

LINDHURST
MANSFIELD

1. INTRODUCTION

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- 1.1 Site Location Plan

1.0 INTRODUCTION

1.1 Background

- 1.1.1 This Environmental Statement (ES) has been prepared by a specialist consultancy team. It relates to an outline planning application for a sustainable mixed-use development for 22.5 Ha of Employment land together with up to 1700 new homes and associated community uses, at Lindhurst, Mansfield. Framework plans showing the outline of the development and a written description for the Project are provided within Chapter 2 of this ES. Volume 1 of the ES contains the different chapters of the assessment and any additional figures or appendices are contained within Volume 2.
- 1.1.2 The site includes land located either side of the A617 Sherwood Way, on the southern edge of Mansfield. The site location is shown in Figure 1.1.
- 1.1.3 The proposed development site will provide for a sustainable urban extension to the southern edge of Mansfield. The A617 Sherwood Way was constructed as the Mansfield and Ashfield Regeneration Route specifically to stimulate employment led growth for the town in the wake of the decline of the mining industry. The site currently comprises arable farm land and associated farmsteads. Harlow Wood provides a firm development boundary on the southern side of the site, while the existing urban edge of Mansfield forms the northern boundary. The eastern and western boundaries are defined by the A6191 Southwell Road West and the A60 Nottingham Road respectively.
- 1.1.4 The proposed development would establish a sustainable mixed use extension combining employment, community facilities, education, retail and leisure uses with new homes immediately adjacent to the southern edge of Mansfield. This will be set within a significant green infrastructure network with existing hedgerows and trees being retained within an enhanced framework for open space. A proposed Community Park will provide increased public access and environmental enhancements including proposed wetland along Foulevil Brook valley.
- 1.1.5 The proposals are in conformity with the East Midlands Regional Plan (RSS8) adopted in March 2009.

1.2 The Requirement for Environmental Impact Assessment

- 1.2.1 The ES has been prepared to comply with the Town & Country Planning (Environmental Impact Assessment) (Amendment) (England) Regulations 2008 ("2008 Regulations"). The ES has been prepared in accordance with the requirements of the Regulations and in particular Schedule 4, which sets out the information for inclusion within an ES.

1.2.2 In conformity to the EIA Regulations this ES reports on the findings of a systematic assessment of any likely “significant environmental effects” of the proposed development. To this end, and as required by the EIA Regulations, the ES includes the information referred to in Part II of Schedule, as presented below:

- 1) *A description of the development, comprising information on the site, design and size of the development.*
- 2) *A description of the measures envisaged in order to avoid, reduce and if possible remedy significant adverse effects.*
- 3) *The data required to identify and assess the main effects which the development is likely to have on the environment.*
- 4) *An outline of the main alternatives studied and an indication of the main reasons for the choice, taking into account the environmental effects.*
- 5) *A non-technical summary of the information provided under paragraphs 1 to 4 of this Part.*

1.2.3 In addition the ES includes such information as outlined in Part I of Schedule 4 of the EIS Regulations; that which is reasonably required to assess the environmental effects of the development and which the applicant can, having regard in particular to current knowledge and methods of assessment, reasonably be required to compile. Table 1.1 directs the reader to the relevant section of the ES where this information can be found.

Table 1.1 Content of the ES as required by Part I and Part II

Description of the development, including in particular:		Chapter where information can be found
1	Description of the development, including in particular-	
(a)	A description of the physical characteristics of the whole development and the land use requirements during the construction and operational phases;	Chapter 1: Introduction Chapter 2: Description of The Proposed Development
(b)	A description of the main characteristics of the production process, for instance, nature and quantity of materials used;	Chapter 1: Introduction Chapter 2: Description of The Proposed Development Chapter 13: Sustainability
(c)	An estimate, by type and quantity, of expected residues and emissions, (Water, air and soil pollution, noise, vibration, light, heat, radiation etc) resulting from the operation of the proposed development.	Chapter 9: Water, Hydrology, Drainage and Flood Risk Chapter 10: Land Contamination Chapter 11: Noise, Vibration and Air Quality
2.	An outline of the main alternatives studied by the applicant or appellant and an indication of the main reasons for his choice, taking into account the environmental effects.	Chapter 4: Consideration of Alternatives

