring developers, risking the delivery of housing and employment development, such requirements are likely to be similar in other districts and the policy includes a caveat that in exceptional circumstances the requirements may be relaxed if it would otherwise make the development unviable. An open book viability assessment will be required if a developer is to

contest the developer contributions sought. This will help to ensure that development is still delivered and a minor positive effect is therefore expected in relation to **SA objective 2: housing**. However, it is noted that this could also involve relaxing the requirement for affordable housing development; therefore the minor positive effect is uncertain.

Recommendations

6.359 The SA work that was undertaken in relation to early draft versions of the policies that were included in the January 2020 Draft Local Plan identified a number of recommendations for those policies, which were sent to Bassetlaw District Council in November 2019. The recommendations were made in order to mitigate negative effects and maximise the positive sustainability effects of the policies. The Council revised the policies to take some of these recommendations and other evidence into account, and the assessments were updated accordingly (see Chapter 6 in the SA Report for the January 2020 Draft Local Plan). The recommendations that were sent to the Council in November 2019 and the Council's responses to these are summarised in **Table 6.1** overleaf. In most cases these have been carried forward into the policies in the current version of the Local Plan. Where there are updates, these are set out *italics* in the final column.

6.360 One further recommendation was made in the November 2020 SA Report for the Draft Local Plan, in relation to Policy 35: Houses in Multiple Occupation (now Policy 33). It was recommended that the policy should include requirements for HMOs to include cycle storage. This change has been made in the latest version of the policy.

Table 6.11: Policy recommendations made during preparation of the SA Report for the January 2020 Draft Local Plan and Council responses

| Policy Name ⁴⁴ | Recommendation | Council's Response |
|--|--|--|
| Policy ST1: Bassetlaw's Spatial Strategy | <p>Some specific recommendations have been made for the individual site allocation policies that make up the Spatial Strategy elsewhere in this SA.</p> <p>With regards to the effective and efficient use of land, where there are 'overriding amenity, biodiversity or heritage matters', the policy could require that effects on these issues are mitigated, rather than being a total barrier to re-use of previously developed land.</p> | These changes would be contrary to National Planning Policy. |
| Policy ST2: Rural Bassetlaw | <p>The following mitigation measures are recommended to help address the potential negative effects identified:</p> <ul style="list-style-type: none"> ■ The policy could explicitly refer to the need for development to avoid adverse effects on biodiversity or geodiversity conservation sites. ■ The policy could prioritise housing in areas with better sustainable transport links or require development to deliver or facilitate improvements to sustainable transport links. ■ The policy could prioritise use of brownfield land and/or land that is not considered to be best and most versatile agricultural land. ■ The policy could explicitly refer to the need for development to avoid contamination of groundwater. ■ Where development would coincide with mineral resources, the policy could require minerals to be worked, and preferably used on site, if possible, prior to development. <p>The policy could be further enhanced by including stronger protection for Green Infrastructure and the natural environment, not just where this</p> | <p>This is detailed in Policy ST36 (now ST40).</p> <p>This is covered by Policy ST50 (now ST55).</p> <p>This is mentioned in Policy ST2 for exception sites.</p> <p>This is detailed in Policy 48 (now ST53).</p> <p>Added into ST2.</p> <p>This is detailed within separate policies.</p> |

⁴⁴ Note that the policy names and numbers in this column of the table are those that were used in the January 2020 Draft Local Plan.

| Policy Name ⁴⁴ | Recommendation | Council's Response |
|---|--|--|
| | contributes to local character. The policy could also include requirements for SuDS, where suitable and promote retention and enhancement of community facilities in rural Bassetlaw. | |
| Policy ST3: Bassetlaw Garden Village | The policy could provide biodiversity mitigation measures as the site is within 5km of Sherwood ppSPA. Where development would coincide with mineral resources, the policy could require minerals to be worked, and preferably used on site, if possible, prior to development. | The policy now requires a project-level HRA screening including winter bird surveys to address identified impacts on Clumber Park SSSI, Birklands and Bilhaugh SAC and Sherwood Forest ppSPA. |
| Policy ST4: Worksop Central Area | The policy could be strengthened by: <ul style="list-style-type: none"> ■ Referring to the need for development to enhance biodiversity, particularly in relation to the waterways. ■ Explicitly refer to the need for development to avoid contamination of ground and surface water. | This has now been added to ST4 (now ST5). This is detailed in Policy ST48 (now ST53). |
| Policy ST5: Cottam Priority Regeneration Area | The policy could be strengthened by: <ul style="list-style-type: none"> ■ Where contributions are required to service provision, this should go towards provision on site if possible. If contributions provide or expand services elsewhere, these should be easily accessible from the site by sustainable modes of transport. ■ If the heritage assets on site cannot be retained, they should be documented for the historic record. | Not sure on the need of services and contributions at this point and therefore this will be detailed in the IDP. There is already a requirement in the policy to ensure that development is supported by a heritage impact assessment and archaeological desk based assessment. |
| Policy ST7: EM007 High Marnham Energy Hub | The policy could be more explicit regarding the need to protect and enhance biodiversity and air quality. The policy could require the green buffer to be accessible for recreation purposes and incorporate biodiversity enhancements. | This is covered by Policy ST36 (now ST40). There is already a public right of way from the site to High Marnham village, but the green buffer area will remain arable land and it would be unreasonable to state that there should be recreational access. |

| Policy Name ⁴⁴ | Recommendation | Council's Response |
|--|---|--|
| | The policy should restrict development in the parts of the site within Flood Zones 2 and 3 or require proposals to demonstrate how the risk of flooding will be addressed. The policy could require a SuDS strategy to minimise potential contribution to flood risk. | Further requirements regarding flooding have been added to the policy. |
| Policy 9: Site SEM1: Apleyhead Junction, Worksop | The policy could provide biodiversity mitigation measures as the site is within 5km of Sherwood ppSPA. | Added to policy. The policy requires a project-level HRA screening. |
| Policy ST10: Existing Employment Sites and Buildings | As no likely negative effects have been identified, no mitigation is required. The policy could be strengthened by expressing a preference for sites with good sustainable transport links and requiring any potential adverse effects, particularly on transport and landscape, to be mitigated. | This is covered by other policies in the Local Plan. |
| Policy ST11: Rural Economic Growth | The policy could be strengthened by clarifying the approach to development on best and most versatile agricultural land, particularly by safeguarding this where possible. | Added to supporting text, which now refers to the need to recognize the benefits of Grade 1, 2 and 3a agricultural land. <i>This is not included in the latest version of the supporting text.</i> |
| Policy ST15: Site HS1: Peaks Farm, Worksop | The policy could provide biodiversity mitigation measures as the site is within 5km of Sherwood ppSPA. Where development would coincide with mineral resources, the policy could require minerals to be worked, and preferably used on site, if possible, prior to development. | Added to policy. The policy requires a project-level HRA screening and for development to follow the requirements in the Nottinghamshire Minerals Local Plan. <i>The criterion requiring project-level HRA is not included in the current version of the policy – as the HRA has progressed further, references to requirements for project level HRA have focussed on those sites that are indicated in the HRA as requiring them.</i> |
| Policy 16: Site HS2: Former Pupil Referral Centre, Worksop | The policy could provide biodiversity mitigation measures as the site is within 5km of Sherwood ppSPA. The policy could explicitly refer to the need for development to avoid contamination of groundwater. | Added to policy. The policy requires a project-level HRA screening. <i>The criterion requiring project-level HRA is not included in the current version of the policy – as the HRA has progressed further, references to requirements for project level HRA</i> |

| Policy Name ⁴⁴ | Recommendation | Council's Response |
|---|---|--|
| | | <p><i>have focussed on those sites that are indicated in the HRA as requiring them.</i></p> <p>Avoiding contamination of groundwater is covered by Policy ST48 (now ST53).</p> |
| Policy 17: Site HS3: Canal Road, Worksop | <p>The policy could provide biodiversity mitigation measures as the site is within 5km of Sherwood ppSPA.</p> <p>The policy could require the protection of archaeological earthworks on site and determine an appropriate mitigation strategy.</p> <p>Built development within the site should be directed away from the area of Flood Zone 3.</p> <p>The policy could explicitly refer to the need for development to avoid contamination of groundwater.</p> | <p>Added to policy. The policy requires a project-level HRA screening and for development to be informed by a heritage impact assessment, archaeological desk-based assessment and a flood risk assessment.</p> <p>Avoiding contamination of groundwater is covered by Policy ST48 (now ST53).</p> <p><i>Policy has since been deleted as this site is no longer allocated</i></p> |
| Policy 18: Site HS4: Former Manton Primary School, Worksop | <p>The policy could provide biodiversity mitigation measures as the site is within 5km of Sherwood ppSPA.</p> <p>The policy could explicitly refer to the need for development to avoid contamination of groundwater.</p> | <p>Added to policy. The policy requires a project-level HRA screening.</p> <p><i>The criterion requiring project-level HRA is not included in the current version of the policy – as the HRA has progressed further, references to requirements for project level HRA have focussed on those sites that are indicated in the HRA as requiring them.</i></p> <p>Avoiding contamination of groundwater is covered by Policy ST48 (now ST53).</p> |
| Policy 19: Site HS5: Talbot Road, Worksop | <p>The policy could provide biodiversity mitigation measures as the site is within 5km of Sherwood ppSPA.</p> <p>The policy could explicitly refer to the need for development to avoid contamination of groundwater.</p> | <p>Added to policy. The policy requires a project-level HRA screening.</p> <p><i>The criterion requiring project-level HRA is not included in the current version of the policy – as the HRA has progressed further, references to requirements for project level HRA have focussed on those sites that are indicated in the HRA as requiring them.</i></p> <p>Avoiding contamination of groundwater is covered by Policy ST48 (now ST53).</p> |
| Policy 20: Site HS6: Former Knitwear Factory, Retford Road, Worksop | <p>The policy could refer to consideration of biodiversity mitigation measures as</p> | <p>Added to policy. The policy requires a project-level HRA screening and for the scheme to be supported by a heritage</p> |

