

Appendix Four: Sustainability Appraisal of Strategic and Area Policies.

Policy S1: Sustainable Development Principles

Alternative Option:

The Local Plan should include a policy on sustainable development. The indication is that ministers regard this as so important that the model policy should be incorporated in every local plan. The alternative option is to have a sustainable development policy simply based on the Planning Inspectorate's model policy.

SA Objectives	Commentary (Including secondary, cumulative and synergistic effects)			
	Likely Effect	PolicyS1: Sustainable Development Principles:	Likely Effect	Alternative Option 1 – PINS Model Clause
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	+	This policy should help to ensure that everyone has the opportunity to live in a decent home as it reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves social conditions in the area. The policy also requires that planning applications are in accordance with other policies in the Local Plan and relevant neighbourhood plans. This is likely to have a minor positive effect on this objective.	+	This policy should help to ensure that everyone has the opportunity to live in a decent home as it reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves social conditions in the area. The policy also requires that planning applications are in accordance with other policies in the Local Plan and relevant neighbourhood plans. This is likely to have a minor positive effect on this objective.
2. Health - To improve health and wellbeing and reduce health inequalities.	++	This policy should help to improve the health and wellbeing of the District as it reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves social conditions in the area. The policy also requires that planning applications are in accordance with other policies in the Local Plan Core Strategy and relevant neighbourhood plans. The policy emphasises the importance of not conflicting with neighbouring uses and therefore has been scored as a significant positive effect on this objective.	+	This policy should help to improve the health and wellbeing of the District as it reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves social conditions in the area. The policy also requires that planning applications are in accordance with other policies in the Local Plan Core Strategy and relevant neighbourhood plans. This is likely to have a minor positive effect on this objective.
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	+	This policy should help to protect and enhance cultural heritage and local distinctiveness as it reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves environmental conditions in the area. The policy also requires that planning applications are in accordance with other policies in the Local Plan and relevant neighbourhood plans. This is likely to have a minor positive effect on this objective.	+	This policy should help to protect and enhance cultural heritage and local distinctiveness as it reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves environmental conditions in the area. The policy also requires that planning applications are in accordance with other policies in the Local Plan and relevant neighbourhood plans. This is likely to have a minor positive effect on this objective.
4. Community Safety - To improve community safety,	+	This policy should help to create safe and vibrant communities as it reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves social conditions in the area. The policy also requires that planning	+	This policy should help to create safe and vibrant communities as it reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves social conditions in the area. The policy also requires that planning applications are in accordance with other

reduce crime and the fear of crime.		applications are in accordance with other policies in the Local Plan and relevant neighbourhood plans. This is likely to have a minor positive effect on this objective.		policies in the Local Plan and relevant neighbourhood plans. This is likely to have a minor positive effect on this objective.
5. Social Inclusion Deprivation - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	+	This policy should help to improve social inclusion as it reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves social conditions in the area. The policy also requires that planning applications are in accordance with other policies in the Local Plan and relevant neighbourhood plans. This is likely to have a minor positive effect on this objective.	+	This policy should help to improve social inclusion as it reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves social conditions in the area. The policy also requires that planning applications are in accordance with other policies in the Local Plan and relevant neighbourhood plans. This is likely to have a minor positive effect on this objective.
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	+	This policy should help to protect, conserve and enhance biodiversity as it reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves environmental conditions in the area. The policy also requires that planning applications are in accordance with other policies in the Local Plan and relevant neighbourhood plans. This is likely to have a minor positive effect on this objective.	+	This policy should help to protect, conserve and enhance biodiversity as it reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves environmental conditions in the area. The policy also requires that planning applications are in accordance with other policies in the Local Plan and relevant neighbourhood plans. This is likely to have a minor positive effect on this objective.
7. Landscape - To protect enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	+	This policy should help to conserve and enhance natural and urban landscape, countryside and green spaces as it reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves environmental conditions in the area. The policy also requires that planning applications are in accordance with other policies in the Local Plan and relevant neighbourhood plans. This is likely to have a minor positive effect on this objective.	+	This policy should help to conserve and enhance natural and urban landscape, countryside and green spaces as it reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves environmental conditions in the area. The policy also requires that planning applications are in accordance with other policies in the Local Plan and relevant neighbourhood plans. This is likely to have a minor positive effect on this objective.
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	+	This policy should help to improve efficiency of land-use as it reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves environmental conditions in the area. The policy also requires that planning applications are in accordance with other policies in the Local Plan and relevant neighbourhood plans. This is likely to have a minor positive effect on this objective.	+	This policy should help to improve efficiency of land-use as it reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves environmental conditions in the area. The policy also requires that planning applications are in accordance with other policies in the Local Plan and relevant neighbourhood plans. This is likely to have a minor positive effect on this objective.
9. Air & Noise Pollution - To reduce air pollution and the	+	This policy should help to reduce air and noise pollution as it reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves environmental conditions in the area. The policy also requires that planning	+	This policy should help to reduce air and noise pollution as it reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves environmental conditions in the area. The policy also requires that planning applications are in accordance with

proportion of the local population subject to noise pollution.		applications are in accordance with other policies in the Local Plan and relevant neighbourhood plans. This is likely to have a minor positive effect on this objective.		other policies in the Local Plan and relevant neighbourhood plans. This is likely to have a minor positive effect on this objective.
10. Water Quality - To conserve and improve water quality and quantity.	++	This policy should help to improve water conservation, quality and efficiency as it reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves environmental conditions in the area. The policy also requires that planning applications are in accordance with other policies in the Local Plan and relevant neighbourhood plans. This is likely to have a minor positive effect on this objective.	+	This policy should help to improve water conservation, quality and efficiency as it reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves environmental conditions in the area. The policy also requires that planning applications are in accordance with other policies in the Local Plan and relevant neighbourhood plans. This is likely to have a minor positive effect on this objective.
11. Waste - To minimise waste and increase the re-use and recycling of waste materials.	+	This policy should help to reduce waste generation and increase the amount of waste recycled as it reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves environmental conditions in the area. The policy also requires that planning applications are in accordance with other policies in the Local Plan and relevant neighbourhood plans. The policy emphasises the importance of contributing towards energy and water efficiency and therefore has been scores as a significant positive effect on this objective.	+	This policy should help to reduce waste generation and increase the amount of waste recycled as it reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves environmental conditions in the area. The policy also requires that planning applications are in accordance with other policies in the Local Plan and relevant neighbourhood plans. This is likely to have a minor positive effect on this objective.
12. Climate Change and Flood Risk - To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	+	This policy should help to minimise the risk of flooding as it reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves environmental conditions in the area. The policy also requires that planning applications are in accordance with other policies in the Local Plan and relevant neighbourhood plans. This is likely to have a minor positive effect on this objective.	+	This policy should help to minimise the risk of flooding as it reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves environmental conditions in the area. The policy also requires that planning applications are in accordance with other policies in the Local Plan and relevant neighbourhood plans. This is likely to have a minor positive effect on this objective.
13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	++	This policy should help to improve energy efficiency, increase the use of renewable energy sources and help to reduce local greenhouse gas emissions as it reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves environmental conditions in the area. The policy also requires that planning applications are in accordance with other policies in the Local Plan and relevant neighbourhood plans. The policy emphasises the importance of contributing towards energy and water efficiency and therefore has been scores as a significant positive effect on this objective.	+	This policy should help to improve energy efficiency, increase the use of renewable energy sources and help to reduce local greenhouse gas emissions as it reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves environmental conditions in the area. The policy also requires that planning applications are in accordance with other policies in the Local Plan and relevant neighbourhood plans. This is likely to have a minor positive effect on this objective.
14. Travel and Accessibility - To improve travel choice and accessibility, reduce the need for	+	This policy should help to reduce the impact of the predicted increased traffic in the future as it looks to minimise the impact of traffic congestion and improve travel choice. It reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves economic, social and environmental conditions in the area. The policy also requires that	+	This policy should help to reduce the impact of the predicted increased traffic in the future as it looks to minimise the impact of traffic congestion and improve travel choice. It reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves economic, social and environmental conditions in the area. The policy also requires that planning applications are in accordance with other policies in

travel by car and shorten the length and duration of journeys.		planning applications are in accordance with other policies in the Local Plan and relevant neighbourhood plans. However, Transport Modelling predicts identifies that even without new development traffic congestion is likely to increase. This will have a adverse effects on a number of junctions which requires action as well as action on traffic management. It is stressed that it will not eliminate congestion but help to reduce the unchecked impact.		the Local Plan and relevant neighbourhood plans. However, Transport Modelling predicts identifies that even without new development traffic congestion is likely to increase. This will have an adverse effects on a number of junctions which requires action as well as action on traffic management. It is stressed that it will not eliminate congestion but help to reduce the unchecked impact.
15. Employment - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	+	This policy should help to achieve employment growth and increase skills as it reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves employment opportunities and skills in the area. The policy also requires that planning applications are in accordance with other policies in the Local Plan and relevant neighbourhood plans. This is likely to have a minor positive effect on this objective.	+	This policy should help to achieve employment growth and increase skills as it reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves employment opportunities and skills in the area. The policy also requires that planning applications are in accordance with other policies in the Local Plan and relevant neighbourhood plans. This is likely to have a minor positive effect on this objective.
16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	++	This policy should help to achieve sustainable economic growth and regeneration as it reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves economic conditions in the area. The policy also requires that planning applications are in accordance with other policies in the Local Plan and relevant neighbourhood plans. The policy emphasises the importance of comprehensive development. It will therefore ensure that appropriate supporting infrastructure is provided. Therefore, it has been scores as a significant positive effect on this objective.	+	This policy should help to achieve sustainable economic growth and regeneration as it reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves economic conditions in the area. The policy also requires that planning applications are in accordance with other policies in the Local Plan and relevant neighbourhood plans. Therefore, it is likely to have a minor positive effect on this objective.
17. Town Centres - Increase the vitality and viability of Ashfield's town centres.	+	This policy should help to promote Town Centres as it reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves economic and social conditions in the area. The policy also requires that planning applications are in accordance with other policies in the Local Plan and relevant neighbourhood plans. This is likely to have a minor positive effect on this objective.	+	This policy should help to promote Town Centres as it reflects the NPPF's presumption in favour of sustainable development, and seeks to secure development that improves economic and social conditions in the area. The policy also requires that planning applications are in accordance with other policies in the Local Plan and relevant neighbourhood plans. This is likely to have a minor positive effect on this objective.
Summary Policy Assessment against the Sustainability Objectives	<p>Positive Effects</p> <ul style="list-style-type: none"> The policy is anticipated to have a positive impact on all SA objectives. However, the additions to the policy beyond the model clauses are anticipated to have a general positive approach but aspects of the policy have significant positive impact on health, water efficiency, energy efficiency and economy in relation to infrastructure. <p>Negative Effects</p> <ul style="list-style-type: none"> No negative effects have been identified 			
	<p>Positive Effects</p> <ul style="list-style-type: none"> The policy is anticipated to have a positive impact on all SA objectives <p>Negative Effects</p> <ul style="list-style-type: none"> No negative effects have been identified <p>Uncertain Effects</p> <ul style="list-style-type: none"> None identified. 			