Description of the development, including in particular:	Chapter where information can be found
<p>3. A description of the aspects of the environment likely to be significantly affected by the development, including, in particular, population, flora, fauna, soil, water, air, climatic factors, material assets, including the architectural and archaeological heritage, landscapes and inter-relationship between the above factors.</p>	<p>Chapter 3: Planning and Socio-economics Chapter 5: Landscape Character and Visual Resources Chapter 6: Ecology and Nature Conservation Chapter 7: Archaeology and Cultural Heritage Chapter 8: Agriculture and Soils Chapter 9: Water, Hydrology, Drainage and Flood Risk Chapter 10: Land Contamination Chapter 11: Noise, Vibration and Air Quality Chapter 12: Traffic and Transport</p>
<p>4. A description of the likely significant effects of the Proposed Development on the environment, which should cover the direct and any indirect, secondary, cumulative, short, medium and long term, permanent and temporary, positive and negative effects of the development resulting from:</p>	
<p>(a) The existence of the Development</p>	<p>Chapter 3: Planning and Socio-economics Chapter 12: Traffic and Transport Chapter 5: Landscape Character and Visual Resources</p>
<p>(b) The use of natural resources</p>	<p>Chapter 2: Description of The Proposed Development Chapter 5: Landscape Character and Visual Resources Chapter 6: Ecology and Nature Conservation Chapter 8: Agriculture and Soils Chapter 9: Water, Hydrology, Drainage and Flood Risk Chapter 13: Sustainability</p>

Description of the development, including in particular:	Chapter where information can be found	
(c)	The emission of pollutants, the creation of nuisances and the elimination of waste; and the description by the applicant of the forecasting method used to assess the effects on the environment.	Chapter 2: Description of The Proposed Development Chapter 3: Planning and Socio-economics Chapter 5: Landscape Character and Visual Resources Chapter 6: Ecology and Nature Conservation Chapter 7: Archaeology and Cultural Heritage Chapter 8: Agriculture and Soils Chapter 9: Water, Hydrology, Drainage and Flood Risk Chapter 10: Land Contamination Chapter 11: Noise, Vibration and Air Quality Chapter 12: Traffic and Transport Chapter 13: Sustainability
5.	A description of the measures envisaged to prevent, reduce and where possible offset any significant adverse effects on the environment.	As above.
6.	A non-technical summary of the information provided under Paragraphs 1-5 of this Part.	Non-Technical Summary (NTS)
7.	An indication of any difficulties (technical deficiencies or lack of know-how) encountered by the Applicant in compiling the required information.	Chapter 1: Introduction, and each chapter of the ES where relevant
PART II		
1.	A description of the development comprising information on the site, design and size of the development.	Chapter 2: Description of The Proposed Development

Description of the development, including in particular:		Chapter where information can be found
2.	A description of the measures envisaged in order to avoid, reduce and, if possible, remedy significant adverse effects.	Chapter 3: Planning and Socio-economics Chapter 5: Landscape Character and Visual Resources Chapter 6: Ecology and Nature Conservation Chapter 7: Archaeology and Cultural Heritage Chapter 8: Agriculture and Soils Chapter 9: Water, Hydrology, Drainage and Flood Risk Chapter 10: Land Contamination Chapter 11: Noise, Vibration and Air Quality Chapter 12: Traffic and Transport
3.	The data required to identify and assess the main effects which the development is likely to have on the environment.	Chapter 3: Planning and Socio-economics Chapter 5: Landscape Character and Visual Resources Chapter 6: Ecology and Nature Conservation Chapter 7: Archaeology and Cultural Heritage Chapter 8: Agriculture and Soils Chapter 9: Water, Hydrology, Drainage and Flood Risk Chapter 10: Land Contamination Chapter 11: Noise, Vibration and Air Quality Chapter 12: Traffic and Transport
4.	An outline of the main alternatives studied by the applicant or appellant and an indication of the main reasons for his choice, taking into account the environmental effects.	Chapter 4: Consideration of Alternatives
5.	A non-technical summary of the information provided under paragraphs 1 to 4 of this Part.	Non-Technical Summary (NTS)

1.2.4 Each environmental issue has been considered in the following way :

- A description of baseline conditions.
- A description of the Project proposals.
- A description of the likely significant effects of the Project resulting from:
 - (a) *the existence of the Project;*
 - (b) *the use of natural resources;*
 - (c) *the emission of pollutants, the creation of nuisances and the elimination of waste.*
- A description of cumulative effects.
- Mitigation envisaged to address any significant adverse effects is listed.

1.2.5 The ES describes the likely significant effects of the proposed development in accordance with the requirements of the EIA Regulations. The effects resulting from the proposed development have been assessed, and the results of any likely significant effects reported. If particular effects receive no express mention within individual chapters, this is because they have been judged as having no significance

1.2.6 Consideration of energy and renewable resources is also relevant to the use or conservation of resources. Relevant Government policy includes PPS1 Supplement: Planning and Climate Change (December 2006) which sets out how spatial planning can contribute to the Government's Climate Change Programme through integrating climate change into decision-making processes. Other relevant policy includes PPS 22 Renewable Energy (August 2004), which promotes the conservation of energy and use of renewable resources. Furthermore the Climate Change and Sustainable Energy Act (2006) sets out to enhance the UK's contribution to combating climate change and includes National targets for microgeneration.