| Policy Name ⁴⁴ | Recommendation | Council's Response |
|---|---|--|
| | <p>the site is within 5km of Sherwood ppSPA.</p> <p>The policy could require the protection of heritage assets and their setting within close proximity to the site.</p> <p>The policy could require the protection of archaeological earthworks on site and determine an appropriate mitigation strategy.</p> | <p>impact assessment and archaeological desk based assessment.</p> <p><i>Policy has since been deleted as this site is no longer allocated.</i></p> |
| Policy 21: Site HS7: Leafields Allotment, Retford | The policy could refer to consideration of biodiversity mitigation measures as the site is within 100m of Retford Cemetery Local Nature Reserve. | <p>Although the Council encourages biodiversity net gain, it is not a requirement in national policy due to the size of the site.</p> <p><i>Policy has since been deleted as this site is no longer allocated.</i></p> |
| Policy 22: Site HS8: Trinity Farm, Retford | The policy should restrict development in the parts of the site within Flood Zone 3 and should require a SuDS strategy and explicitly refer to the need for development to avoid contamination of groundwater. Where development would coincide with mineral resources, the policy could require minerals to be worked, and preferably used on site, if possible, prior to development. | Added to policy, with exception of groundwater which is covered by Policy ST48 (now ST53). |
| Policy 24: Site NP04: Ollerton Road, Tuxford | The policy could require the protection of heritage assets and their setting within close proximity to the site. | Added to policy. The policy requires the scheme to be supported by a heritage impact assessment and archaeological desk based assessment. |
| Policy ST29: Sites for Gypsies, Travellers and Travelling Show people | It is recommended that the policy wording is amended to require 'no harm to the built or natural heritage' as the current use of the word 'significant' implies that some level of harm will be acceptable. | This criterion has been removed from the policy. |
| Policy 30: Housing in Multiple Occupation (HMO) | As no likely negative effects have been identified, no mitigation is required. The Council should consider whether there is a need to adopt optional additional technical housing standards. | The Council has recently designated an Article 4 direction for HMOs. No further action is required. |
| Policy 31: Agricultural and Forestry Workers Dwellings | As no likely negative effects have been identified, no mitigation is required. The policy could be strengthened by requiring such dwellings to be sensitively sited and designed in terms of landscape, biodiversity, flooding, agricultural land classification and the historic environment. | This point is covered by the design policy (Policy ST32, now ST35) and will form part of the design SPD. |

| Policy Name ⁴⁴ | Recommendation | Council's Response |
|--|--|--|
| Policy ST32: Design Quality | <p>As no likely negative effects have been identified, no mitigation is required.</p> <p>The policy could be further strengthened by specifying the elements of the natural environment that need to be considered. In addition, the policy could be strengthened by requiring not only minimising and maintaining the natural environment but enhancing it.</p> <p>The policy could also require good wayfinding standards, particularly for larger schemes, which can help build more user-friendly development and encourage walking and cycling.</p> <p>The policy could cross-reference the requirements of the Policy ST48: Protecting Water Quality and could require energy efficient design, as well as referencing the need for development that is resilient and adaptable to climate change.</p> | <p>Consideration of and enhancement of the natural environment is included in other policies, particularly those in the Local Character and Distinctiveness chapter.</p> <p>Designing development to encourage walking and cycling is a detailed matter, which is covered by the Design Quality SPD.</p> <p>BDC considers there is no need to cross-reference Policy ST48 (now ST53), as this would be repetition.</p> <p>Reference to energy efficient design has been added to the policy.</p> |
| Policy ST35: Green and Blue Infrastructure | <p>As no likely negative effects have been identified, no mitigation is required.</p> <p>The policy could provide more certainty regarding what will be expected of developers with regards to the elements of the GI network identified. For example, where GI features are present on a site they should be protected and enhanced, and development should seek to create and enhance links with the wider GI network.</p> <p>Whilst the policy mentions woodland creation for carbon sequestration it could do more to recognise the role of GI in both mitigating and adapting to climate change.</p> | <p>This has been added to the policy.</p> <p>Reference to new community woodland and carbon sequestration has now been removed.</p> |
| Policy ST36: Biodiversity and Geodiversity | <p>As no likely negative effects have been identified, no mitigation is required. However, the policy could specify the Council's approach to the ppSPA and developments that could affect this. As a minimum, it should be clarified whether the reference to 'candidate</p> | <p>The policy now refers specifically to the ppSPA.</p> <p>The supporting text suggests that biodiversity net gain is expected to be delivered through good design of the site.</p> |

| Policy Name ⁴⁴ | Recommendation | Council's Response |
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| | sites' includes the ppSPA. In addition, the policy could prioritise biodiversity net gain on site, unless there is particular benefit to providing off-site biodiversity improvements (e.g. linking nearby habitat corridors). | |
| Policy ST37: Conservation and enhancement of the Historic Environment | As no likely negative effects have been identified, no mitigation is required. The policy could be further strengthened by promoting public access to and understanding of heritage assets. | Ensuring greater access and understanding of heritage assets has been added to the policy. |
| Policy 38: Heritage Assets | As no likely negative effects have been identified, no mitigation is required. However, as for the strategic policy, the policy could be further strengthened by promoting public access to and understanding of heritage assets. | The recommendations are considered to be covered by the update to the strategic policy, ST37 (now ST42). |
| Policy ST39: Promoting Healthy and Active Lifestyles | As no likely negative effects have been identified, no mitigation is required. The policy could specifically refer to the need for climate change adaptation, including through green infrastructure. Climate change can have adverse impacts on health, for example through overheating, flooding and extreme weather events. In order to ensure Bassetlaw is able to adapt to the effects of climate change, it is recommended that an overarching climate change adaptation policy be included at the start of this chapter. | Green Infrastructure added to policy. There is a climate change policy (Policy ST45, now ST50) in the Greening Bassetlaw section. |
| Policy ST40: Protection and Enhancement of Communities Facilities | As no likely negative effects have been identified, no mitigation is required. However, the policy wording could be strengthened with regards to phasing by requiring sufficient infrastructure to be in place before the site is in use. The policy could support community facilities and services that actively promote access to sustainable travel such as public transport, walking or cycling. | Infrastructure cannot be delivered before the site is in use because of viability issues. Reference to sustainable transport added. |
| Policy ST41: Delivering Quality, Accessible Open Space | As no likely negative effects have been identified, no mitigation is required. However, the policy could be clearer by stating how the quality standards will be measured. It could also require open space to be multifunctional e.g. also | A reference has been added to the policy about standards, but separate policies cover biodiversity and climate change. |

| Policy Name ⁴⁴ | Recommendation | Council's Response |
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| | having biodiversity or climate change mitigation benefits. | |
| Policy ST42: Promoting Sport and Physical Activity | Whilst recreational space can play a role in flood risk management, a playing pitch at risk of flooding may become unusable. The policy could add a requirement for this to be considered further before development of the playing pitch hub goes ahead. Furthermore, if the playing pitches include artificial, impermeable surfaces, it could exacerbate local flood risk. As such, this policy could make reference to maintaining greenfield runoff rates or specifying the types of surface that would be permitted. | Surface water runoff / appropriate surface requirements are covered by Policy ST47: Flood Risk (now ST52). |
| Policy 43: Protecting Amenity | As no likely negative effects have been identified, no mitigation is required. The policy wording could be strengthened by requiring that the relevant matters have been adequately resolved, rather than 'considered'. | 'considered' has been changed to 'addressed'. <i>The wording has been updated in the latest version of the policy; however the word 'considered' is still not used.</i> |
| Policy ST46: Renewable Energy Generation | Given the importance of the current 'climate emergency' and the UK target to reach net zero greenhouse gas emissions by 2050, the policy could be more positively worded, by strongly supporting proposals for renewable energy by re-stating the first sentence as "Proposals for the generation of renewable energy will be strongly supported where they meet the requirements stated in the Greening Bassetlaw SPD." The policy could also be strengthened by providing more details on what would be considered an acceptable impact or otherwise, including recognition that many negative effects could be made acceptable with appropriate mitigation. In addition, part 2 of the policy could more strongly encourage provision of renewable energy generation on existing development, and could require provision of this in new developments, where possible, especially larger new developments. | Reference to SPD and implementation added. With regards to 'acceptable' impacts, mitigation will be considered on a site by site basis, reflecting the technology, scale of development etc. The Council cannot require renewable energy in new development because it has no evidence to support this (although it is encouraged). The Greening Bassetlaw SPD will look at this in more detail. |
| Policy ST49: Transport Infrastructure | The policy could refer to the need for specific assessment of potential impacts on biodiversity, heritage and landscape associated with each highway improvement. | No need as this is covered in other policies. |

| Policy Name ⁴⁴ | Recommendation | Council's Response |
|---|---|---|
| Policy ST51: Safeguarded Land | The policy could include reference to the need to also address any environmental issues that may arise as a result of development coming forward at these safeguarded sites. | There is already a reference in the policy about a proposal needing to conform to other relevant policies in the plan. |
| Policy ST52: Provision and Delivery of Infrastructure | As no likely negative effects have been identified, no mitigation is required. However, the policy wording could be strengthened with regards to phasing by requiring sufficient infrastructure to be in place before the site is in use. | The timing of infrastructure provision is referenced in the supporting text. <i>In the latest version of the policy (ST58) reference is made to a phasing plan being required, and a requirement that the timing of development should be linked to infrastructure delivery.</i> |

Chapter 7

Cumulative Effects of the Local Plan

7.1 This Chapter presents an assessment of the likely significant effects of the Publication (Regulation 19) version of the Bassetlaw Local Plan (August 2021) as a whole for each of Worksop and Retford and on each of the SA objectives, i.e. an assessment of cumulative effects. **Table 7.1** at the end of this section presents a summary of the likely effects of all of the policies in the Bassetlaw Local Plan, including the Vision, the 12 Strategic Objectives and the 58 policies (including site allocation policies).

Worksop

7.2 The Local Plan allocates a minimum of 1,375 dwellings at Worksop, 1,255 of which are expected to be provided within the plan period. Most of these are to be provided within the urban area, on brownfield land. Focusing on brownfield development is likely to have positive effects for biodiversity (SA objective 2), regeneration and social inclusion (SA objective 4) and land use and soils (SA objective 7) in the area. Whilst all development in and around Worksop may result in increases in traffic, and therefore increased in associated air pollutants (SA objective 10) and greenhouse gas emissions (SA objective 11), this is likely to be minimised because, as the main settlement in Bassetlaw, Worksop provides a range of services and facilities, employment opportunities and public transport links, which could result in positive effects for health (SA objective 5) and access to transport (SA objective 6), providing services and facilities can meet the demands of new development.