	<p><i>Uncertain Effects</i></p> <ul style="list-style-type: none"> • None identified. 	
Conclusion	<p>As the policy reflects the NPPF's presumption in favour of sustainable development, the policy is expected to lead to positive effects on all SA objectives. However, in the context that it is a policy that cuts across the whole of the Plan rather than related to specific SA objectives, a view has been taken that it should be reflected in a minor positive effect on SA objectives. It is acknowledged that a view could be taken that as the objective of Planning is to achieve sustainable development as set out in NPPF para 6¹ it could be scored as a strong positive impact.</p> <p>Policy SP1 provides additional clarification in paragraphs 3 and 4. As such it provides a general policy against which all development proposals will be assessed irrespective of land use. It outlines the basic criteria which all development proposals must satisfy.</p>	<p>As the policy reflects the NPPF's presumption in favour of sustainable development, the policy is expected to lead to positive effects on all SA objectives. However, in the context that it is a policy that cuts across the whole of the Plan rather than related to specific SA objectives, a view has been taken that it should be reflected in a minor positive effect on SA objectives. It is acknowledged that a view could be taken that as the objective of Planning is to achieve sustainable development as set out in NPPF para 6² it could be scored as a strong positive impact.</p> <p>The model clauses cover the basic sustainable development aspects. However, Policy SP1 is considered to add value to the policy approach by adding clarify specific requirements that any development will need to satisfying if it is to receive permission.</p>

¹ NPPF Para 6 "The purpose of the planning system is to contribute to the achievement of sustainable development. The policies in paragraphs 18 to 219, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.

² NPPF Para 6 "The purpose of the planning system is to contribute to the achievement of sustainable development. The policies in paragraphs 18 to 219, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.

Policy S2: Overall Strategy for Growth

Alternative Option: no alternative option considered

Alternative options for the Local Plan's Spatial Strategy have been developed by the Council and assessed through the Sustainability Appraisal and on their ability to align with the Local Plan's vision. The resulting preferred Spatial Strategy has led to Policy S2, which is a broad policy representation of the Spatial Strategy. As such, for this SA no alternative options has been considered because the potential alternatives have already been considered and SA'd through the spatial options.

SA Objectives	Commentary (Including secondary, cumulative and synergistic effects)	
	Likely Effect	Policy S2: Overall Strategy for Growth
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	++	<p>Informed by the Strategic Housing Market Assessment (2015), the policy presents the District's housing target for the plan period (2015 to 2032) which will help meet the housing needs of the District.</p> <p>The policy also supports the housing needs of travellers, enabling the identification and approval of appropriate pitches or plots to meet their needs identified through a needs assessment.</p> <p>The policy supports the creation of high quality, sustainable design, stating that '<i>all new housing development within the area must deliver high quality, sustainable design</i>'.</p>
2. Health - To improve health and wellbeing and reduce health inequalities.	++	<p>Policy S2 provides a strategic overview that supports and encourages future developments to promote and enable residents and users to be active and lead healthier lifestyles.</p> <p>The policy also seeks to ensure that health and community facilities are protected and enhanced; and where necessary new facilities are provided to support need arising from new development. This requirement will be aided by the Infrastructure Delivery Plan and consultation with relevant bodies.</p>
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	+	<p>The policy highlights the importance of protecting and enhancing the District's heritage assets, detailing that it will use a number of approaches to help do this:</p> <ul style="list-style-type: none"> • Designating new and reviewing existing conservation area appraisals and management plans; • Working with owners and other interested parties in tackling heritage at risk;

		<ul style="list-style-type: none"> Developing and reviewing the Local Heritage Asset List.
4. Community Safety - To improve community safety, reduce crime and the fear of crime.	N	<p>The policy does not explicitly detail the need for new development to improve community safety and reduce the potential for crime and the fear of crime. However, the policy seeks to outline that all new housing development must deliver high quality, sustainable design. In applying this requirement, design principles such as active frontages and shared spaces should help enhance community safety, the fear of crime and in turn crime itself.</p>
5. Social Inclusion Deprivation - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	+	<p>The policy presents the District's housing requirement / target for the plan period. This is derived from the Objectively Assessed Housing Need outlined within the SHMA. This requirement seeks to help address the varied housing needs for the District, either directly or indirectly via s106 agreements for affordable housing. The policy also highlighted the need to plan for the needs of the travelling communities.</p> <p>The overall impetus of the policy is to provide an overarching policy interpretation of the Spatial Strategy, which as a whole seeks to create economic growth for the District. It is hoped in turn this will help address elements of social inclusions and deprivation.</p>
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	+	<p>Policy S2 states that '<i>the natural environments will be protected, conserved and, where appropriate, enhanced</i>'. This provides the strategic policy which links to the EV group of policies related to Protecting and Enhancing the Environment.</p>
7. Landscape - To protect, enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	+	<p>Policy S2 states that '<i>the natural environments will be protected, conserved and, where appropriate, enhanced</i>'. This provides the strategic policy which links to the EV group of policies related to Protecting and Enhancing the Environment. Policy EV4 specifically relates to protection and enhancement of the landscape character.</p>
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and	-	<p>The policy sets an overarching policy related to Minerals Safeguarded Areas, detailing that the Minerals Authority will be consulted on non-exempt proposals and proposals will not be granted planning permission unless they align with the County Minerals Local Plan.</p> <p>Whilst the policies outlines that the natural environment will be protected, conserved and where appropriate, enhanced, the policy also promotes sustainable development that will help growth the District's economy. As such, there is likely to be an</p>

the best quality agricultural land.		impact on greenfield land across the District in order to meet these aspirations, as the supply of brownfield land is becoming limited.
9. Air & Noise Pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.	N	The policy is not considered to be directly relevant to this objective. However, the policy does support and promote the development of sustainable transport infrastructure and networks to encourage a reduction in vehicle use. In turn, this may have a positive impact on air and noise pollution.
10. Water Quality - To conserve and improve water quality and quantity.	N	The policy is not considered to be directly relevant to this objective
11. Waste - To minimise waste and increase the re-use and recycling of waste materials.	N	The policy is not considered to be directly relevant to this objective
12. Climate Change and Flood Risk - To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	+	<p>The policy highlights the need for future development to integrate appropriate measures for water and flood management:</p> <ul style="list-style-type: none"> a) Improving the quality of water resources and the natural features of the Rivers Leen, Erewash, Maun, Meden, Idle and Doe Lea, their tributary streams, ponds and associated habitats b) Applying a sequential approach to minimise flood risk c) Taking opportunities to protect and enhance the water environment through the design of the scheme d) Achieving greenfield runoff rates within the catchment of the River Leen to minimise the risk of flooding to Hucknall and the City of Nottingham. <p>Coupled with policies CC2 & CC3, the policy will help ensure future development has considered the potential flooding risks associated with the development and sought to minimise and manage any potential impact.</p>
13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing	N	The policy is not considered to be directly relevant to this objective. However, the policy does seek to deliver high quality sustainable homes, which in turn should help ensure new homes are energy efficient and encouraged to adopt on site renewable sources of energy.

dependency on non-renewable sources.		
14. Travel and Accessibility - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	+	The policy outlines a strategic approach to supporting and promoting sustainable transport infrastructure and opportunities through new development. The policy highlights the need for new development proposals to align with the objectives of the Local Transport Plan and apply a transport hierarchy that focuses on sustainable forms of travel enhancement above the road network and car travel.
15. Employment - To create high quality employment opportunities including opportunities for increased learning and skills to meet the needs of the District.	++	<p>The Strategic approach outlined within the policy reiterates the Plan's vision related to the enhancing the District's economy:</p> <p><i>The Council is committed to developing a sustainable, diverse and resilient economy reducing low wages and improving skills levels in order to narrow the difference between District and national figures.</i></p> <p>In order to help achieve this aspiration, the policy details that the Plan will allocate sufficient employment sites to create new employment opportunities for at least 10,725 additional jobs over the Plan period over 59 hectares of land.</p> <p>The policy also details the Council's support for development that will aid educational and training initiatives that could lead to skills enhancement and employment opportunities.</p>
16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	++	<p>The Strategic approach outlined within the policy reiterates the Plan's vision related to enhancing the District's economy:</p> <p><i>The Council is committed to developing a sustainable, diverse and resilient economy reducing low wages and improving skills levels in order to narrow the difference between District and national figures.</i></p> <p>The policy goes on to provide specific support for indigenous business growth, business start-up and business expansion. This in turn will help strengthen the District's economy by drawing inward investment and increasing job opportunities for residents. The policy also highlighted the importance of high speed broadband and technologies in supporting this investment.</p>
17. Town Centres - Increase the vitality and viability of Ashfield's town centres.	+	<p>The policy highlights that retail, leisure and cultural uses should be located within the District's 3 town centres, in line with the Ashfield Retail Study and hierarchy outlined in Policy S3.</p> <p>This approach, supported by the Areas Policies and Policy SH1, will help ensure the future development undertaken within the District's town centres will contribute to enhancing their vitality and viability.</p>

<p>Summary Policy Assessment against the Sustainability Objectives</p>	<p>Positive Effects</p> <ul style="list-style-type: none"> • Contribute to the District's housing supply • Help improve health and well-being • Help protect and enhance the historic environment • Seeks to protect and enhance the District's biodiversity and green infrastructure • Support social inclusion • Seeks to ensure flood risk resulting from climate change is managed and mitigated • Seeks to protect and enhance Ashfield's landscape • Support sustainable travel and accessibility • Support employment opportunities • Aid the economy • Support town centres <p>Negative Effects</p> <ul style="list-style-type: none"> • Potential impact and loss of natural resources <p>Uncertain Effects</p> <ul style="list-style-type: none"> • None identified.
<p>Conclusion</p>	<p>Policy S2 is an overarching strategic policy that links with and interprets the local plan's spatial strategy and vision. It contains policies which set a context for more detail development management policies and site allocations. A key element of this is the District's housing requirement for the Plan period, derived from the Objectively Assessed Housing Need for the District, as required by paragraph 47 of the NPPF. It also presented the District's employment land requirements, in line with paragraph 20 of the NPPF. Collectively these 2 elements of the policy set the context for housing and employment allocations for the plan period, which will be key to delivering the vision.</p> <p>Supporting these key elements, the policy outlines a range of strategic policies what will help ensure future development is guided by the principles of sustainable development.</p> <p>The content of Policy S2 has been informed by the Local Plan's spatial strategy and vision. As such, it is considered to present a strategic approach that will link to other development management policies that collectively will help achieve the vision for Ashfield.</p>

Policy S3: Settlement and Town Centre Hierarchy

Alternative Option: Less prescriptive policy – No Settlement or Town Centre Hierarchy

Whilst Paragraph 23 of the NPPF highlights that local planning authorities should define a network and hierarchy of centres that is resilient to anticipated future economic changes, it does not outline a requirement to have a settlement hierarchy. As such, an alternative option has been considered that has no Settlement Hierarchy.