1.3 Scope and content of the ES

1.3.1 The following topic areas are covered within the ES:

- Introduction;
- Project Description;
- Planning Policy & Socio-Economics;
- Consideration of Alternatives;
- Landscape Character & Visual Resources;
- Ecological Resources;
- Heritage & Archaeology;

- Agricultural land and soil resources;
- Water, Hydrology, Drainage & Flood Risk;
- Land Contamination;
- Noise, Vibration & Air Quality;
- Transportation;
- Sustainability
- Matrix of Significant Environmental Effects
- Non-Technical Summary.

1.4 Consultations and Baseline Information

1.4.1 The following organisations and data sources have been consulted to obtain information:-

- BRE Radon Guidance Documents
- British Geological Survey Geological Map 1:50,000 Series. (Sheets 112 & 113) Solid & Drift
- British Geological Survey Memoir 'The Pennines and adjacent areas'
- British Geological Survey Borehole Database
- Coal Authority Mining Report
- CUCAP Cambridge University Committee for Aerial photography
- Department of Environment, Food and Rural Affairs Enquiry
- East Midlands Regional Assembly (EMRA) Website
- English Heritage
- Environment Agency
- Forestry Commission
- Geological Survey Sheet 113
- Groundwater Vulnerability Map
- Historic Environment Record for Nottinghamshire (Nottinghamshire County Council)
- Historic Landscape Characterisation Project for Nottinghamshire
- Landmark "EnviroCheck" report
- Landmark "EnviroCheck" historical Ordnance Survey Maps
- Local Archive and Web Site Information
- Mansfield District Council Enquiry
- Mansfield District Council
- Multi-Agency Geographic Information for the Countryside (MAGIC) website
- National Biodiversity Network
- National Monuments Record, English Heritage, Swindon
- Natural England

- Natural England interactive map Nature on the Map www.natureonthemap.gov.uk
- Nottinghamshire Archives and Southwell Diocesan Record Office, County House, Nottingham.
- Nottinghamshire Bat Group
- Nottinghamshire Biological and Geological Records Centre
- Nottinghamshire Bird Club
- Nottinghamshire County Council
- Nottinghamshire County Council, Planning Archaeologist
- Nottinghamshire Wildlife Trust
- Royal Society for the Protection of Birds
- Severn Trent Water
- UK Air Quality Archive

1.4.2 Baseline studies were conducted and the results used to inform the design process. Details of these studies are given in subsequent ES Chapters, and where appropriate copies of the surveys are included within the appendices accompanying this ES. The Framework Plan (Figure 2.2) has evolved in response to the baseline studies and the public consultation exercise.

1.5 Predicted Effects

1.5.1 Significant environmental effects are assessed by accepted methods as applicable. In cases such as visual resources, where the effects cannot be scientifically measured, specific criteria and thresholds have been used in accordance with published guidance. The potential effects of the Project are predicted by an assessment of the interaction of the Project with the baseline conditions. In general the likely significant environmental effects of the Project are considered in terms of whether they are:

- beneficial or adverse;
- direct;
- short, medium or long term;
- temporary or permanent;
- primary or secondary;
- and cumulative.

1.5.2 Cumulative effects may be broadly defined as the effects of this Project when assessed cumulatively in the context of other future projects. They may result from:

- temporary or permanent effects;

- the interaction of different effects over time;
- a number of effects at different locations, not necessarily significant individually, but which collectively may constitute a significant effect;

1.5.3 The significance of the predicted effects are assessed for the development of the site from construction phases to completion taking into account the following matters:

- importance of environmental assets;
- sensitivity of the environment;
- extent and magnitude of effect;
- duration of effect;
- reversibility of effect;
- international, national, regional and local standards;
- accordance with planning policy;
- inter-relationship of effects;
- Project proposals.

1.6 Project Design and Envisaged Measures

1.6.1 The proposed development includes measures (both design and operation proposals) to either ameliorate any otherwise adverse environmental effects or to enhance positive effects.

1.6.2 The significance of the predicted environmental effect, taking account of these measures (the residual effect), is set out in the statement of effects. A matrix of the significant environmental effects is presented in the final Chapter 13 of the ES.

1.6.3 In Autumn 2009 a comprehensive public consultation exercise was undertaken, based upon direct mail approaches, public exhibitions and stakeholder consultation events. Feedback from interested parties has resulted in changes being made to the emerging Framework Plan proposals.