7.3 Urban regeneration, particularly in a relatively well-connected town, is likely to attract businesses and visitors and may help to boost the local economy (SA objective 3). The allocated sites within Worksop are not considered particularly sensitive with regards to biodiversity (SA objective 1), flooding (SA objective 9) or landscape (SA objective 14), although development in Worksop could result in increased traffic and visitors to designated nature sites, including the Sherwood Forest ppSPA and Clumber Park SSSI. Urban regeneration has potential to alter the townscape, which could affect the settings of heritage assets (SA objective 13), although this could be a positive effect.

7.4 The plan also allocates Peaks Hill Farm (Policy 16), a relatively large greenfield site to the north of Worksop. This may help contribute to the economic health of Worksop, due to an increase in potential workforce and spending in the town

centre. However, it will involve development in a slightly more sensitive area, in terms of development of greenfield land and potential biodiversity and landscape impacts.

Retford

7.5 The Local Plan allocates a minimum of 1,631 homes in Retford, 1,181 of which are expected to come forward during the plan period. The majority of this growth (800 homes within the plan period) is focused at Ordsall South (Policy 27), accompanied by 244 homes at Trinity Farm and smaller sites, mostly within the urban area. Retford is the second largest town after Worksop and is served by a train station as well as a range of services and facilities. Whilst all development may result in increases in traffic, and therefore increased in associated air pollutants (SA objective 10) and greenhouse gas emissions (SA objective 11), this is likely to be minimised due to access to services, facilities and sustainable transport links, which could result in positive effects for health (SA objective 5) and access to transport (SA objective 6), providing services and facilities can meet the demands of new development. Ordsall South includes land for a new primary school, which will help relieve pressure on existing educational facilities which may otherwise result from the total amount of development proposed at Retford.

7.6 Retford is not particularly sensitive in terms of biodiversity (SA objective 1), flooding (SA objective 9) or landscape (SA objective 14), although development in Worksop could result in increased traffic and visitors to designated nature sites, including the Sherwood Forest ppSPA and Clumber Park SSSI. Urban regeneration has potential to alter the townscape, which could affect the settings of heritage assets (SA objective 13), although this could be a positive effect. The development at Ordsall South, has greater potential to alter the local landscape and could affect the character of the town, although it is expected that any negative effects could be mitigated. Development at Ordsall South, Fairgrove (Policy 25) and Trinity Farm (Policy 21) in particular will result in loss of greenfield land, including best and most versatile agricultural land (SA objective 7).

7.7 Development at Retford will likely contribute to the economic health of the town, due to an increase in potential workforce and spending locally. However, it is likely that at least some new residents will commute to Worksop or other, larger centres for work and possibly also leisure.

SA 1: Biodiversity and Geodiversity

7.8 The development proposed through the Local Plan could adversely affect biodiversity and geodiversity, particularly because the majority of the site allocations are located in proximity to local and national nature conservation designations, as well as the Sherwood Forest ppSPA, and

Regionally Important Geological Sites. As such, the majority of site allocation policies are expected to have minor or significant negative effects on biodiversity and geodiversity. In addition, several other policies such as Policy ST54: Transport Infrastructure and Improvement Schemes and Policy ST56: Safeguarded Land, could result in development in that could potentially harm designated sites and therefore could also have minor negative effects on biodiversity and geodiversity.

7.9 However, the majority of site allocations policies require development to enhance the natural environment, provide new green infrastructure and green space and achieve biodiversity net gain. In addition, the Local Plan makes good provision for the protection and enhancement of biodiversity and geodiversity, particularly through Policy ST39: Green and Blue Infrastructure which requires the protection, improvement and extension of green and blue infrastructure, and Policy ST40: Biodiversity and Geodiversity which requires the protection of priority habitats and species and sites of biodiversity and geological importance and (where possible) the provision of net gains in biodiversity. In addition, strategic objective 11 supports the delivery of biodiversity enhancements and conservation of the natural environment, including green infrastructure in the District. The Local Plan could therefore help to mitigate the potential negative effects of development upon biodiversity and geodiversity.

7.10 The separate Habitats Regulations Assessment (HRA) that has been carried out throughout the preparation of the Local Plan has not been completed for the Publication version of the Local Plan at the time of writing. However, the previous iteration of the HRA concluded that the Draft Bassetlaw Local Plan (November 2020), which allocated broadly the same amount of development in the same locations as the Publication version, would not result in adverse effects on the integrity of nearly all surrounding European sites, either alone or in combination. In relation to the Sherwood Forest ppSPA, the HRA made 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 and recommended a new policy to include a commitment for residential development to provide a sufficient amount of natural and open greenspace that is specifically designed and managed to alleviate visitor pressure on the ppSPA. The Appropriate Assessment concluded that adverse effects on the integrity of the ppSPA as a result of increased air pollution from the Local Plan could not be ruled out until further information is available with regards to traffic modelling and further consultation is undertaken with Natural England. However, it was noted that this was precautionary as the ppSPA is not yet a designated site. In addition, the conclusion of no adverse effects on integrity in relation to Birklands and Bilhaugh SAC was contingent on the agreement of mitigation measures with Natural England and a commitment to

implement mitigation as part of the Regulation 19 Local Plan. The updated HRA Report for the Publication (Regulation 19) version of the Local Plan will be published alongside the Local Plan during the consultation period once it is complete.

7.11 Overall, a cumulative potential but uncertain mixed (minor positive and significant negative) effect is identified in relation to biodiversity and geodiversity. These effects are expected to be permanent and long-term although disturbance to biodiversity as a result of the construction of new development would be temporary.

SA 2: Housing

7.12 As set out in Policy ST1: Bassetlaw Spatial Strategy, the Local Plan makes provision for a minimum of 10,047 dwellings for the period 2020-2037 to meet the minimum housing need for the District. The Local Plan makes provision for the delivery of a suitable amount and mix of housing, particularly through Policy ST15: Housing Distribution which allocates land for approximately 3,011 dwellings over the duration of the Local Plan. In addition, Policy ST29: Affordable Housing requires that sites providing more than ten homes or that are more than 0.5ha in size should include at least 15% affordable housing on brownfield sites and 25% on greenfield sites (unless specific viability issues are identified, in which case offsite contributions will be required). Policy ST30: Housing Mix requires that new housing developments deliver an appropriate mix of housing tenures, types and sizes. Policy ST31: Specialist Housing specifically seeks to address the issue of specialist housing provision, and Policy ST32: Sites for Gypsies, Travellers and Travelling Show people specifically seeks to establish or re-establish pitches/yards on vacant plots within a number of existing sites. In addition, strategic objective 2 seeks to ensure that the housing stock meets the needs of residents by providing a range of market, affordable and specialist housing types, tenures and sizes.

7.13 The spatial strategy highlights that most new housing development will be focussed in Worksop, Retford and Harworth; however it also makes notable provision for housing on sites to be allocated within Neighbourhood Plans for the Large Rural Settlements and at Bassetlaw Garden Village.

7.14 All residential site allocations will contribute to the provision of housing within the District and as such are expected to have minor or significant positive effects on housing. No site allocations are expected to result in the loss of residential dwellings.

7.15 Overall, a cumulative significant positive effect is likely in relation to housing. This is expected to be permanent and long-term.

SA 3: Economy and Skills

7.16 As set out in Policy ST1: Bassetlaw's Spatial Strategy, the Local Plan makes provision for approximately 169ha of land to accommodate future local employment growth and 118ha of employment land to accommodate future sub-regional/regional employment land growth. The Local Plan makes provision for the delivery of high quality local employment opportunities, including through Policy ST5: Worksop Central Area, which seeks to support the diversification and regeneration of the town centre, which is expected to boost its vitality and viability. In addition, Policy ST7: Provision of Land for Employment Development allocates a sufficient amount of new employment land to meet projected needs. Policy ST11: Rural Economic Growth and Economic Growth Outside Employment Areas promotes rural diversification, providing more employment opportunities in proximity to existing settlements and services and supporting the new development of educational facilities. In addition, strategic objective 3 seeks to encourage and support economic growth in the District.

7.17 The majority of site allocations either provide employment land or propose residential sites within 800m of major employment sites, increasing accessibility to jobs, and as such the majority of sites are expected to have minor or significant positive effects on economy and skills.

7.18 Overall, a cumulative significant positive effect is likely in relation to economy and skills. This is expected to be permanent and long-term.

SA 4: Regeneration and Social Inclusion

7.19 Policy ST1: Bassetlaw's Spatial Strategy highlights that the Local Plan will focus most new development at the larger settlements, which will help ensure that most new residents have generally good access to services and as such this policy is expected to have a minor positive effect. However this effect is also mixed with a potential minor negative effect, as focussing most new development in the larger towns could contribute to poor access to services for rural residents.

7.20 However, the Local Plan makes provision for the promotion of regeneration and social inclusion, particularly through Policy ST4: Bassetlaw Garden Village, which will contribute towards health and educational facilities and will provide a new local centre and community hub, supporting well-being and social cohesion and helping to create a vibrant community. In addition, Policy ST5: Worksop Central Area promotes the regeneration of central Worksop and supports development including recreational, commercial, leisure, cultural, retail and temporary uses, helping ensure residents and visitors have good access to services and facilities. Policy ST13: Town Centres and Local Centres, Local Shops and

Services seeks to maintain and enhance the vibrancy and vitality of town centres and supports the provision of community services in local centres. Policy ST45: Protection and Enhancement of Community Facilities seeks to protect existing services and facilities and supports the provision of appropriate new facilities, and Policy ST47: Promoting Sport and Physical Activity will lead to the provision of new sports and leisure facilities and improvement of community access to facilities. In addition, strategic objectives 6 and 7 seek to enhance the vitality of town centres and access to community facilities. The Local Plan could therefore help to mitigate any potential negative effects of development upon regeneration and social inclusion.

7.21 In addition, the residential site allocations are located in proximity to key services and/or town centres, which could therefore provide good access to services for all residents. Policy ST4: Bassetlaw Garden Village and Policy ST6: Cottam Priority Regeneration Area state that some services and facilities would be provided as part of the developments at these locations, and all residential site allocation policies require developments to contribute towards education and healthcare provision. As such, all residential site allocations are expected to have minor or significant positive effects on regeneration and social inclusion. In addition, Policy ST8: Site EM008 - High Marnham Green Energy Hub allocates employment development that would repurpose the site of a former coal-fired power station, which will contribute to regeneration in the area and is expected to have a minor positive effect on regeneration and social inclusion. Policy ST56: Safeguarded Land is expected to have minor positive effects, as by safeguarding land for new link roads and transport provision this policy may provide residents with improved access to services and facilities; however this will remain uncertain until detailed proposals for the infrastructure schemes come forward at the planning application stage.