SA Objectives	Commentary (Including secondary, cumulative and synergistic effects)			
	Likely Effect	Policy S3: Settlement and Town Centre Hierarchy	Likely Effect	Alternative policy option: No Settlement Hierarchy
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	++	<p>The Strategic Policy outlines the District's settlement hierarchy, that linked with the Spatial Strategy, broadly outlines the scale of growth the different settlements will accommodate over the plan period:</p> <p><i>2. Hucknall, Sutton and Kirkby and areas in the District adjacent to the Sub Regional Centre of Mansfield, will accommodate the largest scale of growth.</i></p> <p><i>3. Selston; Jacksdale; Underwood, New Annesley, Bestwood, Brinsley and Fackley, will accommodate smaller scale growth.</i></p> <p><i>4. Within the remainder of the District, described as Countryside and Green Belt, limited infill development will be appropriate within:</i></p> <p><i>a) Green Belt villages of Bagthorpe, New Westwood, Jubilee and New Selston, provided there is no adverse affect on the character of the village.</i></p> <p><i>b) Rural villages within the Countryside, provided there is no adverse affect on the scale and character of the area.</i></p>	+	<p>The lack of a settlement hierarchy will not limit the potential supply of housing within the District, but it may lead to the development of unsustainable development, inappropriate in scale to the size of the host settlement.</p>

		This hierarchy will help guide housing development across the District, ensure the scale / amount of housing growth is proportionate to the site of the settlement.		
2. Health - To improve health and wellbeing and reduce health inequalities.	+	<p>The application of a settlement and town centre hierarchy through policy S3 will help guide development towards the most sustainable locations within the District. This will ensure existing health related infrastructure is appropriately utilised and future provision will be directed toward the most appropriate centre.</p> <p>The Greater Nottingham and Ashfield Accessibility of Settlements Study (2010) has informed the settlement hierarchy having assessed existing provision.</p>	-	Without a settlement hierarchy guiding the location and scale of future development across the District, future residents may have limited access to health facilities and functional open space that may aid healthy lifestyles.
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	N	No clear relationship between this policy and this SA objective	N	No clear relationship between this policy option and this SA objective
4. Community Safety - To improve community safety, reduce crime and the fear of crime.	N	No clear relationship between this policy and this SA objective	N	No clear relationship between this policy option and this SA objective
5. Social Inclusion Deprivation - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	+	The settlement hierarchy focuses the majority of development towards the largest, most sustainable locations in the District. Elements of these urban areas contain communities that suffer from deprivation and social inclusion. Through new development guided by the Settlement Hierarchy, there is the potential to provide more affordable housing, increase local facilities and services and increase the local housing mix.	-	The lack of a settlement hierarchy that helps guide future development towards the most sustainable locations, may limit the potential for gaining new infrastructure, facilities and housing that could overcome current shortfalls. In turn this may further impact on social inclusion issues within existing communities.
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase	-	Whilst the settlement hierarchy will guide the majority of development towards the existing urban areas, there remains the potential that greenfield land may have to be	--	Without a settlement hierarchy guiding future development, there is the potential for increased loss of biodiversity and green space as development is able to

biodiversity levels and Green & Blue Infrastructure		built on, leading to potentially negative impacts on the District's biodiversity and green infrastructure.		locate more freely, which may have increased impact on biodiversity and green infrastructure.
7. Landscape - To protect, enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	-	By outlining the District's settlement hierarchy the policy enables the rurals areas and villages within the District to only received small scale levels of development that will help sustain their communities. However, there remains the potential for this development to have a negative impact on the surrounding landscape of these areas.	--	Without a settlement hierarchy that helps guide the appropriate scale of development for a given settlement, the potential for future development to have a significant negative effect on the District's landscape is considered to be heightened.
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	-	By outlining the District's settlement hierarchy the policy enables the rurals areas and villages within the District to only received small scale levels of development that will help sustain their communities. However, there remains the potential for this development to have a negative impact on natural resources, through the potential loss of greenfield land and soil degradation.	--	Without a settlement hierarchy that helps guide the appropriate scale of development for a given settlement, the potential for future development to have a significant negative effect on natural resources, such loss of greenfield sites and soil degradation is considered to be heightened.
9. Air & Noise Pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.	N	No clear relationship between this policy and this SA objective	N	No clear relationship between this policy option and this SA objective
10. Water Quality - To conserve and improve water quality and quantity.	N	No clear relationship between this policy and this SA objective	N	No clear relationship between this policy option and this SA objective
11. Waste - To minimise waste and increase the re-use and recycling of waste materials.	N	No clear relationship between this policy and this SA objective	N	No clear relationship between this policy option and this SA objective
12. Climate Change and Flood Risk - To adapt	N	No clear relationship between this policy and this SA objective	N	No clear relationship between this policy option and this SA objective

to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.				
13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	N	No clear relationship between this policy and this SA objective	N	No clear relationship between this policy option and this SA objective
14. Travel and Accessibility - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	+	<p>The Settlement Hierarchy is informed by the Greater Nottingham and Ashfield Accessibility of Settlements Study (2010). Proximity to public transport is one of the assessments undertaken by this study and reflect within the outcomes. As such, by steering a large proportion of future development towards the most sustainable and assessable settlements, the policy will enable future development to utilise existing transport infrastructure, encourage the use of non-car based journeys and where appropriate contribute to enhancement to transport infrastructure.</p> <p>The town centre hierarchy will support the growth and sustainability of the District's centres, appropriate to a centre's standing within the hierarchy. In turn, this may enable reduced levels of car based journeys to occur, as facilities and services with these centres improve.</p>	-	Without a settlement hierarchy that helps guide the appropriate scale of development for a given settlement, the potential for future development to effectively utilise existing transport infrastructure, encourage sustainable travel choices and help support the growth of transport infrastructure is limited. This is because there is no overarching hierarchy guiding the scale of development appropriate within a settlement.
15. Employment - To create high quality employment opportunities including opportunities for increased learning	+	The Settlement Hierarchy is informed by the Greater Nottingham and Ashfield Accessibility of Settlements Study (2010). Proximity to employment sites and opportunities is one of the assessments undertaken by this study and reflected within the outcomes. Therefore by directing the majority of growth towards the most	+	Development across the District will help support employment opportunities for the District's residents. However, without a settlement hierarchy, the local plan will have a lesser ability to guide development towards the most sustainable and accessible locations, that it turn could maximise employment opportunities.

and skills to meet the needs of the District.		<p>sustainable locations, the policy will aid future employment opportunities siting development in close proximity to existing employers and directly new opportunities towards sustainable locations.</p> <p>The town centre hierarchy will help support the growth and future sustainability of the district's centres. This in turn will increase employment opportunities within these centres.</p>		
16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	+	<p>The Settlement Hierarchy is informed by the Greater Nottingham and Ashfield Accessibility of Settlements Study (2010). Proximity to employment sites and opportunities is one of the assessments undertaken by this study and reflected within the outcomes. Therefore by directing the majority of growth towards the most sustainable locations, the policy will help lead to the allocation of land that could help aid business development and the economy.</p> <p>The town centre hierarchy will help support the growth and future sustainability of the district's centres. This in turn will help support the local economy.</p>	+	Development across the District will help support the development of the local economy. However, without a settlement hierarchy, the local plan will have a lesser ability to guide development towards the most sustainable and accessible locations, that it turn could maximise the economic benefits of development.
17. Town Centres - Increase the vitality and viability of Ashfield's town centres.	++	<p>The town centre hierarchy, as outlined within the Ashfield Retail Study (2011), seeks to strengthen the District's town centres, ensuring the scale of development proposed is appropriate to the centre's stature within the hierarchy:</p> <p>Sutton – Sub-regional centre Hucknall – Major District centre Kirkby – District centre</p> <p>This in turn will help support the vitality and viability of the 3 town centres, building on existing services and facilities within these centres.</p> <p>The policy's settlement hierarchy will further aid the District's town centres, with future development focused within or adjacent to the main settlements, which in turn will increase potential customers and business interest in the 3 centres.</p>	+	The alternative option would have a town centre hierarchy, as required by NPPF paragraph 23. This therefore, would aid the vitality and viability of the District's centres. However, the lack of a settlement hierarchy would not provide further support to enhancing the town centres, as there would be no overarching policy guiding development towards the most sustainable settlements.

<p>Summary Policy Assessment against the Sustainability Objectives</p>	<p>Positive Effects</p> <ul style="list-style-type: none"> • Contribute to the District's housing supply • Help improve health and well-being • Support social inclusion • Aid travel & accessibility • Support employment opportunities • Aid the economy • Support town centres <p>Negative Effects</p> <ul style="list-style-type: none"> • Biodiversity & Green Infrastructure • Landscape • Natural Resources <p>Uncertain Effects</p> <ul style="list-style-type: none"> • None identified. 	<p>Positive Effects</p> <ul style="list-style-type: none"> • Contribute to the District's housing supply • Support employment opportunities • Aid the economy • Support town centres <p>Negative Effects</p> <ul style="list-style-type: none"> • Biodiversity & Green Infrastructure • Landscape • Natural Resources • Aid travel & accessibility • Help improve health and well-being • Support social inclusion <p>Uncertain Effects</p> <ul style="list-style-type: none"> • None identified.
<p>Conclusion</p>	<p>Paragraph 23 of the NPPF highlights that local planning authorities should <i>define a network and hierarchy of centres that is resilient to anticipated future economic changes</i>. In line with this, Policy S3 contains a hierarchy of Ashfield's town centres, as presented within the Ashfield Retail Study (2011) (to be updated). This hierarchy is based on the stature and provision of a centre in terms of their retail, commercial and leisure offer.</p> <p>Linked to the town centre hierarchy, Policy S3 has used the Greater Nottingham and Ashfield Accessibility of Settlements Study (2010) to guide the overall Settlement Hierarchy for the District, which has also influenced the Spatial Strategy for the District. This element of the policy seeks to ensure that future development is guided towards the most sustainable settlements in the District, ensuring sustainable development is achieved, in line with NPPF paragraphs 6-7. The Settlement Hierarchy also complements the town centre hierarchy, guiding developments towards the largest settlements, which in turn will help increase footfall and investment in the centres.</p>	<p>The lack of settlement hierarchy would provide developers with more freedom on where they could seek development opportunities and the subsequent benefits of future development related to the local economy, housing delivery and jobs may still occur.</p> <p>However, the Spatial Strategy detailed within the Local Plan has been appraised by the sustainability appraisal and is considered to deliver the most sustainable approach to realising the vision. The plan therefore, would benefit from a Settlement Hierarchy that could help guide and deliver the spatial approach.</p> <p>Overall, it is considered that this policy option would not aid the delivery of sustainable development as required by paragraphs 6-7 of the NPPF.</p>

	<p>Overall, it is consider Policy S3 successfully aligns with national policy, supports many of the sustainability objectives and outlines a settlement hierarchy that will help realise the Local Plan's vision.</p>	
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Policy HA1: Hucknall Town Centre

Alternative Option: Less prescriptive policy - all new development should support the vitality and viability of Hucknall Town Centre

Section 2 of the NPPF outlines national policies related to town centre development. The policy provides guidance on what local planning authorities should consider and detail within their new local plans. The only area where the NPPF could be used to assess a planning application relates to impact assessments and sequential test in conjunction with an existing local plan. Policy SH1 details the local requirements related to these, as such is not consider an alternative option to this policy. Therefore, a comparison has been undertaken on a less prescriptive policy.