7.22 Overall, a cumulative significant positive effect is likely in relation to regeneration and social inclusion. This is expected to be permanent and long-term.

SA 5: Health and Wellbeing

7.23 Minor and significant positive effects are expected for most of the housing allocation policies with regards to health and wellbeing as they are either located in proximity to open spaces and GP surgeries, and/or the allocation policy requires development to contribute to health and wellbeing, such as by improving opportunities for access to sport and physical activities, incorporating public green space for recreational purposes or contributing to healthcare facilities. In addition, minor positive effects are expected for the employment site allocation at Appleyhead, as the policy requires development to contribute to health and wellbeing, such as by providing open space, footpaths and cycle paths.

7.24 A few allocation policies are, however, expected to have negative effects. For example, development proposed through Policy ST8: Site EM008 - High Marnham Green Energy Hub, Policy 18: HS3 – Radford Street, Worksop and Policy 20: Site HS5 - Talbot Road, Worksop could result in the loss of footpaths and open space, which could reduce access to such features and therefore have negative effects on health and wellbeing. However, Local Plan policies seek to improve health and reduce health inequalities, particularly through Policy ST44: Promoting Health and Wellbeing which focuses on improving recreational activity, improved environmental quality, delivering new healthcare facilities and open space and reducing crime through design and other safety measures. The policy also requires larger residential schemes to provide a Health Impact Assessment and promote the Council's 'Healthy Bassetlaw' scheme. Policy ST5: Worksop Central Area will provide more residents with opportunities to walk and cycle day-to-day, seeks to improve pedestrian and cycle connectivity and encourages the improvement in the quality of public spaces and the social amenity of the Chesterfield Canal and River Ryton. In addition, Policy ST15: Housing Distribution focusses most housing development in locations with good opportunities for walking and cycling day-to-day. Policy ST45: Protection and Enhancement of Community Facilities seeks to protect existing and create new services and facilities (such as GPs) and Policy ST46: Delivering Quality, Accessible Open Space seeks to maintain and enhance publicly accessible open space. Policy ST47: Promoting Sport and Recreation seeks to provide sports and leisure facilities across the district. In addition, strategic objective 6 directly seeks to address health and wellbeing in Bassetlaw through the provision of enhanced and improved social and environmental infrastructure.

7.25 Overall, a cumulative significant positive effect is likely in relation to health and wellbeing. This is expected to be permanent and long-term.

SA 6: Transport

7.26 Local Plan policies seek to reduce the need to travel by car and encourage the use of sustainable travel, and support investment in transportation infrastructure, particularly through Policy ST55: Promoting Sustainable Transport and Active Travel, which ensures that new development supports improvements to the sustainable transport network. Policy ST45: Protection and Enhancement of Community Facilities requires new community facilities to promote access by sustainable transport. In addition, Policy ST54: Transport Infrastructure and Improvement Schemes identifies key highways/transport infrastructure improvements that will be prioritised for investment and lists some public and sustainable transport links to and from new development as priorities for investment. All site allocation policies are

expected to have minor positive effects on transport as they encourage sustainable transport usage, such as by locating sites in proximity to and providing additional access to sustainable transport modes. In addition, Strategic objective 13 promotes good access to public transport, highway improvements and sustainable travel such as pedestrian and cycle routes.

7.27 However, some policies are also expected to have minor negative effects on transport by potentially increasing private car usage, including Policy ST2: Rural Bassetlaw, Policy ST5: Worksop Central Area and Policy ST54: Transport Infrastructure and Improvement Schemes, as well as most of the site allocation policies and Policy ST56: Safeguarded Land.

7.28 Policy ST1: Bassetlaw Spatial Strategy directs most new housing development to Worksop, Retford and Harworth. Focussing development around these existing main centres should increase accessibility to services and facilities, reducing the need to travel, particularly by private car, and encourage walking and cycling. The spatial strategy also allocates a notable proportion of new housing to Bassetlaw Garden Village. Policies ST4: Bassetlaw Garden Village and ST6: Cottam Priority Regeneration Area require development to include the provision of some services and facilities, as well as walking, cycling and public transport routes through the development and an onsite public transport facility, although it is acknowledged that development at these locations is unlikely to be entirely self-sufficient. As such, residents may still need to travel to access work or larger facilities.

7.29 Overall, a cumulative minor positive effect is likely in relation to transport. This is expected to be permanent and long-term.

SA 7: Land Use and Soils

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

7.31 Several Local Plan policies include criteria that will encourage the efficient use of land and conserve and enhance soils, such as Policy ST1: Bassetlaw's Spatial Strategy, Policy ST01: Existing Employment Sites and Policy 49: Contaminated and Unstable Land. However, some policies could result in the loss of high-quality agricultural land, such as Policy ST11: Rural Economic Growth and Economic Growth Outside Employment Areas, Policy ST15: Housing Distribution and Policy ST54: Transport Infrastructure and Improvement Schemes.

7.32 Overall, a cumulative mixed (minor positive and minor negative) effect is likely in relation to land use and soils. This is expected to be permanent and long-term.

SA 8: Water

7.33 Much of the western part of the District, including large areas of Worksop, Retford and Harworth, lie within a Source Protection Zone. As such, high levels of growth in these areas has the potential to adversely impact the quality of groundwater sources. In addition, development at Worksop and Retford also has the potential to increase surface water run-off into the Rivers Ryton and Idle, and the Chesterfield Canal respectively, with greater potential for localised adverse effects on water quality. As such, several policies within the Local Plan, including Policy ST1: Bassetlaw's Spatial Strategy, Policy ST2: Rural Bassetlaw, Policy ST5: Worksop Central Area and Policy ST15: Housing Distribution are expected to have minor negative effects on water quality. In addition, five of the site allocations and the safeguarded land defined under Policy ST56: Safeguarded Land are located within a Source Protection Zone and as such are expected to have significant negative effects on water quality.

7.34 Several Local Plan policies seek to conserve and enhance water quality and resources, particularly Policy ST53: Protecting Water Quality and Management, which requires that water efficiency is maximised and water quality is maintained at new developments. In addition, strategic objective 12 seeks to improve water efficiency. These Local Plan policies could therefore help to mitigate the potential negative effects of development on water.

7.35 Overall, a cumulative potential but uncertain minor positive effect is identified in relation to water. This is expected to be permanent and long-term.

SA 9: Flood Risk

7.36 Several policies within the Local Plan, including Policy ST1: Bassetlaw's Spatial Strategy, Policy ST5: Worksop Central Area, Policy ST15: Housing Distribution and Policy ST47: Promoting Sport and Recreation, could result in development in areas of higher flood risk, notably within the towns of Worksop (adjacent to the River Ryton) and Retford (along the River Idle and Retford Beck as well as larger areas to the north, south and east of the town). In addition, Policy ST11: Rural Economic Growth and Economic Growth Outside Employment Areas could deliver development on greenfield land, thereby increasing flood risk. As such, these policies are expected to have minor negative effects, however this is uncertain due to the presence of flood defences and dependent on the exact locations of development.

7.37 Furthermore, several site allocations are located within flood zones and as such are expected to have negative effects on flood risk. However, many of the allocation policies also require development to consider mitigation and be informed by a Flood Risk Assessments, and as such many of these effects are also uncertain.

7.38 In addition, several Local Plan policies seek to reduce flood risk, particularly Policy ST52: 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 could therefore help to mitigate the potential negative effects of development on flood risk.

7.39 Overall, a cumulative potential but uncertain minor positive effect is identified in relation to flood risk. This is expected to be permanent and long-term.

SA 10: Air Quality

7.40 Several Local Plan policies are expected to have minor negative effects on air quality by potentially increasing car usage and the associated air pollution, including Policy ST2: Rural Bassetlaw, Policy ST5: Worksop Central Area and Policy ST54: Transport Infrastructure and Improvement Schemes, as well as most of the site allocation policies and Policy ST56: Safeguarded land.

7.41 However, the Local Plan makes good provision for protecting air quality, particularly through Policy ST55: 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. In addition, Policy ST8: Site EM008 - High Marnham Green Energy Hub allocates the site for renewable energy generation, with an emphasis on low carbon operations. This could help to minimise air pollution by reducing fossil fuel consumption for energy production. Strategic objective 12 supports low carbon technology and renewable energy and strategic objective 13 aims to reduce the need to travel by car and supports sustainable transport.

7.42 In addition, Policy ST1: Bassetlaw Spatial Strategy directs most new housing development to Worksop, Retford and Harworth. Focussing development at these existing main centres should increase accessibility to services and facilities, reducing the need to travel, particularly by private car, and encourage walking and cycling, thereby limiting transport-related pollution. The spatial strategy also allocates a notable proportion of new housing at Bassetlaw Garden Village. Policy ST4: Bassetlaw Garden Village and Policy ST6: Cottam Priority Regeneration Area require development to include the

provision of some services and facilities, as well as walking, cycling and public transport routes through the development and an onsite public transport facility, although it is acknowledged that development in these locations is unlikely to be entirely self-sufficient. As such, the provision of housing in these locations may still present the need to travel to access work or larger facilities and contribute to transport-related pollution.

7.43 Overall, a cumulative mixed (minor positive and minor negative) effect is likely in relation to air quality. This is expected to be permanent and long-term.

SA 11: Climate Change

7.44 The Local Plan makes provision for the minimisation of greenhouse gas emissions and adaption to the effects of climate change, particularly through Policy ST50: Reducing Carbon Emissions, Climate Change Mitigation and Adaptation, which requires all new developments to be designed and built in a sustainable way, increasing energy efficiency and avoiding pollution. In addition, Policy ST51: Renewable and Low Carbon Energy Generation supports development proposals for renewable and low carbon energy. Policy ST55: Promoting Sustainable Transport and Active Travel ensures that new development supports improvements to the sustainable transport network and thereby limits transport emissions. Furthermore, Policy ST8: Site EM008 - High Marnham Green Energy Hub allocates the site for employment uses within the energy and low carbon technology sectors and their supply chain. In addition, strategic objective 12 supports low carbon technology and renewable energy, as such it seeks to deliver increased climate change resilience and mitigation in the District, while strategic objective 13 aims to reduce the need to travel by car and supports sustainable transport.

7.45 Policy ST1: Bassetlaw Spatial Strategy directs most new housing development to Worksop, Retford and Harworth. Focussing development at these main centres should increase accessibility to services and facilities, reducing the need to travel, particularly by private car, and encourage walking and cycling, thereby limiting transport-related greenhouse gas emissions. However, the spatial strategy also directs some new housing to Bassetlaw Garden Village. Policies ST4: Bassetlaw Garden Village and ST6: Cottam Priority Regeneration Area require development to include the provision of some services and facilities, as well as walking, cycling and public transport routes through the development and an onsite public transport facility, although it is acknowledged that development in these locations is unlikely to be entirely self-sufficient. As such, residents in these locations may still need to travel to access work or larger facilities and contribute to transport-related greenhouse gas emissions.

7.46 Furthermore, several Local Plan policies are expected to have minor negative effects on climate change by potentially increasing car usage, and thereby associated greenhouse gas emissions, including Policy ST2: Rural Bassetlaw, Policy ST5: Worksop Central Area and Policy ST54: Transport Infrastructure and Improvement Schemes, as well as some of the site allocation policies and Policy ST56: Safeguarded land. However, these site allocation policies encourage low carbon design and so would have mixed effects overall. The scale of development proposed by the Local Plan will result in a net increase in District-wide emissions, although the Local Plan will help to minimise these by enabling forward planning for sustainable transport.

7.47 Overall, a cumulative mixed (minor positive and minor negative) effect is likely in relation to climate change. This is expected to be permanent and long-term.

SA 12: Resource Use and Waste

7.48 Several policies are expected to have minor or significant negative effects on resource use and waste, including Policy ST1: Bassetlaw's Spatial Strategy, Policy ST2: Residential Growth in Rural Bassetlaw, ST12: Visitor Economy Policy ST15: Provision of Land for Housing, ST54: Transport Infrastructure and Improvement Schemes and ST56: Safeguarded Land as well as site allocation Policies ST6: Cottam Priority Regeneration Area, ST8: Site EM008 – High Marnham Green Energy Hub, 21: HS6 – Trinity Farm, Retford and 27: HS12 – Ordsall South, Retford. This is because these policies would result in development within Minerals Safeguarding Areas and as such may result in the sterilisation of finite mineral resources. However, effects are dependent on the exact locations of development and whether sterilisation of mineral resources may already have occurred in the case of previously developed sites.

7.49 Several Local Plan policies include criteria that will encourage sustainable resource use and promote the waste hierarchy, such as Policy ST10: Existing Employment Sites, Policy ST35: Design Quality and Policy ST50: Reducing Carbon Emissions, Climate Change Mitigation and Adaptation. In addition, strategic objective 12 seeks to make more sustainable use of land and resources and minimise waste generation.

7.50 Overall, a cumulative potential but uncertain mixed (minor positive and minor negative) effect is identified in relation to resource use and waste. This is expected to be permanent and long-term.

SA 13: Cultural Heritage

7.51 Bassetlaw District Council officers have identified that the majority of site allocations are in locations where

development could have potential negative effects on designated heritage assets and archaeology, and as such are expected to have minor and significant negative effects on cultural heritage. In addition, there are several policies within the Local Plan that could result in development adversely affecting heritage assets and archaeology and as such are expected to have minor negative effects on cultural heritage, such as Policy ST2: Rural Bassetlaw, Policy ST15: Housing Distribution and Policy ST54: Transport Infrastructure and Improvement Schemes.

7.52 Several Local Plan policies seek to conserve and enhance the District's historic environment, cultural heritage, character and setting, particularly Policy ST35: Design Quality, which focuses on the design of new developments respecting the historic and traditional character of the local area. In addition, Policy ST42: The Historic Environment seeks to conserve and enhance existing features of the historic built environment and their settings, including archaeological assets, and to minimise harm to the historic environment. Policy 43: Heritage Assets will help to conserve and enhance existing features of the historic built environment and their settings. In addition, strategic objective 10 aims to conserve, and where possible, enhance the District's historic environment.

7.53 The Local Plan 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.

7.54 Overall, a cumulative potential but uncertain mixed (minor positive and minor negative) effect is identified in relation to cultural heritage. This is expected to be permanent and long-term.

SA 14: Landscape and Townscape

7.55 Several site allocations are located within Landscape Policy Zones of good condition and high sensitivity or urban areas containing landscape features, the development of which could harm the landscape character and townscape. Conversely, several site allocations are located within Landscape Policy Zones of poor condition and low sensitivity or urban areas on derelict/degraded land, the development of which could improve the landscape character and townscape. Policies ST6: Cottam Priority Regeneration Area and ST8: Site EM008 - High Marnham Green Energy Hub would redevelop former power station sites and all site allocation policies require high quality design. As such, most of the site allocations are expected to have minor or significant positive effects on landscape and townscapes. Policy ST1: Bassetlaw Spatial Strategy directs most new housing development to Worksop, Retford and Harworth. Focussing development at

these existing main centres may help limit the impact of development on the wider countryside landscape, as well as having potential to enhance the townscapes of these centres.

7.56 In addition, there are several policies within the Local Plan that could result in development that adversely impacts landscape character and townscape, including Policy ST2: Rural Bassetlaw, Policy ST15: Housing Distribution and Policy ST54: Transport Infrastructure and Improvement Schemes. However, the Local Plan makes good provision for the conservation and enhancement of the District's landscape character and townscapes, particularly through Policy ST35: Design Quality, which focuses on the design of new developments respecting the character of the local area, integrating into the existing settlement and improving the quality of local architecture, and minimising its impact on the surrounding built and natural character of the area. Policy ST37: Landscape Character requires development proposals to take into account the landscape-related evidence base and to be appropriate in their location, scale, form, design and materials. In addition, Policy ST42: The Historic Environment and Policy 43: Heritage Assets seek to conserve and enhance existing features of the historic built environment and their settings, which will likely include features that contribute to the landscape and townscape. The Local Plan could therefore help to mitigate the potential negative effects of development on landscape and townscape.

7.57 Overall, a cumulative potential but uncertain minor positive effect is identified in relation to landscape and townscape. This is expected to be permanent and long-term.

Table 7.1: Summary of SA scores for the policies and site allocations in the Publication (Regulation 19) Local Plan

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

| Policy | SA1: Biodiversity and geodiversity | SA2: Housing | SA3: Economy and skills | SA4: Regeneration and social inclusion | SA5: Health and wellbeing | SA6: Transport | SA7: Land use and soils | SA8: Water | SA9: Flood risk | SA10: Air quality | SA11: Climate change | SA12: Resource use and waste | SA13: Cultural heritage | SA14: Landscape and townscape |
|---|------------------------------------|--------------|-------------------------|--|---------------------------|----------------|-------------------------|------------|-----------------|-------------------|----------------------|------------------------------|-------------------------|-------------------------------|
| Policy ST1: Bassetlaw's Spatial Strategy | +/- | ++ | ++ | +/- | + | +/- | +/- | - | -? | +/- | +/- | -? | +/- | +/- |
| Policy ST2: Residential Growth in Rural Bassetlaw | -? | + | 0 | + | 0 | - | +/- | -? | 0? | - | - | -- | +/-? | +/-? |
| Policy ST3: Bassetlaw Garden Village Design Framework | ++ | 0 | ++ | ++ | ++ | ++ | 0 | 0 | + | ++ | ++ | + | + | + |
| Policy ST4: Bassetlaw Garden Village | ++/-? | ++ | ++ | ++ | ++ | ++/- | -- | - | 0 | ++/- | ++/- | + | +/-? | +/-? |
| Policy ST5: Worksop Central Area | + | ++ | ++ | ++ | ++ | ++/- | + | +/- | -? | ++/- | ++/- | 0 | + | + |
| Policy ST6: Cottam Priority Regeneration Area | ++?/-? | ++? | ++? | ++? | + | ++? | ++ | + | +/-? | ++? | ++? | -? | +/-? | ++? |
| Delivering Economic Prosperity | | | | | | | | | | | | | | |
| Policy ST7: Provision of Land for Employment Development | 0 | 0 | ++ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Policy ST8: Site EM008: High Marnham Green Energy Hub | --? | 0 | ++ | + | -? | + | +/- | 0 | -? | +/-? | ++ | --? | -? | + |
| Policy 9: Site SEM001: Apleyhead Junction | +/- | 0 | ++ | 0 | + | +/- | -- | -- | 0 | +/- | +/- | 0 | - | +/- |
| Policy ST10: Existing Employment Sites | 0 | 0 | ++ | + | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Policy ST11: Rural Economic Growth and Economic Growth outside Employment Areas | 0 | 0 | ++ | + | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Policy ST12: Visitor Economy | + | 0 | ++ | 0 | + | -? | +/-? | 0 | +/-? | 0 | 0 | +/-? | + | + |

| Policy | SA1: Biodiversity and geodiversity | SA2: Housing | SA3: Economy and skills | SA4: Regeneration and social inclusion | SA5: Health and wellbeing | SA6: Transport | SA7: Land use and soils | SA8: Water | SA9: Flood risk | SA10: Air quality | SA11: Climate change | SA12: Resource use and waste | SA13: Cultural heritage | SA14: Landscape and townscape |
|---|------------------------------------|--------------|-------------------------|--|---------------------------|----------------|-------------------------|------------|-----------------|-------------------|----------------------|------------------------------|-------------------------|-------------------------------|
| Policy ST13: Town Centres and Local Centres, Local Shops and Services | 0 | + | + | ++ | + | + | + | 0 | + | + | + | + | 0 | 0 |
| Policy ST14: Management of Town Centres | + | + | ++ | ++ | + | + | 0 | 0 | + | + | + | 0 | + | + |
| Living Communities | | | | | | | | | | | | | | |
| Policy ST15: Provision of Land for Housing | +/- | ++ | + | + | + | + | +/- | -? | -? | + | + | -? | -? | +/-? |
| Policy 16: Site HS1: Peaks Hill Farm, Worksop | ++/-? | ++ | + | ++ | ++ | +/- | -- | -- | 0 | +/- | +/- | + | +/-? | +/-? |
| Policy 17: Site HS2: Pupil Referral Centre, Worksop | -? | + | + | ++ | ++? | + | ++ | +/- | + | + | + | 0 | 0? | + |
| Policy 18: Site HS3: Radford Street, Worksop | -? | ++ | + | ++ | +/- | + | - | -- | 0 | + | + | 0 | 0 | + |
| Policy 19: Site HS4: Former Manton Primary School, Worksop | +/-? | ++ | + | + | ++ | + | ++ | -- | 0 | + | + | 0 | 0? | + |
| Policy 20: Site HS5: Talbot Road, Worksop | +/-? | + | + | ++ | +/-? | + | - | -? | 0 | + | + | 0 | 0? | + |
| Policy 21: Site HS6: Trinity Farm, Retford | +/-? | ++ | + | + | + | + | -- | +/-? | +/-? | + | + | +/-? | +/-? | +/-? |
| Policy 22: Site HS7: Milnercroft, Retford | +/-? | + | + | ++ | ++ | + | - | +/- | + | + | + | 0 | 0? | + |
| Policy 23: Site HS8: Former Elizabethan High School | +/-? | + | + | ++ | ++ | + | ++ | +/- | + | + | + | 0 | + | + |
| Policy 24: Site HS9: St Michael's View, Retford | + | + | + | + | ++ | + | ++ | +/- | + | + | + | 0 | +/-? | + |