SA Objectives	Commentary (Including secondary, cumulative and synergistic effects)			
	Likely Effect	Policy HA1: Hucknall Town Centre	Likely Effect	<i>Less prescriptive policy - all new development should support the vitality and viability of Hucknall Town Centre</i>
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	++	<p>Policy HA1 focuses on the enhancement of Hucknall town centre, however it recognises the importance of diversifying the centre in order to aid its future vitality and viability. As part of this, the recognises the importance of supported appropriate residential development:</p> <p><i>2. Well designed development which improves the retail, leisure, tourism and cultural offer in the town centre will be encouraged. Residential development within the town centre will be considered favourably in appropriate locations where it does not undermine the main shopping function of the centre.</i></p> <p>This element of the policy aligns with paragraph 23 of the NPPF.</p>	+	<p>Residential uses are recognises by the NPPF paragraph 23 as having the potential to aid the vitality of town centres, as such a less prescriptive policy is likely to support residential development within the town centre. However, there may be less control over its location and design.</p>
2. Health - To improve health and wellbeing and reduce health inequalities.	+	<p>The Policy seeks to enhance Hucknall town centre, strengthening its retail offer, supporting appropriate use diversification and enhancing the town centre environment.</p> <p>Through its application, the policy could help support improvements to health and well-being by creating a high quality environment, with a range of services and facilities</p>	+	<p>NPPF paragraph 23 recognises that community and leisure facilities contribute to the vitality of centres. As such, a less prescriptive policy is likely to support health related facilities within the town centre.</p>

		that could improve access to health services and food choices.		
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	+	Policy HA1 recognises the importance of new development positively utilising and acknowledging the historic assets and character of the town: 1. <i>Development in Hucknall Town Centre should contribute to its role as a Major District Centre. Support will be given to town centre developments of high quality design, which respect the local distinctiveness of Hucknall, enhance the historic environment, promote the vitality and viability of the centre, and help deliver the preferred options set out in the Hucknall Town Centre Masterplan, or any subsequent review.</i>	-	A less prescriptive policy which does not explicitly highlight the need to positively utilise and enhance the historic environment, could result in inappropriate development occurring that has a negative impact on the town's historic assets and character.
4. Community Safety - To improve community safety, reduce crime and the fear of crime.	+	Through the enhancement of Hucknall's town centre environment and continued diversification of appropriate town centre uses, the policy will create a safe town centre environment with day-long activity and well design spaces and buildings.	?	A less prescriptive policy that supports development which aids the vitality and viability of the town centre may have community safety benefits.
5. Social Inclusion Deprivation - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	+	Through the enhancement of Hucknall's town centre environment and continued diversification of appropriate town centre uses, the policy may help to increase the mix of housing across Hucknall and enhance the provision of services and facilities available to Hucknall's residents.	?	A less prescriptive policy that supports development which aids the vitality and viability of the town centre may have social inclusion benefits.
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	N	The policy is not considered to be directly relevant to this objective	N	The policy is not considered to be directly relevant to this objective
7. Landscape - To protect, enhance and	+	The policy will seek to ensure future development acknowledges and enhances the townscape of Hucknall,	?	A less prescriptive policy that supports development which aids the vitality and viability of the town centre

manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.		by utilising and acknowledging its historic character and applying high quality design.		may have a positive impact on the town's streetscape, but equally without the requirement for high quality design and acknowledgment of the historic character, development may have a negative impact on the townscape.
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	N	The policy is not considered to be directly relevant to this objective	N	The policy is not considered to be directly relevant to this objective
9. Air & Noise Pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.	N	The policy is not considered to be directly relevant to this objective	N	The policy is not considered to be directly relevant to this objective
10. Water Quality - To conserve and improve water quality and quantity.	N	The policy is not considered to be directly relevant to this objective	N	The policy is not considered to be directly relevant to this objective
11. Waste - To minimise waste and increase the re-use and recycling of waste materials.	N	The policy is not considered to be directly relevant to this objective	N	The policy is not considered to be directly relevant to this objective
12. Climate Change and Flood Risk - To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	N	The policy is not considered to be directly relevant to this objective	N	The policy is not considered to be directly relevant to this objective

13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	N	The policy is not considered to be directly relevant to this objective	N	The policy is not considered to be directly relevant to this objective
14. Travel and Accessibility - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	N	The policy is not considered to be directly relevant to this objective. However, it is acknowledged that by enhancing the facilities and services located within Hucknall, may enable residents to travel less to access goods and services.	N	The policy is not considered to be directly relevant to this objective. However, it is acknowledged that by enhancing the facilities and services located within Hucknall, may enable residents to travel less to access goods and services.
15. Employment - To create high quality employment opportunities including opportunities for increased learning and skills to meet the needs of the District.	+	The policy seeks to help sustain the future of Hucknall town centre by strengthening the town's retail provision and allowing appropriate use diversification that aids vitality and viability. By supporting business growth within the town centre, the policy will help increase employment opportunities within Hucknall.	+	A less prescriptive policy that supports development which aids the vitality and viability is likely to have a positive impact on employment opportunities within the town centre.
16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	+	The policy seeks to help sustain the future of Hucknall town centre by strengthening the town's retail provision and allowing appropriate use diversification that aids vitality and viability. This approach is considered to help support business development in a range of town centres uses that will have a positive impact on the local economy.	+	A less prescriptive policy that supports development which aids the vitality and viability is likely to have a positive impact on the local economy.
17. Town Centres - Increase the vitality and viability of Ashfield's town centres.	++	The primary role of policy HA1 is to improve the vitality and viability of Hucknall town centre, and strengthen it as a District centre. The policy links with the town centre masterplan, to help realise the projects identified within this evidence base, which could aid its enhancement.	+	A less prescriptive policy that supports development that will aid the vitality and viability of the centre, will benefit the town. However, it does not allocate the town centre boundary or the primary and secondary frontage that can be used to help guide development to the most

	<p>The policy defined a town centre boundary and primary and secondary shopping frontages, which will be used to guide development and uses to the most appropriate locations.</p>	<p>appropriate locations. It would also lack detail that could steer the design of future development.</p>
<p>Summary Policy Assessment against the Sustainability Objectives</p>	<p>Positive Effects</p> <ul style="list-style-type: none"> • Contribute to the District's housing supply • Help improve health and well-being • Help project and enhance the historic environment • Aid community safety • Support social inclusion • Aid townscape enhancement • Support employment opportunities • Aid the economy • Support town centres <p>Negative Effects</p> <ul style="list-style-type: none"> • None identified. <p>Uncertain Effects</p> <ul style="list-style-type: none"> • None identified. 	<p>Positive Effects</p> <ul style="list-style-type: none"> • Contribute to the District's housing supply • Help improve health and well-being • Support employment opportunities • Aid the economy • Support town centres <p>Negative Effects</p> <ul style="list-style-type: none"> • Historic Environment <p>Uncertain Effects</p> <ul style="list-style-type: none"> • Community Safety • Social Inclusion • Landscape
<p>Conclusion</p>	<p>Policy HA1 aligns with the requirements of NPPF paragraph 23, recognising the importance vibrant and viable town centres play in creating sustainable communities. In doing so it supports appropriate use diversification within the town centre, recognises the importance of high quality design and historic assets, links to the town centre masterplan and allocates a town centre boundary with accompanying primary and secondary frontages.</p> <p>Applying a less prescriptive policy that merely focuses on all new developments supporting the vitality and viability of Hucknall Town Centre, may help the town development, but without the level of guidance detailed with policy HA1</p>	<p>The alternative policy option would seek to ensure that all future development positively contributes to the vitality and viability of Hucknall town centre.</p> <p>However, it lacks sufficient detailed criteria to ensure development successfully acknowledges the distinct and/or historic character of a centre, through a high quality considered design. The policy also fails to fully align with the requirements of NPPF paragraph 23, specifically the designation of a town centre and its accompanying primary and secondary frontages.</p>

	<p>and that required by the NPPF, there will be limited ability to guide and steer development to collectively benefit the town centre as a whole.</p> <p>Overall, the approach detailed within Policy HA1 is considered to be the most appropriate and sustainable method of guiding future development within Hucknall town centre, in line with the NPPF.</p>	<p>Overall, it is considered that this policy alternative would not guide development within Hucknall town centre sufficiently to ensure maximise benefit to the centre.</p>
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Policy HA2: Hucknall Economy and Jobs

The Policy needs to be seen in the context of the SA of Employment Spatial Options and the decision to take forward Option 5 reflecting approximately 80 ha of land (estimated developable area) based on existing employment allocation and planning permissions.

The Policy HA2 reflects the Policy-On Scenario from the ELF Study together with the Rolls Royce allocations also going to meet an element of the demand in the Greater Nottingham area. It identifies Locally Significant Business Areas. The Policy and the Alternative Options look to promote tourism and to adopt a supportive approach to business growth in the villages which is reflective of the requirements in the NPPF.

Alternative Option 1 - Less allocated sites in Hucknall.

The Option is based on the demand arising from the Experian Baseline & Labour Supply Scenarios from the ELF Study together with the Rolls Royce allocations also going to meet an element of the demand in the Greater Nottingham area. It would mean additional sites being allocated in the rest of the District. It identifies Locally Significant Business Areas.

Alternative Option 2 – No Locally Significant Business Areas identified.

The Option could reflect the level of demand for the Policy or Alternative Option 1 but does not have any Locally Significant Business Areas identified.

Alternative Option 3 – Reflect demand for Hucknall in the rest of the District.

A possible further alternative would be to move some of the Hucknall demand to allocations to the north of Ashfield around Sutton in Ashfield and Kirkby-in-Ashfield. However, this would not reflect the evidence from the ELF Study in relation to the Functional Economic Market Area and the high connection between Hucknall and the Nottingham Core HMA. On this basis no SA has been undertaken of this alternative.

Alternative Option 4: Employment locations defined by the market

Not to allocate employment land but have a flexible approach to countryside locations which allows for employment development in these locations and let the market to decide what locations should be brought forward. This is not considered a reasonable alternative as it is not compliant with the NPPF because it would not “meet anticipated needs over the plan period” (Para 21, 2nd bullet) and the countryside is identified as part of the Nottingham and Derby Green Belt where the boundary of the Green Belt can only be amended in exceptional circumstances.