| Policy | SA1: Biodiversity and geodiversity | SA2: Housing | SA3: Economy and skills | SA4: Regeneration and social inclusion | SA5: Health and wellbeing | SA6: Transport | SA7: Land use and soils | SA8: Water | SA9: Flood risk | SA10: Air quality | SA11: Climate change | SA12: Resource use and waste | SA13: Cultural heritage | SA14: Landscape and townscape |
|--|------------------------------------|--------------|-------------------------|--|---------------------------|----------------|-------------------------|------------|-----------------|-------------------|----------------------|------------------------------|-------------------------|-------------------------------|
| Policy 25: Site HS10: Fairygrove, Retford | +/-? | + | 0 | + | + | + | -- | -- | 0 | + | + | 0 | +/-? | +/-? |
| Policy 26: Site HS11: Station Road | + | + | + | ++ | + | + | ++ | -- | 0 | + | + | 0 | +/-? | + |
| Policy 27: Site HS12: Ordsall South, Retford | + | ++ | + | + | ++ | +/- | -- | - | + | +/- | +/- | +/- | +/-? | +/-? |
| Policy 28: Site HS13: Ollerton Road, Tuxford | +/-? | + | + | + | ++ | + | -- | 0 | 0 | + | + | 0 | + | +/-? |
| Policy ST29: Affordable Housing | + | ++ | 0 | + | + | 0 | + | 0 | + | 0 | 0 | 0 | 0 | + |
| Policy ST30: Housing Mix | 0 | ++ | 0 | 0 | + | 0 | + | 0 | 0 | 0 | 0 | 0 | + | + |
| Policy ST31: Specialist Housing | 0 | ++ | 0 | + | + | + | 0 | 0 | 0 | + | + | 0 | 0 | 0 |
| Policy ST32: Sites for Gypsies and Travellers | 0 | ++ | 0 | + | + | + | + | 0 | +/- | 0 | 0 | 0 | + | + |
| Policy 33: Houses in Multiple Occupation | 0 | + | 0 | + | + | +/- | 0 | 0 | 0 | +/- | +/- | + | 0 | 0 |
| Policy 34: Agricultural and Forestry Workers Dwellings | 0 | + | + | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Local Character and Distinctiveness | | | | | | | | | | | | | | |
| Policy ST35: Design Quality | + | + | + | + | + | +/- | 0 | 0 | + | +/- | +/- | + | ++ | ++ |
| Policy 36: Shop fronts, Signage and Security | 0 | 0 | + | + | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + | + |
| Policy ST37: Landscape Character | + | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | ++ |
| Policy ST38: Green Gaps | + | 0 | 0 | 0 | + | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + | ++ |

| Policy | SA1: Biodiversity and geodiversity | SA2: Housing | SA3: Economy and skills | SA4: Regeneration and social inclusion | SA5: Health and wellbeing | SA6: Transport | SA7: Land use and soils | SA8: Water | SA9: Flood risk | SA10: Air quality | SA11: Climate change | SA12: Resource use and waste | SA13: Cultural heritage | SA14: Landscape and townscape |
|---|------------------------------------|--------------|-------------------------|--|---------------------------|----------------|-------------------------|------------|-----------------|-------------------|----------------------|------------------------------|-------------------------|-------------------------------|
| Policy ST39: Green and Blue Infrastructure | ++ | 0 | 0 | + | + | + | + | + | + | + | + | 0 | + | + |
| Policy ST40: Biodiversity and Geodiversity | ++ | 0 | 0 | 0 | + | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + |
| Policy 41: Trees, Woodlands and Hedgerows | ++ | 0 | 0 | + | + | 0 | 0 | + | + | + | + | 0 | 0 | + |
| Policy ST42: The Historic Environment | 0 | 0 | + | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | ++ | ++ |
| Policy 43: Designated and Non-Designated Heritage Assets | 0 | 0 | + | 0 | 0 | 0 | + | 0 | + | 0 | 0 | + | ++ | ++ |
| Healthy Communities | | | | | | | | | | | | | | |
| Policy ST44: Promoting Healthy, Active Lifestyles | + | 0 | + | + | ++ | + | 0 | 0 | 0 | + | + | 0 | 0 | 0 |
| Policy ST45: Protection and Enhancement of Community Facilities | 0 | 0 | + | ++ | ++ | ++ | 0 | 0 | 0 | + | + | 0 | 0 | 0 |
| Policy ST46: Delivering Quality, Accessible Open Space | + | 0 | 0 | + | ++ | 0 | 0 | 0 | + | + | + | 0 | + | + |
| Policy ST47: Promoting Sport and Recreation | 0 | 0 | 0 | ++ | ++ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Policy 48: Protecting Amenity | 0 | 0 | 0 | 0 | + | 0 | 0 | 0 | 0 | + | 0 | 0 | 0 | 0 |
| Policy 49: Contaminated and Unstable Land | 0 | 0 | 0 | + | + | 0 | + | + | 0 | 0 | 0 | 0 | 0 | 0 |
| Greening Bassetlaw | | | | | | | | | | | | | | |

| Policy | SA1: Biodiversity and geodiversity | SA2: Housing | SA3: Economy and skills | SA4: Regeneration and social inclusion | SA5: Health and wellbeing | SA6: Transport | SA7: Land use and soils | SA8: Water | SA9: Flood risk | SA10: Air quality | SA11: Climate change | SA12: Resource use and waste | SA13: Cultural heritage | SA14: Landscape and townscape |
|--|------------------------------------|--------------|-------------------------|--|---------------------------|----------------|-------------------------|------------|-----------------|-------------------|----------------------|------------------------------|-------------------------|-------------------------------|
| Policy ST50: Reducing Carbon Emissions, Climate Change Mitigation and Adaptation | + | 0 | 0 | 0 | + | + | 0 | + | + | + | ++ | + | 0 | + |
| Policy ST51: Renewable and Low Carbon Energy Generation | 0 | 0 | 0 | + | + | + | + | + | + | + | ++ | 0 | + | + |
| Policy ST52: Flood Risk and Drainage | + | 0 | 0 | + | + | 0 | 0 | + | ++ | + | + | 0 | 0 | + |
| Policy ST53: Protecting Water Quality and Management | + | 0 | 0 | 0 | + | 0 | 0 | ++ | + | 0 | + | 0 | 0 | 0 |
| Transport and Connectivity | | | | | | | | | | | | | | |
| Policy ST54: Transport Infrastructure and Improvement Schemes | -? | 0 | + | + | + | ++/-? | ++/-- | -- | + | ++/-? | ++/-? | -- | -? | +/-? |
| Policy ST55: Promoting Sustainable Transport and Active Travel | 0 | 0 | + | + | ++ | ++ | 0 | 0 | 0 | ++ | ++ | 0 | 0 | 0 |
| Infrastructure and Delivery | | | | | | | | | | | | | | |
| Policy ST56: Safeguarded Land | -? | 0 | + | + | + | ++/-? | ++/-- | -- | + | ++/-? | ++/-? | -- | -? | +/-? |
| Policy ST57: Digital Infrastructure | 0 | 0 | + | + | + | + | 0 | 0 | 0 | + | + | 0 | 0 | + |
| Policy ST58: Provision and Delivery of Infrastructure | + | + | + | + | + | + | 0 | 0 | + | + | + | 0 | + | + |

Chapter 8

Monitoring and Recommendations

8.1 The SEA Regulations require that *'the responsible authority shall monitor the significant environmental effects of the implementation of each plan or programme with the purpose of identifying unforeseen adverse effects at an early stage and being able to undertake appropriate remedial action'* and that the environmental report should provide information on *'a description of the measures envisaged concerning monitoring'*.

8.2 Although National Planning Practice Guidance states that monitoring should be focused on the significant environmental effects of implementing the Local Plan, the reasons for this is to enable local planning authorities to identify unforeseen adverse effects at an early stage and to enable appropriate remedial actions. Since effects which the SA expects to be minor may become significant and vice versa, monitoring measures have been proposed in this SA Report in relation to all of the SA objectives in the SA framework.

8.3 **Table 8.1** below sets out a number of suggested indicators for monitoring the potential sustainability effects of implementing the Local Plan, drawing on the indicators proposed in the Council's monitoring framework where possible in order to avoid duplication. The table also identifies policies in the Publication (Regulation 19) Local Plan (August 2021) which may help to ensure that any negative effects which result over the plan period are mitigated. The data used for monitoring in many cases will be provided by outside bodies, for example the Environment Agency. It is therefore recommended that the Council remains in dialogue with statutory environmental consultees and other stakeholders and works with them to agree the relevant sustainability effects to be monitored and to obtain information that is appropriate, up to date and reliable.

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

| SA objectives | Proposed monitoring indicators | Mitigation |
|---|--|--|
| <p>1. Biodiversity: To conserve and enhance biodiversity and geodiversity and promote improvements to the District's green infrastructure network.</p> | <p>Spatial extent and condition status of designated sites within the District.</p> <p>Ecological potential assessments.</p> <p>Distance from development site to nearest:</p> <ul style="list-style-type: none"> ■ SSSI. ■ LWS. ■ Ancient Woodland. ■ Other sensitive designated or non-designated receptors. <p>Condition of the nearest sensitive receptors (where available).</p> <p>Site visit surveys on typical abundance and frequency of habitats (DAFOR scale⁴⁵).</p> <p>Percentage of permitted developments providing biodiversity value e.g. green/brown roof, living wall, native planting.</p> <p>Number of trees within development site with preservation orders in place.</p> <p>Number of planning applications with conditions to ensure works to manage or enhance the condition of SSSI features of interest.</p> <p>Hectares of biodiversity habitat delivered through strategic site allocations.</p> | <p>Policy ST39: Green and Blue Infrastructure requires the protection and enhancement of green infrastructure.</p> <p>Policy ST40: Biodiversity and Geodiversity requires the protection of priority habitats and species and sites of biodiversity and geological importance and the provision of net gains in biodiversity.</p> <p>In addition, a number of policies include criteria that relate to the conservation and enhancement of biodiversity, such as Policy ST46: Delivering Quality, Accessible Open Space, Policy ST50: Reducing Carbon Emissions, Climate Change Mitigation and Adaptation, and Policy ST58: Provision and Delivery of Infrastructure. Many of the site allocation policies also require project-level HRA to accompany any development proposals that are submitted due to the potential for effects on the Sherwood Forest ppSPA.</p> |

⁴⁵ This is a method of measuring relative abundance of plant species. DAFOR stands for 'Dominant, Abundant, Frequent, Occasional, Rare'.

| SA objectives | Proposed monitoring indicators | Mitigation |
|--|--|---|
| <p>2. Housing: To ensure that the District's housing needs are met.</p> | <p>Average house prices.</p> <p>Number of affordable dwelling completions.</p> <p>Annual dwelling completions.</p> <p>Population projections and forecasts.</p> <p>Percentage reduction of unfit/non-decent homes.</p> <p>No of permanent pitches for gypsies and travellers permitted.</p> <p>Quantum of new self-build housing.</p> <p>Mix of new housing delivered.</p> | <p>Policy ST1: Bassetlaw's Spatial Strategy makes provision for a minimum of 10,047 dwellings over the duration of the Local Plan, meeting the identified local needs.</p> <p>Policy ST15: Provision of Land for Housing outlines provision for approximately 3,011 dwellings over the duration of the Local Plan, meeting the identified local needs.</p> <p>Policy ST29: Affordable Housing requires that schemes of ten or more residential units, or that are more than 0.5ha in size, should provide affordable housing in line with the specified requirements.</p> <p>Policy ST30: Housing Mix requires that new housing developments deliver an appropriate mix of housing tenures, types and sizes.</p> <p>Policy ST31: Specialist Housing specifically seeks to address the issue of specialist housing provision.</p> <p>Policy ST32: Sites for Gypsies, Travellers and Travelling Showpeople seeks to establish or re-establish pitches/yards on vacant plots within a number of existing sites.</p> <p>In addition, a number of policies include criteria that relate to ensuring sufficient housing provision, such as Policy 33: Houses in Multiple Occupation (HMO) and Policy 34: Agricultural and Forestry Workers Dwellings and Policy ST35: Design Quality.</p> |
| <p>3. Economy and Skills: To promote a strong economy which offers high quality local employment opportunities.</p> | <p>Total floorspace (sqm) developed for economic purposes.</p> <p>Employment land availability.</p> <p>Typical amount of job creation (jobs per ha) within different use classes.</p> <p>Percentage change and comparison in the total number of VAT registered businesses in the area.</p> | <p>Policy ST1: Bassetlaw's Spatial Strategy makes provision for a total of at least 287ha of employment land.</p> <p>Policy ST5: Worksop Central Area seeks to support the diversification and regeneration of the town centre, which is expected to boost its vitality and viability.</p> |

| SA objectives | Proposed monitoring indicators | Mitigation |
|---|---|---|
| | <p>Businesses by industry type.</p> <p>Amount of vacant industrial floorspace.</p> <p>Travel to work flows.</p> <p>Employment status by residents and job type.</p> <p>Economic activity of residents.</p> <p>Average gross weekly earnings.</p> <p>Implemented and outstanding planning permissions for retail, office and commercial use.</p> <p>Current and planned broadband coverage.</p> <p>Additional capacity of local schools.</p> <p>GCSE or equivalent performance.</p> <p>Level 2 qualifications by working age residents.</p> <p>Level 4 qualifications and above by working age residents.</p> <p>Increase in GVA of the District.</p> <p>Increase in investment in the District.</p> | <p>Policy ST7: Provision of Land for Employment Development allocates a sufficient amount of new employment land to meet projected needs.</p> <p>Policy ST11: Rural Economic Growth and Economic Growth outside Employment Areas supports appropriate rural diversification, including the development of new educational facilities.</p> <p>In addition, a number of policies include criteria that relate to ensuring sufficient employment provision, such as Policy ST10: Existing Employment Sites.</p> |
| <p>4. Regeneration and Social Inclusion: To promote regeneration, tackle deprivation and ensure accessibility for all.</p> | <p>Number and distribution of non-E(a) class uses at ground floor level in Primary Shopping Areas.</p> <p>Amount of retail, leisure and office floorspace in town centres.</p> <p>Total vacant shop units per town/local centre.</p> <p>Implemented and outstanding planning permissions for retail, office and commercial use.</p> <p>Total gains and losses of services and facilities.</p> <p>Pedestrian footfall count in town and village centres.</p> | <p>Policy ST4: Bassetlaw Garden Village will contribute towards health and educational facilities and will provide a new local centre and community hub, which will support well-being and social cohesion and help to create a vibrant community.</p> <p>Policy ST5: Worksop Central Area promotes the regeneration of central Worksop and supports development including recreational, commercial, leisure, cultural, retail and temporary uses, helping ensure residents and visitors have good access to services and facilities.</p> <p>Policy ST13: Town Centres and Local Centres, Local Shops and Services seeks to maintain and enhance the vibrancy</p> |

| SA objectives | Proposed monitoring indicators | Mitigation |
|--|--|--|
| | <p>Indices of Multiple Deprivation Score – particularly Barriers to Housing and Services Domain and the Living Environment Deprivation Domain.</p> <p>Utilisation rates of local services and facilities.</p> | <p>and vitality of town centres and supports the provision of community services in local centres.</p> <p>Policy ST45: Protection and Enhancement of Community Facilities seeks to protect existing services and facilities and supports the provision of appropriate new facilities.</p> <p>Policy ST47: Promoting Sport and Recreation will lead to the provision of new sports and leisure facilities and improvement of community access to facilities.</p> <p>In addition, a number of policies include criteria that relate to promote regeneration, tackle deprivation and ensure accessibility for all, such as Policy ST29: Affordable Housing and Policy ST44: Promoting Healthy, Active Lifestyles</p> |
| <p>5. Health and Wellbeing: To improve health and reduce health inequalities.</p> | <p>Life Expectancy.</p> <p>Percentage of people who regularly take 30 minutes exercise more than three times a week.</p> <p>Indices of Multiple Deprivation – Health and Disability sub-domain scores.</p> <p>Residents' opinion on availability of open space/leisure facilities.</p> <p>Location and extent of accessible open space to development sites.</p> <p>Total gains and losses of public open space.</p> <p>Hectares of accessible open space per 1000 population.</p> <p>Provision of accessible greenspace against Natural England Accessible Natural Greenspace Standards (ANGSt).</p> <p>Location and extent of recreational facilities close to development site.</p> | <p>Policy ST5: Worksop Central Area will provide more residents with opportunities to walk and cycle day-to-day, seeks to improve pedestrian and cycle connectivity and encourages the improvement in the quality of public spaces and the social amenity of the Chesterfield Canal and River Ryton.</p> <p>Policy ST15: Provision of Land for Housing focusses most housing development in locations with more opportunities for walking any cycling day-to-day.</p> <p>Policy ST44: Promoting Healthy, Active Lifestyles focuses on improving recreational activity, improved environmental quality, delivering new healthcare facilities and open space, reducing crime through design and other safety measures, and requiring larger residential schemes to provide a Health Impact Assessment and promote the Council's 'Healthy Bassetlaw' scheme.</p> <p>Policy ST45: Protection and Enhancement of Community Facilities seeks to protect existing and create new services and facilities (such as GPs).</p> |

| SA objectives | Proposed monitoring indicators | Mitigation |
|---|---|--|
| | <p>Location and extent of accessible greenspace close to development site.</p> <p>Proximity of site to healthcare facilities.</p> <p>Percentage of population obese.</p> <p>Number of GPs and dentists accepting new patients.</p> <p>Percentage or number of open spaces receiving Green Flag Award.</p> <p>Recorded key offences.</p> <p>KSI casualties for adults and children.</p> <p>Street level crime statistics.</p> <p>No of new allotments permitted during the planning period (up to 2037).</p> <p>Amount of new green spaces/ play areas provided (ha).</p> <p>No of open spaces receiving Green Flag Award.</p> | <p>Policy ST46: Delivering Quality, Accessible Open Space seeks to maintain and enhance publicly accessible open space.</p> <p>Policy ST47: Promoting Sport and Recreation seeks to provide sports and leisure facilities across the district.</p> <p>In addition, a number of policies include criteria that relate to improving health and reducing health inequalities, such as Policy ST39: Green and Blue Infrastructure, Policy 49: Contaminated and Unstable Land, Policy ST55: Promoting Sustainable Transport and Active Travel.</p> |
| <p>6. Transport: To reduce the need to travel, promote sustainable modes of transport and align investment in infrastructure with growth</p> | <p>Access to services and business' by public transport. Travel to work methods and flows.</p> <p>Car ownership.</p> <p>Network performance on roads.</p> <p>Public transport capacity, punctuality and efficiency.</p> <p>Length of Public Rights of Way created/enhanced; number of Rights of Way Improvement Plans implemented.</p> <p>Length of cycleways created/enhanced.</p> | <p>Policy ST45: Protection and Enhancement of Community Facilities requires that new community facilities promote access by sustainable transport.</p> <p>Policy ST54: Transport Infrastructure and Improvement Schemes identifies key highways/transport infrastructure improvements that will be prioritised for investment and lists some public and sustainable transport links to and from new development as priorities for investment.</p> <p>Policy ST55: Promoting Sustainable Transport and Active Travel ensures that new development supports improvements to the sustainable transport network.</p> <p>In addition, a number of policies include criteria that relate to reducing the need to travel, promoting sustainable modes of transport and aligning investment in infrastructure with</p> |