SA Objectives	Commentary (Including secondary, cumulative and synergistic effects)				
	Likely Effect	Policy HA2: Hucknall Economy & Jobs:	Likely Effect	Alternative Option 1: Less allocated sites in Hucknall.	Likely Effect Alternative Option 2: Policy amended not to identify any significant employment areas.
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	N	There is no clear relationship between this policy and this SA objective.	N	There is no clear relationship between this policy and this SA objective.	Having no significant employment areas means that there have less protection for future employment use on these sites. Dependent on locality and neighbouring uses, this could have a potential to means that some sites could be utilised for housing. However, in the context of the ELF Study it is not anticipated to have a significant positive effect.
2. Health - To improve health and wellbeing and reduce health inequalities.	+	The Option is likely to have a minor positive effect on this objective as it is considered that the provision of increase employment can have indirect health benefits.	+	The Option is likely to have a minor positive effect on this objective as it is considered that the provision of increase employment can have indirect health benefits. While this option potentially brings forward a smaller area the difference with regard to this SA is not considered to be significant.	The Option is likely to have a minor positive effect on this objective as it is considered that the provision of increase employment can have indirect health benefits.
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	N	Commercial development has the potential to impact on the setting of historical assets. However, the allocations are not expected to have an effect on this objective.	N	Commercial development has the potential to impact on the setting of historical assets. However, the allocations are not expected to have an effect on this objective.	Commercial development has the potential to impact on the setting of historical assets. However, the allocations are not expected to have an effect on this objective.
4. Community Safety - To improve community safety, reduce crime and the fear of crime.	N	It is recognised that the provision of employment land in order to provide for jobs, and improving access to education and skills development, could have an indirect positive effect on crime. However, it is not considered that	N	It is recognised that the provision of employment land in order to provide for jobs, and improving access to education and skills development, could have an indirect positive effect on crime. However, it is not considered that this would justify a minor positive effect The provision of	It is recognised that the provision of employment land in order to provide for jobs, and improving access to education and skills development, could have an indirect positive effect on crime. However, it is not considered that this would justify a minor positive effect The provision of employment land in order to provide for jobs, and improving access to

		this would justify a minor positive effect		employment land in order to provide for jobs, and improving access to education and skills development, could have an indirect positive effect on crime.		education and skills development, could have an indirect positive effect on crime.
5. Social Inclusion Deprivation - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	+	There is potential for employment sites to lead to positive effects on poverty and social exclusion, where they are located in areas most affected by deprivation. The allocations are anticipated to be within 800 m of an area which is within the 25% most deprived areas in England based on the 2010 Index of Multiple Deprivation (IMD). This has been scored higher than Alternative Option 1 as more jobs may be created by the higher level of allocations.	+	There is potential for employment sites to lead to positive effects on poverty and social exclusion, where they are located in areas most affected by deprivation. The allocations are anticipated to be within 800 m of an area which is within the 25% most deprived areas in England based on the 2010 Index of Multiple Deprivation (IMD).	+	There is potential for employment sites to lead to positive effects on poverty and social exclusion, where they are located in areas most affected by deprivation. The allocations are anticipated to be within 800 m of an area which is within the 25% most deprived areas in England based on the 2010 Index of Multiple Deprivation (IMD). The effect will depend on what allocated sites are brought forward and could be either a significant or minor positive effect.
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	N	All the sites are either partly developed and/or have planning permission. Rolls Royce does include a Local Wildlife Site but as part of the planning permission this aspect has been fully considered as part of the planning process. The protection of sites is not anticipated to impact on this SA.	N	All the sites are either partly developed and/or have planning permission. Rolls Royce does include a Local Wildlife Site but as part of the planning permission this aspect has been fully considered as part of the planning process. The protection of sites is not anticipated to impact on this SA.	N	All the sites are either partly developed and/or have planning permission. Rolls Royce does include a Local Wildlife Site but as part of the planning permission this aspect has been fully considered as part of the planning process. The protection of sites is not anticipated to impact on this SA.
7. Landscape - To protect enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	N	Existing allocated employment sites and planning permissions are located within the urban boundary as defined by the Ashfield Local Plan Review 2002. In this context the landscape impact is regarded as neutral.	N	Existing allocated employment sites and planning permissions are located within the urban boundary as defined by the Ashfield Local Plan Review 2002. In this context the landscape impact is regarded as neutral.	N	Existing allocated employment sites and planning permissions are located within the urban boundary as defined by the Ashfield Local Plan Review 2002. In this context the landscape impact is regarded as neutral.
8. Natural Resources - To minimise the loss of natural resources	++	Existing allocated employment sites and planning permissions are located within the urban boundary as defined by the Ashfield Local	++	Existing allocated employment sites and planning permissions are located within the urban boundary as defined by the Ashfield Local Plan Review	++	Existing allocated employment sites and planning permissions are located within the urban boundary as defined by the Ashfield

including soils, greenfield land and the best quality agricultural land.		Plan Review 2002 and bring forward brownfield land.		2002 and bring forward brownfield land.		Local Plan Review 2002 and bring forward brownfield land.
9. Air & Noise Pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.	-	Ashfield Transport Assessment identifies there will be increased congestion regardless of the level of development but development increases the pressures on the road network. There will need to be improvements to road junctions and traffic management measures. Consequently, it can be anticipated that there will be a negative impact on greenhouse gas emissions, which are likely to increase with the number of developments. For all the options here is potentially limited travel choice in terms of bus or other forms of public transport.	-	Ashfield Transport Assessment identifies there will be increased congestion regardless of the level of development but development increases the pressures on the road network. There will need to be improvements to road junctions and traffic management measures. Consequently, it can be anticipated that there will be a negative impact on greenhouse gas emissions, which are likely to increase with the number of developments. For all the options here is potentially limited travel choice in terms of bus or other forms of public transport.	-	Ashfield Transport Assessment identifies there will be increased congestion regardless of the level of development but development increases the pressures on the road network. There will need to be improvements to road junctions and traffic management measures. Consequently, it can be anticipated that there will be a negative impact on greenhouse gas emissions, which are likely to increase with the number of developments. For all the options here is potentially limited travel choice in terms of bus or other forms of public transport.
10. Water Quality - To conserve and improve water quality and quantity.	-	The effects of employment development on water consumption are uncertain, although there will be an overall net increase of demand as a result of new development. All options having the potential to have an minor adverse impact in relation to water efficiency and water quality.	-	The effects of employment development on water consumption are uncertain, although there will be an overall net increase of demand as a result of new development. All options having the potential to have an minor adverse impact in relation to water efficiency and water quality.	-	The effects of employment development on water consumption are uncertain, although there will be an overall net increase of demand as a result of new development. All options having the potential to have an minor adverse impact in relation to water efficiency and water quality.
11. Waste - To minimise waste and increase the re-use and recycling of waste materials.	-	Business will produce waste which it is assumed will go to landfill but the specific impact may depend on arrangements for recycling and composting. In this context all options have been identified as a negative effect.	-	Business will produce waste which it is assumed will go to landfill but the specific impact may depend on arrangements for recycling and composting. In this context all options have been identified as a negative effect.	-	Business will produce waste which it is assumed will go to landfill but the specific impact may depend on arrangements for recycling and composting. In this context all options have been identified as a negative effect.
12. Climate Change and Flood Risk - To adapt to climate change by	+	Hucknall where the catchment of the River Leen is sensitive to surface water with flooding in both	+	Hucknall where the catchment of the River Leen is sensitive to surface water with flooding in both Hucknall and down-stream in Nottingham.	+	Hucknall where the catchment of the River Leen is sensitive to surface water with flooding in both Hucknall and down-stream in Nottingham. Development of brownfield site

reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.		Hucknall and down-stream in Nottingham. Development of brownfield site would be expected to reduce run-off rates to greenfield rates & would be expected to utilised SuDS. In this context the options is identified as have a minor positive effect. The question mark identifies that there is a larger area allocation therefore the effect may be more positive than Alternative Option 1		Development of brownfield site would be expected to reduce run-off rates to greenfield rates & would be expected to utilised SuDS. In this context the options is identified as have a minor positive effect. The question mark identifies that there is a larger area allocation therefore the effect may be more positive than Alternative Option 1		would be expected to reduce run-off rates to greenfield rates & would be expected to utilised SuDS. In this context the options is identified as have a minor positive effect. The question mark identifies that there is possibly a larger area allocation therefore the effect may be more positive than Alternative Option 1
13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	-	Industry is a source of greenhouse gas emissions and therefore new development has the potential to increase this negative aspects. Omissions are also reflected in road transport. New development may involve an increase in energy usage but it also offers the opportunity to incorporate renewable energy and energy efficiency measures in new dwellings.	-	Industry is a source of greenhouse gas emissions and therefore new development has the potential to increase this negative aspects. Omissions are also reflected in road transport. New development may involve an increase in energy usage but it also offers the opportunity to incorporate renewable energy and energy efficiency measures in new dwellings.	-	Industry is a source of greenhouse gas emissions and therefore new development has the potential to increase this negative aspects. Omissions are also reflected in road transport. New development may involve an increase in energy usage but it also offers the opportunity to incorporate renewable energy and energy efficiency measures in new dwellings.
14.Travel and Accessibility - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	- -	Additional employment land will generate new development and additional transport demands from both businesses and their work force. This option may result in a greater level of congestion that Option 2 as it brings forward a larger land area. However, given the number of B space jobs to 2033 the scale of increase is relatively small, the likelihood of it having a significant negative effect on existing congestion levels during peak hours is considered low. The NET Station and Robin Hood Line give alternative choice of travel but the majority of allocations are located some distance from the sites on Watnall	-	Additional employment land will generate new development and additional transport demands from both businesses and their work force. This option may result in a greater level of congestion that Option 2 as it brings forward a larger land area. However, given the number of B space jobs to 2033 the scale of increase is relatively small, the likelihood of it having a significant negative effect on existing congestion levels during peak hours is considered low. The NET Station and Robin Hood Line give alternative choice of travel but the majority of allocations are located some distance from the sites on Watnall Road. Rolls Royce has a role for Greater Nottingham and therefore will generate some in-commuting.	-	Additional employment land will generate new development and additional transport demands from both businesses and their work force. This option may result in a greater level of congestion that Option 2 as it brings forward a larger land area. However, given the number of B space jobs to 2033 the scale of increase is relatively small, the likelihood of it having a significant negative effect on existing congestion levels during peak hours is considered low. The NET Station and Robin Hood Line give alternative choice of travel but the majority of allocations are located some distance from the sites on Watnall Road. Rolls Royce has a role for Greater Nottingham and therefore will generate some in-commuting.