| SA objectives | Proposed monitoring indicators | Mitigation |
|---|--|---|
| | | growth, such as Policy ST39: Green and Blue Infrastructure, Policy ST44: Promoting Healthy, Active Lifestyles and Policy ST58: Provision and Delivery of Infrastructure. |
| 7. Land Use and Soils: To encourage the efficient use of land and conserve and enhance soils. | No of dwellings permitted and completed on brownfield sites. No of dwellings permitted and completed through the conversion of existing buildings. Area of high quality agricultural land in District. Number or area of contaminated sites remediated. | A number of policies include criteria that relate to encouraging the efficient use of land and conservation and enhancement of soils, such as Policy ST39: Green and Blue Infrastructure and Policy 49: Contaminated and Unstable Land. |
| 8. Water: To conserve and enhance water quality and resources | Percentage of water bodies at good ecological status or potential. Percentage of 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. | Policy ST53: Protecting Water Quality and Management requires that water efficiency is maximised, and water quality is maintained at new development. In addition, a number of policies include criteria that relate to conserving and enhancing water quality and resources, such as Policy 49: Contaminated and Unstable Land, Policy ST50: Reducing Carbon Emissions, Climate Change Mitigation and Adaptation and Policy ST52: Flood Risk and Drainage. |
| 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. | Spatial extent of flood zones 2 and 3. Residential properties flooded from main rivers. 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. | Policy ST52: Flood Risk and Drainage 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). In addition, a number of policies include criteria that relate to minimising flood risk and reducing the impact of flooding to people and property in the District, such as, Policy ST39: Green and Blue Infrastructure, Policy ST46: Delivering |

| SA objectives | Proposed monitoring indicators | Mitigation |
|---|---|---|
| | | Quality, Accessible Open Space and Policy ST58: Provision and Delivery of Infrastructure. |
| 10. Air Quality: To improve air quality | <p>Number of potentially significant junctions for air quality in the District.</p> <p>NO2 emissions.</p> <p>PM10 and PM2.5 emissions.</p> <p>Percentage of residents driving a car or van.</p> <p>Percentage of trips made using walking or cycling.</p> <p>Travel to work methods.</p> | <p>Policy ST55: Promoting Sustainable Transport and Active Travel ensures that new development supports improvements to the sustainable transport network and thereby improves air quality through reduced private transport emissions.</p> <p>In addition, a number of policies include criteria that relate to improving air quality, such as Policy ST46: Promoting Healthy, Active Lifestyles, Policy ST50: Reducing Carbon Emissions, Climate Change Mitigation and Adaptation and Policy ST54: Transport Infrastructure and Improvement Schemes.</p> |
| 11. Climate Change: To minimise greenhouse gas emissions and adapt to the effects of climate change. | <p>Greenhouse gas emissions (carbon dioxide equivalent).</p> <p>Energy consumption (GWh/household).</p> <p>Percentage of energy supplied from renewable sources.</p> <p>Number of new renewable energy developments.</p> <p>Renewable energy capacity installed and permitted (by type) (Megawatt).</p> <p>Percentage of residents driving a car or van.</p> <p>Percentage of trips made using walking or cycling.</p> <p>Travel to work methods.</p> | <p>Policy ST50: Reducing Carbon Emissions, Climate Change Mitigation and Adaptation requires all new developments to be designed and built in a sustainable way, increasing energy efficiency, minimising waste and avoiding pollution.</p> <p>Policy ST51: Renewable and Low Carbon Energy Generation supports development proposals for renewable and low carbon energy.</p> <p>Policy ST55: Promoting Sustainable Transport and Active Travel ensures that new development supports improvements to the sustainable transport network and thereby limits private transport emissions.</p> <p>In addition, a number of policies include criteria that relate to minimising greenhouse gas emissions and adapting to the effects of climate change, such as Policy ST35: Design Quality, Policy ST39: Green and Blue Infrastructure and Policy ST52: Flood Risk and Drainage.</p> <p>Furthermore, Policy ST8: Site EM008 - High Marnham Green Energy Hub allocates the site for renewable energy generation, with an emphasis on low carbon operations. This</p> |

| SA objectives | Proposed monitoring indicators | Mitigation |
|---|--|---|
| | | could help to minimise greenhouse gas emissions by reducing fossil fuel consumption for energy production. |
| 12. Resource Use and Waste: To encourage sustainable resource use and promote the waste hierarchy (reduce, reuse, recycle, recover). | Amounts of household, construction and demolition and commercial and industrial waste produced. Percentage increase in waste recycled. Percentage reduction in production of hazardous waste | A number of policies include criteria that relate to encouraging sustainable resource use and promoting the waste hierarchy, such as Policy ST35: Design Quality and Policy ST50: Reducing Carbon Emissions, Climate Change Mitigation and Adaptation. |
| 13. Cultural Heritage: To conserve and enhance the District's historic environment, cultural heritage, character and setting. | Number and percentage of Listed Buildings (all grades), Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields, 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. | Policy ST35: Design Quality focuses on the design of new developments respecting the historic and traditional character of the local area. Policy ST42: The Historic Environment seeks to conserve and enhance existing features of the historic built environment and their settings, including archaeological assets, and to minimise harm to the historic environment. Policy 43: Designated and Non-Designated Heritage Assets will help to conserve and enhance existing features of the historic built environment and their settings. In addition, a number of policies include criteria that relate to conserving and enhancing the District's historic environment, cultural heritage, character and setting, such as Policy ST12: Visitor Economy, Policy 36: Shop fronts, Signage and Security, and Policy ST37: Landscape Character. |

| SA objectives | Proposed monitoring indicators | Mitigation |
|---|--|--|
| | <p>Percentage of planning applications where archaeological mitigation strategies (were developed and implemented).</p> <p>Number of actions taken in response to breach of listed building control.</p> | |
| <p>14. Landscape and Townscape: To conserve and enhance the District's landscape character and townscapes.</p> | <p>Changes to landscape condition recorded in Landscape Character Assessment.</p> <p>Percentage of new development in an area of high sensitivity according to the Landscape Character Assessment.</p> <p>Development on previously developed land or conversion of existing buildings.</p> <p>Number of permitted developments within Conservation Areas.</p> | <p>Policy ST35: Design Quality focuses on the design of new developments respecting the character of the local area, integrating into the existing settlement and improving the quality of local architecture, and minimising its impact on the surrounding built and natural character of the area.</p> <p>Policy ST37: Landscape Character requires development proposals to take into account the landscape-related evidence base and to be appropriate in their location, scale, form, design and materials.</p> <p>Policy ST42: The Historic Environment seeks to conserve and enhance existing features of the historic built environment and their settings.</p> <p>Policy 43: Designated and Non-Designated Heritage Assets helps 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.</p> <p>In addition, a number of policies include criteria that relate to conserving and enhancing the District's landscape character and townscapes, such as Policy ST11: Rural Economic Growth and Economic Growth outside Employment Areas, Policy 36: Shop fronts, Signage and Security and Policy ST45: Protection and Enhancement of Community Facilities.</p> |

Chapter 9

Conclusions

9.1 The Publication (Regulation 19) version of the Bassetlaw Local Plan (August 2021) has been subject to a detailed Sustainability Appraisal against the SA objectives, which were developed at the scoping stage of the SA process. This stage of the SA has built on and updated where relevant the assessments carried out for the Part 1 Draft Bassetlaw Plan in 2018/2019 and for the two versions of the Draft Bassetlaw Local Plan in January and November 2020.

9.2 The Bassetlaw Local Plan makes provision for a relatively high level of development to be delivered in Bassetlaw over the plan period to 2037. The SA has identified overall significant positive effects in relation to housing provision, employment growth, regeneration and social inclusion and health and wellbeing. This is partly because the spatial distribution of this growth would provide higher levels of development at the larger settlements of the District as well as creating a new settlement and some growth in Rural Bassetlaw. As such, it is expected that the level of growth and the spatial strategy would provide new residents with good access to new and existing essential services.

9.3 Considering the amount of land take required to support this level of growth, and the additional pressures residential development will result in, in terms of increased numbers of journeys being made in the District as well as the potential for habitat loss, fragmentation and disturbance negative effects are likely to occur in relation to many of the environmental objectives. Overall significant negative effects have been identified in relation to biodiversity and geodiversity only and this is largely a result of the potential for development to adversely affect the Sherwood Forest ppSPA. It should be noted that the SA, like the HRA, has taken a precautionary approach and therefore some of these effects may not occur and it may be possible to mitigate many potential negative effects. Monitoring the effects of the Local Plan using some or all of the proposed indicators in **Table 8.1** can help the Council identify when negative effects occur, and it can then take action to prevent those effects becoming significant.

9.4 The Local Plan will deliver some of the new development at a new settlement, to be known as Bassetlaw Garden Village. This new settlement is expected to deliver around 500 homes within the plan period, and around 3,500 homes thereafter. In addition, the garden village is expected to provide employment opportunities and a local centre with various new services and facilities to the benefit of achieving wider regeneration of the District. This would make up a

sizeable portion of the overall growth to be delivered in Bassetlaw. The details of any development coming forward would be guided by both the design framework for the garden village (ST3) and the masterplan required by that policy. The site allocation policies generally place an emphasis on climate change mitigation by requiring development to make provision for opportunities to champion green and low carbon energy and technology. This ambition is also reflected in Policy ST50, Reducing Carbon Emissions, Climate Change Mitigation and Adaptation, which seeks to minimise carbon emissions. The site allocation policies also champion good design, sufficient transport links and green infrastructure, all of which are likely to contribute to creating pleasant places to live and work, as well as minimising environmental harm and moving towards environmental enhancement, including biodiversity net gain.

9.5 The Bassetlaw Local Plan includes a number of development management-style policies guide future development in the plan area. These policies set out requirements which new development in the plan area must meet. As such, they are expected to help mitigate the potential adverse effects of delivering a high level of growth in the plan area and furthermore are likely to help enhance the positive effects expected in relation to this delivery.

Next steps

9.6 This SA Report will be available for a period of representation alongside the Regulation 19 Bassetlaw District Local Plan between September and October 2021.

9.7 Following this consultation, the Local Plan and accompanying SA Report will be submitted to the Secretary of State for public examination. Any proposed modifications to the Submission version of the Local Plan arising out of this process may require SA, which will be consulted upon, as necessary.

LUC
August 2021