		Road. Rolls Royce has a role for Greater Nottingham and therefore will generate some in-commuting.				
15. Employment - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	++	Based on the evidence of the ELF Study and the LEP's anticipated projects this option would see a significant increase in jobs compared to the Alternative Option 1.	+	This option would see an increase in jobs but not to the same extent as the proposed Policy.	-	The Policy could potentially mean that employment sites are utilised for housing or other alternative uses which would have an adverse impact on the supply of employment land in relation to the evidence from the ELF Study. This would have a potential negative effect on jobs and result in increased out commuting.
16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	++	Based on the evidence of the ELF Study and the LEP's anticipated projects this option would see a significant increase in jobs and in the growth of businesses compared to the Alternative Option 1. It would also help to meet the LEP's aspirations set out in their Strategic Economic Plan. The Policy identifies employment sites which are important to the local economy.	+	Based on the evidence of the ELF Study and the LEP's anticipated projects this option would see a increase in jobs and in the growth of businesses. However, not to the same extent as the Policy and it is not anticipated to meet the LEP's aspirations set out in their Strategic Economic Plan. The Policy identifies employment sites which are important to the local economy.	-	The Policy could potentially mean that employment sites are utilised for housing or other alternative uses which would have an adverse impact on the supply of employment land in relation to the evidence from the ELF Study. This would have a potential negative effect on jobs and business growth and result in increased out commuting.
17. Town Centres - Increase the vitality and viability of Ashfield's town centres.	N	The choice of option is not expected to have a direct effect on this objective in relation to B space land.	N	The choice of option is not expected to have a direct effect on this objective in relation to B space land.	N	The choice of option is not expected to have a direct effect on this objective in relation to B space land.
Summary Policy Assessment against the Sustainability Objectives	Positive Effects <ul style="list-style-type: none"> It is anticipated to have positive economic effects by meeting the anticipated demand requirements of the Policy on Scenario for the Elf Study. As the allocations reflect largely brownfield sites or sites already partly developed there is a significantly positive effect for all options in relation to natural resources. 		Positive Effects <ul style="list-style-type: none"> The Option has a minor positive effect in relation to the economy compared to the Policy as it brings forward less employment land. As the allocations reflect largely brownfield sites or sites already partly developed there is a significantly positive effect for all options in relation to natural resources. 		Positive Effects <ul style="list-style-type: none"> As the allocations reflect largely brownfield sites or sites already partly developed there is a significantly positive effect for all options in relation to natural resources. There are a number of minor positive effects health, social impact, travel and including flooding where development at greenfield rates and the use of SuDS has the potential to reduce flood risk downstream. 	

	<ul style="list-style-type: none"> • There are a number of minor positive effects health, social impact and including flooding where development at greenfield rates and the use of SuDS has the potential to reduce flood risk downstream. <p>Negative Effects</p> <ul style="list-style-type: none"> • Travel & Accessibility is a significant negative effect reflecting the potential for increased congestion. • A number of minor negative effects have been identified, including air/noise pollution, water quality, waste and energy efficiency. However, a number of these assessments include a question mark identifies that for this Option an increase amount of land is allocated so there is the potential to have a more negative effect when compared against Alternative Option 2. <p>Uncertain Effects</p> <ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • There are a number of minor positive effects health, social impact, travel and including flooding where development at greenfield rates and the use of SuDS has the potential to reduce flood risk downstream. <p>Negative Effects</p> <ul style="list-style-type: none"> • A number of minor negative effects have been identified, including air/noise pollution, water quality, waste and energy efficiency. <p>Uncertain Effects</p> <ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • A further minor positive effect is identified in relation to the housing SA. <p>Negative Effects</p> <ul style="list-style-type: none"> • The Option has been identified as having a minor negative impact in relation to the economy as it will reduce the level of protection to the economic infrastructure of Hucknall • There are a number of minor positive effects health, social impact, travel and including flooding where development at greenfield rates and the use of SuDS has the potential to reduce flood risk downstream. <p>Uncertain Effects</p> <ul style="list-style-type: none"> • As the allocations reflect largely brownfield sites or sites already partly development there is a positive effect for all options. •
Conclusion	The Policy is based on the demand arising from the Policy-On Scenario from the ELF Study together with the Rolls Royce allocations also going to meet an element of the demand in the	The Policy is based on the demand arising from the Experian Baseline & Labour Supply Scenarios from the ELF Study together with the Rolls Royce allocations also going to meet an element of the demand in the	The NPPF stresses the importance of economic growth. A key aspect to this is the available of a supply of business units including a churn to allow for choice by businesses. The differential in values between housing land and employment

	<p>Greater Nottingham area. It has the greatest economic effects but also has the potential to have negative effects largely arising out of greater number of jobs and people travelling which has a negative impact on road congestion and greenhouse gases.</p>	<p>Greater Nottingham area. It has been identified as having minor positive economic effects as while it will meet Experian's baseline scenario it does not meet the LEP's aspirations for the Rolls Royce sites. By bringing forward less land it is anticipated to have a reduced impact on congestion.</p>	<p>land means that employment land is under pressure to be used for alternative uses when a building has reached the end of its economic life. In this context, the policy is considered to have a negative effect on the local economy as potentially it will allow for alternative uses of employment land which has been identifies as a key local resource and part of the economic infrastructure.</p> <p>The Policy only identifies key sites, other employment sites may come forward for alternative uses if it can be demonstrated there is a lack of demand or environmental issues.</p> <p>Alternative Option 2 is identified as having a minor positive effect on housing as there is the possibility that employment sites could be brought forward for housing.</p>
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Policy HA4: Hucknall's Green Infrastructure

Alternative Option: Rely on the National Planning Policy Framework

This is not considered to be a reasonable alternative as the NPPF (paragraph 114) states that '*Local planning authorities should set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure.*'

SA Objectives	Commentary (Including secondary, cumulative and synergistic effects)	
	Likely Effect	Policy HA4: Hucknall's Green Infrastructure
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	N	The policy is not considered to be directly relevant to this policy. However, the inclusion or enhancement of green infrastructure as a result of housing development may contribute to the creation of sustainable developments.
2. Health - To improve health and wellbeing and reduce health inequalities.	+	The policy seeks to protection and enhancement of green infrastructure and green spaces around Hucknall. This is likely to have an indirect positive effect upon the health and well-being of local residents, by encouraging active lifestyles.
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	N	The policy is not considered to be directly relevant to this policy. However, there may be cases where enhancements involve historic landscape or enhance the setting of an historic asset.
4. Community Safety - To improve community safety, reduce crime and the fear of crime.	N	The policy is not considered to be directly relevant to this objective
5. Social Inclusion Deprivation - To improve social inclusion and to close the gap between the most deprived areas	N	The policy is not considered to be directly relevant to this objective. However, there may be cases where enhanced routes enable improved access to local services and facilities.

and the rest of Ashfield.		
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	++	The policy seeks to enhance Strategic Corridors and Green Networks identified in the Green Infrastructure and Biodiversity Technical Paper. Through its application, the policy will help increase the green infrastructure network across the District, which in turn will help prevent habitat and wildlife corridor fragmentation; and help protect the District's biodiversity.
7. Landscape - To protect, enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	++	By seeking to enhance Strategic Corridors and Green Networks identified in the Green Infrastructure and Biodiversity Technical Paper, the policy will help maintain and enhance the District's landscape and encourage the inclusion of appropriate landscaping within development schemes.
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	+	Through the enhancement and protection of existing green corridors and networks, the policy will help reduce the loss of natural resources such as greenfield land and soils. Through enhancement of existing spaces, there may be the scope to improve the quality of these natural resources. Projects identified within the policy such as GI-3: Hucknall North – Bulwell and GI-7: Hucknall Calverton Railway involve the reuse of former railway lines, turning brownfield land into active green space.
9. Air & Noise Pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.	N	The policy is not considered to be directly relevant to this objective, however there may be enhancement to air pollution resulting from tree or shrub planting linked to the GI routes.
10. Water Quality - To conserve and improve water quality and quantity.	N	The policy is not considered to be directly relevant to this objective, however green infrastructure will in a site could form part of a SuDs system.
11. Waste - To minimise waste and increase	N	The policy is not considered to be directly relevant to this objective

the re-use and recycling of waste materials.		
12. Climate Change and Flood Risk - To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	+	<p>This policy approach has the potential to minimise harm from flooding and run-off through the creation of on-site green spaces and the enhancement green infrastructure within an around Hucknall that may aid with water run-off and/or retention to help mitigate the effects of flood on properties.</p> <p>On site GI also has the potential to form part of an on-site SuDs scheme.</p>
13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	N	The policy is not considered to be directly relevant to this objective
14. Travel and Accessibility - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	+	Green infrastructure corridors are expected to be multi-functional, offering cycle and pedestrian routes as an alternative choice to travel by car. Enhancing the GI network, may encourage great use of these assets, linking residents with key facilities.
15. Employment - To create high quality employment opportunities including opportunities for increased learning and skills to meet the needs of the District.	N	The policy is not considered to be directly relevant to this objective

16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	N	The policy is not considered to be directly relevant to this objective
17. Town Centres - Increase the vitality and viability of Ashfield's town centres.	N	The policy is not considered to be directly relevant to this objective
Summary Policy Assessment against the Sustainability Objectives	<p>Positive Effects</p> <ul style="list-style-type: none"> • Improve health and well-being. • Conserve, enhance and increase biodiversity levels and green/blue infrastructure. • Help protect the countryside and landscape appearance. • Potential to improve environmental quality in relation to soils and land. • Potential to minimise harm from flooding. • Improve travel choices, reducing the need to travel by car. <p>Negative Effects</p> <ul style="list-style-type: none"> • None identified. <p>Uncertain Effects</p> <ul style="list-style-type: none"> • None identified. 	
Conclusion	<p>Informed by the Green Infrastructure and Biodiversity Technical Paper, Policy HA4 aligns with the requirements of National Planning Policy Framework paragraph 114, setting out the strategic green routes, spaces and networks that future development will be able to help create, protect, enhance and manage in and around Hucknall.</p> <p>The approach outlined within the policy uses the evidence base, to ensure green infrastructure enhancements sought through the planning process will contribute to a strategic network, maximising their gains.</p>	

Policy SKA1: Sutton and Kirkby Town Centres

Alternative Option: Less prescriptive policy - all new development should support the vitality and viability of Sutton and Kirkby Town Centre

Section 2 of the NPPF outlines national policies related to town centre development. The policy provides guidance on what local planning authorities should consider and detail within their new local plans. The only area where the NPPF could be used to assess a planning application relates to impact assessments and sequential test in conjunction with an existing local plan. Policy SH1 details the local requirements related to these, as such is not consider an alternative option to this policy. Therefore, a comparison has been undertaken on a less prescriptive policy.

SA Objectives	Commentary (Including secondary, cumulative and synergistic effects)			
	Likely Effect	Policy SKA1: Sutton & Kirkby Town Centres	Likely Effect	<i>Less prescriptive policy - all new development should support the vitality and viability of Sutton and Kirkby Town Centres</i>
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	++	<p>Policy HA1 focuses on the enhancement of Sutton & Kirkby town centres, however it recognises the importance of diversifying the centre in order to aid its future vitality and viability. As part of this, the recognises the importance of supported appropriate residential development:</p> <p><i>2. Well designed development which improves the retail, leisure, tourism and cultural offer in the town centre will be encouraged. Residential development within the town centre will be considered favourably in appropriate locations where it does not undermine the main shopping function of the centre.</i></p> <p>This element of the policy aligns with paragraph 23 of the NPPF.</p>	+	<p>Residential uses are recognises by the NPPF paragraph 23 as having the potential to aid the vitality of town centres, as such a less prescriptive policy is likely to support residential development within the town centre. However, there may be less control over its location and design.</p>
2. Health - To improve health and wellbeing and reduce health inequalities.	+	<p>The Policy seeks to enhance Sutton & Kirkby town centres, strengthening its retail offer, supporting appropriate use diversification and enhancing the town centre environment.</p> <p>Through its application, the policy could help support improvements to health and well-being by creating a high quality environment, with a range of services and facilities</p>	+	<p>NPPF paragraph 23 recognises that community and leisure facilities contribute to the vitality of centres. As such, a less prescriptive policy is likely to support health related facilities within the town centre.</p>

		that could improve access to health services and food choices.		
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	+	<p>Policy HA1 recognises the importance of new development positively utilising and acknowledging the historic assets and character of the town:</p> <p><i>For Sutton, support will be given to appropriate developments within the defined town centre boundary which help deliver the Sutton Masterplan, <u>are well designed, enhance local distinctiveness, utilise and acknowledge heritage assets, promote vitality and viability, and reinforce its role as a sub-regional centre.</u></i></p> <p><i>For Kirkby, support will be given to appropriate development within the Primary Shopping Area which help deliver the Kirkby Masterplan, <u>are well designed, enhance local distinctiveness utilise and acknowledge heritage assets and support the vitality and viability of the District Centre.</u></i></p>	-	A less prescriptive policy which does not explicitly highlight the need to positively utilise and enhance the historic environment, could result in inappropriate development occurring that has a negative impact on the town's historic assets and character.
4. Community Safety - To improve community safety, reduce crime and the fear of crime.	+	Through the enhancement of Sutton & Kirkby town centres environment and continued diversification of appropriate town centre uses, the policy will create a safe town centre environment with day-long activity and well design spaces and buildings.	?	A less prescriptive policy that supports development which aids the vitality and viability of the town centre may have community safety benefits.
5. Social Inclusion Deprivation - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	+	Through the enhancement of Sutton & Kirkby town centres environment and continued diversification of appropriate town centre uses, the policy may help to increase the mix of housing across Sutton & Kirkby and enhance the provision of services and facilities available to Sutton & Kirkby's residents.	?	A less prescriptive policy that supports development which aids the vitality and viability of the town centre may have social inclusion benefits.
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and	N	The policy is not considered to be directly relevant to this objective	N	The policy is not considered to be directly relevant to this objective

Green & Blue Infrastructure				
7. Landscape - To protect, enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	+	The policy will seek to ensure future development acknowledges and enhances the townscape of Sutton & Kirkby, by utilising and acknowledging its historic character and applying high quality design.	?	A less prescriptive policy that supports development which aids the vitality and viability of the town centre may have a positive impact on the town's streetscape, but equally without the requirement for high quality design and acknowledgment of the historic character, development may have a negative impact on the townscape.
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	N	The policy is not considered to be directly relevant to this objective	N	The policy is not considered to be directly relevant to this objective
9. Air & Noise Pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.	N	The policy is not considered to be directly relevant to this objective	N	The policy is not considered to be directly relevant to this objective
10. Water Quality - To conserve and improve water quality and quantity.	N	The policy is not considered to be directly relevant to this objective	N	The policy is not considered to be directly relevant to this objective
11. Waste - To minimise waste and increase the re-use and recycling of waste materials.	N	The policy is not considered to be directly relevant to this objective	N	The policy is not considered to be directly relevant to this objective
12. Climate Change and Flood Risk - To adapt to climate change by	N	The policy is not considered to be directly relevant to this objective	N	The policy is not considered to be directly relevant to this objective

reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.				
13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	N	The policy is not considered to be directly relevant to this objective	N	The policy is not considered to be directly relevant to this objective
14. Travel and Accessibility - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	N	The policy is not considered to be directly relevant to this objective. However, it is acknowledged that by enhancing the facilities and services located within Sutton & Kirkby, may enable residents to travel less to access goods and services.	N	The policy is not considered to be directly relevant to this objective. However, it is acknowledged that by enhancing the facilities and services located within Sutton & Kirkby, may enable residents to travel less to access goods and services.
15. Employment - To create high quality employment opportunities including opportunities for increased learning and skills to meet the needs of the District.	+	The policy seeks to help sustain the future of Sutton & Kirkby town centre by strengthening the town's retail provision and allowing appropriate use diversification that aids vitality and viability. By supporting business growth within the town centre, the policy will help increase employment opportunities within Sutton & Kirkby.	+	A less prescriptive policy that supports development which aids the vitality and viability is likely to have a positive impact on employment opportunities within the town centre.
16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	+	The policy seeks to help sustain the future of Sutton & Kirkby town centre by strengthening the town's retail provision and allowing appropriate use diversification that aids vitality and viability. This approach is considered to help support business development in a range of town centres uses that will have a positive impact on the local economy.	+	A less prescriptive policy that supports development which aids the vitality and viability is likely to have a positive impact on the local economy.

17. Town Centres - Increase the vitality and viability of Ashfield's town centres.	<div>++</div> <p>The primary role of policy HA1 is to improve the vitality and viability of Sutton & Kirkby town centres, and strengthen their role as a Sub-Regional and District centre. The policy links with the town centre masterplan, to help realise the projects identified within this evidence base, which could aid its enhancement.</p> <p>The policy defined a town centre boundary and primary and secondary shopping frontages, which will be used to guide development and uses to the most appropriate locations.</p>	<div>+</div> <p>A less prescriptive policy that supports development that will aid the vitality and viability of the centre, will benefit the town. However, it does not allocate the town centre boundary or the primary and secondary frontage that can be used to help guide development to the most appropriate locations. It would also lack detail that could steer the design of future development.</p>
Summary Policy Assessment against the Sustainability Objectives	<p>Positive Effects</p> <ul style="list-style-type: none"> • Contribute to the District's housing supply • Help improve health and well-being • Help project and enhance the historic environment • Aid community safety • Support social inclusion • Aid townscape enhancement • Support employment opportunities • Aid the economy • Support town centres <p>Negative Effects</p> <ul style="list-style-type: none"> • None identified. <p>Uncertain Effects</p> <ul style="list-style-type: none"> • None identified. 	<p>Positive Effects</p> <ul style="list-style-type: none"> • Contribute to the District's housing supply • Help improve health and well-being • Support employment opportunities • Aid the economy • Support town centres <p>Negative Effects</p> <ul style="list-style-type: none"> • Historic Environment <p>Uncertain Effects</p> <ul style="list-style-type: none"> • Community Safety • Social Inclusion • Landscape
Conclusion	<p>Policy HA1 aligns with the requirements of NPPF paragraph 23, recognising the importance vibrant and viable town centres play in creating sustainable communities. In doing so it supports appropriate use diversification within the town centres, recognises the importance of high quality design and historic assets, links to the town centre masterplans and allocates a town centre</p>	<p>The alternative policy option would seek to ensure that all future development positively contributes to the vitality and viability of Sutton and Kirkby town centres.</p> <p>However, it lacks sufficient detailed criteria to ensure development successfully acknowledges the distinct and/or historic character of a centre, through a high quality considered design. The policy also fails to fully</p>

	<p>boundary with accompanying primary and secondary frontages.</p> <p>Applying a less prescriptive policy that merely focuses on all new developments supporting the vitality and viability of Sutton & Kirkby Town Centre's, may help the town development, but without the level of guidance detailed with policy HA1 and that required by the NPPF, there will be limited ability to guide and steer development to collectively benefit the town centres as a whole.</p> <p>Overall, the approach detailed within Policy HA1 is considered to be the most appropriate and sustainable method of guiding future development within Sutton & Kirkby town centres, in line with the NPPF.</p>	<p>align with the requirements of NPPF paragraph 23, specifically the designation of a town centre and its accompanying primary and secondary frontages.</p> <p>Overall, it is considered that this policy alternative would not guide development within Sutton & Kirkby town centres sufficiently to ensure maximise benefit to the centres.</p>
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Policy SKAP2: Sutton-in-Ashfield and Kirkby-in-Ashfield Economy and Jobs

The Policy needs to be seen in the context of the SA of Employment Spatial Options and the decision to take forward Option 5 reflecting approximately 80 ha of land (estimated developable area) based on existing employment allocation and planning permissions. The Policy and the Alternative Options look to promote tourism and to adopt a supportive approach to business growth in the villages which is reflective of the requirements in the NPPF.

The Policy SKAP2 reflects the Policy-On/Labour Supply Scenario from the ELF Study. It identifies Locally Significant Business Areas.

Alternative Option 1: Additional employment allocations in Hucknall, less in Sutton & Kirkby.
The option is to allocate additional sites in Hucknall. It identifies Locally Significant Business Areas.

Alternative Option 2: Policy amended not to identify any significant employment areas.
The option could reflect the level of demand for the Policy or Alternative Option 1 but does not have any Locally Significant Business Areas identified.

Alternative Option 3: Employment locations defined by the market
Not to allocate employment land but have a flexible approach to countryside locations which allows for employment development in these locations and let the market to decide what locations should be brought forward. This is not considered a reasonable alternative as it is not compliant with the NPPF because it would not “meet anticipated needs over the plan period” (Para 21, 2nd bullet)

SA Objectives	Commentary (Including secondary, cumulative and synergistic effects)					
	Likely Effect	Policy SPSK2 Economy & Jobs:	Likely Effect	Alternative Option 1: Additional employment allocations in Hucknall, less in Sutton & Kirkby.	Likely Effect	Alternative Option 2: Policy amended not to identify any significant employment areas.
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	N	There is no clear relationship between this policy and this SA objective.	N	There is no clear relationship between this policy and this SA objective.	+	Having no significant employment areas means that there have less protection for future employment use on these sites. Dependent on locality and neighbouring uses, this could have a potential to means that some sites could be utilised for housing. However, in the context of the ELF Study it is not anticipated to have a significant positive effect.
2. Health - To improve health and wellbeing and reduce health inequalities.	+	The Option is likely to have a minor positive effect on this objective as it is considered that the provision of increase employment can have indirect health benefits.	+	The Option is likely to have a minor positive effect on this objective as it is considered that the provision of increase employment can have indirect health benefits. While this option potentially brings forward a smaller area the difference with regard to this SA is not considered to be significant.	+	The Option is likely to have a minor positive effect on this objective as it is considered that the provision of increase employment can have indirect health benefits.
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	N	Commercial development has the potential to impact on the setting of historical assets. However, the allocations are not expected to have an effect on this objective.	N	Commercial development has the potential to impact on the setting of historical assets. However, the allocations are not expected to have an effect on this objective.	N	Commercial development has the potential to impact on the setting of historical assets. However, the allocations are not expected to have an effect on this objective.
4. Community Safety - To improve community safety, reduce crime and the fear of crime.	N	It is recognised that the provision of employment land in order to provide for jobs, and improving access to education and skills development, could have an indirect positive effect on crime. However, it is not considered that this would justify a minor positive effect	N	It is recognised that the provision of employment land in order to provide for jobs, and improving access to education and skills development, could have an indirect positive effect on crime. However, it is not considered that this would justify a minor positive effect	N	It is recognised that the provision of employment land in order to provide for jobs, and improving access to education and skills development, could have an indirect positive effect on crime. However, it is not considered that this would justify a minor positive effect
5. Social Inclusion Deprivation - To improve social	+	There is potential for employment sites to lead to positive effects on poverty and social exclusion,	+	There is potential for employment sites to lead to positive effects on poverty and social exclusion, where they are	+	There is potential for employment sites to lead to positive effects on poverty and social exclusion, where they are located in areas

inclusion and to close the gap between the most deprived areas and the rest of Ashfield.		where they are located in areas most affected by deprivation. The allocations are anticipated to be within 800 m of an area which is within the 25% most deprived areas in England based on the 2010 Index of Multiple Deprivation (IMD). This has been scored higher than Alternative Option 1 as more jobs may be created by the higher level of allocations.		located in areas most affected by deprivation. The allocations are anticipated to be within 800 m of an area which is within the 25% most deprived areas in England based on the 2010 Index of Multiple Deprivation (IMD).		most affected by deprivation. The allocations are anticipated to be within 800 m of an area which is within the 25% most deprived areas in England based on the 2010 Index of Multiple Deprivation (IMD). This has been scored higher than Alternative Option 1 as more jobs may be created by the higher level of allocations.
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	N	All the sites are either partly developed and/or have planning permission. Some sites with planning permission include Local Wildlife Site but this will have been fully considered as part of the planning process. The protection of sites is not anticipated to impact on this SA.	N	All the sites are either partly developed and/or have planning permission. Some sites with planning permission include Local Wildlife Site but this will have been fully considered as part of the planning process. The protection of sites is not anticipated to impact on this SA.	N	All the sites are either partly developed and/or have planning permission. Some sites with planning permission include Local Wildlife Site but this will have been fully considered as part of the planning process. The protection of sites is not anticipated to impact on this SA.
7. Landscape - To protect enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	N	Existing allocated employment sites and planning permissions are located within the urban boundary as defined by the Ashfield Local Plan Review 2002. In this context the landscape impact is regarded as neutral.	?	Existing allocated employment sites and planning permissions are located within the urban boundary as defined by the Ashfield Local Plan Review 2002. In this context the landscape impact is regarded as neutral. However, if there was a significant increase in allocations in Hucknall this may necessitate allocating land outside the settlement boundaries and potentially impacting on landscape.	N	Existing allocated employment sites and planning permissions are located within the urban boundary as defined by the Ashfield Local Plan Review 2002. In this context the landscape impact is regarded as neutral.
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	++	Existing allocated employment sites and planning permissions are located within the urban boundary as defined by the Ashfield Local Plan Review 2002 or on already partly developed industrial sites and bring forward brownfield land.	?	Existing allocated employment sites and planning permissions are located within the urban boundary as defined by the Ashfield Local Plan Review 2002 or on already partly developed industrial sites and bring forward brownfield land. However, if there was a significant increase in allocations in Hucknall this may	++	Existing allocated employment sites and planning permissions are located within the urban boundary as defined by the Ashfield Local Plan Review 2002 or on already partly developed industrial sites and bring forward brownfield land.

				necessitate allocating land outside the settlement boundaries and potentially impacting on landscape.		
9. Air & Noise Pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.	-	Ashfield Transport Assessment identifies there will be increased congestion regardless of the level of development but development increases the pressures on the road network. There will need to be improvements to road junctions and traffic management measures. Consequently, it can be anticipated that there will be a negative impact on greenhouse gas emissions, which are likely to increase with the number of developments. For all the options here is potentially limited travel choice in terms of bus or other forms of public transport.	-	Ashfield Transport Assessment identifies there will be increased congestion regardless of the level of development but development increases the pressures on the road network. There will need to be improvements to road junctions and traffic management measures. Consequently, it can be anticipated that there will be a negative impact on greenhouse gas emissions, which are likely to increase with the number of developments. For all the options here is potentially limited travel choice in terms of bus or other forms of public transport.	-	Ashfield Transport Assessment identifies there will be increased congestion regardless of the level of development but development increases the pressures on the road network. There will need to be improvements to road junctions and traffic management measures. Consequently, it can be anticipated that there will be a negative impact on greenhouse gas emissions, which are likely to increase with the number of developments. For all the options here is potentially limited travel choice in terms of bus or other forms of public transport.
10. Water Quality - To conserve and improve water quality and quantity.	-	The effects of employment development on water consumption are uncertain, although there will be an overall net increase of demand as a result of new development. All options having the potential to have an minor adverse impact in relation to water efficiency and water quality.	-	The effects of employment development on water consumption are uncertain, although there will be an overall net increase of demand as a result of new development. All options having the potential to have an minor adverse impact in relation to water efficiency and water quality.	-	The effects of employment development on water consumption are uncertain, although there will be an overall net increase of demand as a result of new development. All options having the potential to have an minor adverse impact in relation to water efficiency and water quality.
11. Waste - To minimise waste and increase the re-use and recycling of waste materials.	-	Business will produce waste which it is assumed will go to landfill but the specific impact may depend on arrangements for recycling and composting. In this context all options have been identified as a negative effect.	-	Business will produce waste which it is assumed will go to landfill but the specific impact may depend on arrangements for recycling and composting. In this context all options have been identified as a negative effect.	-	Business will produce waste which it is assumed will go to landfill but the specific impact may depend on arrangements for recycling and composting. In this context all options have been identified as a negative effect.
12. Climate Change and Flood Risk - To adapt to climate change by reducing and manage	-	Flooding is not anticipated to be a substantive issue in relation to employment allocations and submissions. However, unlike Huckanll a substantive risk has not	?	Hucknall is where the catchment of the River Leen is sensitive to surface water with flooding in both Hucknall and down-stream in Nottingham. While development of brownfield site would be expected to reduce run-off	-	Flooding is not anticipated to be a substantive issue in relation to employment allocations and submissions. However, unlike Huckanll a substantive risk has not been identified and run-off rates will be required to be at brownfield sites or less. Sites may be subject

the risk of flooding and the resulting detriment to people, property and the environment.		been identified and run-off rates will be required to be at brownfield sites or less. Sites may be subject to surface water flooding but this can be mitigated through the use of SuDS		rates to greenfield rates & would be expected to utilise SuDS. However, this does not mean that it is desirable to increase employment development in Hucknall to simply reduce flood risk.		to surface water flooding but this can be mitigated through the use of SuDS.
13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	-	Industry is a source of greenhouse gas emissions and therefore new development has the potential to increase this negative aspects. Omissions are also reflected in road transport. New development may involve an increase in energy usage but it also offers the opportunity to incorporate renewable energy and energy efficiency measures in new dwellings.	-	Industry is a source of greenhouse gas emissions and therefore new development has the potential to increase this negative aspects. Omissions are also reflected in road transport. New development may involve an increase in energy usage but it also offers the opportunity to incorporate renewable energy and energy efficiency measures in new dwellings.	-	Industry is a source of greenhouse gas emissions and therefore new development has the potential to increase this negative aspects. Omissions are also reflected in road transport. New development may involve an increase in energy usage but it also offers the opportunity to incorporate renewable energy and energy efficiency measures in new dwellings.
14. Travel and Accessibility - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	--	Additional employment land will generate new development and additional transport demands from both businesses and their work force. This option may result in a greater level of congestion that Option 2 as it brings forward a larger land area. However, given the number of B space jobs to 2033 the scale of increase is relatively small, the likelihood of it having a significant negative effect on existing congestion levels during peak hours is considered low.	--	Additional employment land will generate new development and additional transport demands from both businesses and their work force. This option may result in a greater level of congestion that Option 2 as it brings forward a larger land area. However, given the number of B space jobs to 2033 the scale of increase is relatively small, the likelihood of it having a significant negative effect on existing congestion levels during peak hours is considered low. The impact is uncertain as it will depend on whether additional land is allocated in Hucknall and to what extent. However, this will add to issues of traffic congestion and greenhouse gases in the area.	--	Additional employment land will generate new development and additional transport demands from both businesses and their work force. This option may result in a greater level of congestion that Option 2 as it brings forward a larger land area. However, given the number of B space jobs to 2033 the scale of increase is relatively small, the likelihood of it having a significant negative effect on existing congestion levels during peak hours is considered low.
15. Employment - To create high quality employment opportunities including opportunities for	++	Based on the evidence of the ELF Study and the LEP's anticipated projects this option would see a significant increase in jobs compared to the Alternative Option 1.	++	This option would see an increase in jobs but not to the same extent as the proposed Policy.	-	The Policy could potentially mean that employment sites are utilised for housing or other alternative uses which would have an adverse impact on the supply of employment land in relation to the evidence from the ELF Study. This would have a potential negative

increased learn and skills to meet the needs of the District.					effect on jobs and result in increased out commuting.
16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	++	Based on the evidence of the ELF Study and the LEP's anticipated projects this option would see a significant increase in jobs and in the growth of businesses. It would also help to meet the LEP's aspirations set out in their Strategic Economic Plan. The Policy identifies employment sites which are important to the local economy.	++	Based on the evidence of the ELF Study and the LEP's anticipated projects this option would see a increase in jobs and in the growth of businesses. However, not to the same extent as the Policy and it is not anticipated to meet the LEP's aspirations set out in their Strategic Economic Plan. The Policy identifies employment sites which are important to the local economy.	- The Policy could potentially mean that employment sites are utilised for housing or other alternative uses which would have an adverse impact on the supply of employment land in relation to the evidence from the ELF Study. This would have a potential negative effect on jobs and business growth and result in increased out commuting.
17. Town Centres - Increase the vitality and viability of Ashfield's town centres.	N	The choice of option is not expected to have a direct effect on this objective in relation to B space land.	N	The choice of option is not expected to have a direct effect on this objective in relation to B space land.	N The choice of option is not expected to have a direct effect on this objective in relation to B space land.
Summary Policy Assessment against the Sustainability Objectives	Positive Effects <ul style="list-style-type: none"> It is anticipated to have positive economic effects by meeting the anticipated demand requirements of the Policy on Scenario for the ELF Study. As the allocations reflect largely brownfield sites or sites already partly developed there is a significantly positive effect in relation to natural resources. There are a number of minor positive effects health, social impact and including flooding where development at greenfield rates and the use of SuDS has the potential to reduce flood risk downstream. 		Positive Effects <ul style="list-style-type: none"> The Option has a significant positive effect in relation to the economy compared to the Policy as it brings forward less employment land. There are a number of minor positive effects health, social impact, travel and including flooding where development at greenfield rates and the use of SuDS has the potential to reduce flood risk downstream. Negative Effects <ul style="list-style-type: none"> A number of minor negative effects have been identified, including air/noise pollution, water quality, waste and energy efficiency. 		Positive Effects <ul style="list-style-type: none"> As the allocations reflect largely brownfield sites or sites already partly developed there is a significant positive effect for all options. There are a number of minor positive effects health, social impact, travel and including flooding where development at greenfield rates and the use of SuDS has the potential to reduce flood risk downstream. A further minor positive effect is identified in relation to the housing SA. Negative Effects <ul style="list-style-type: none"> The Option has been identified as having a minor negative impact in relation to the economy as it will reduce

	<p>Negative Effects</p> <ul style="list-style-type: none"> • Travel & Accessibility is a significant negative effect reflecting the potential for increased congestion. • A number of minor negative effects have been identified, including air/noise pollution, water quality, waste and energy efficiency. However, a number of these assessments include a question mark identifies that for this Option an increase amount of land is allocated so there is the potential to have a more negative effect when compared against Alternative Option 2. <p>Uncertain Effects</p> <ul style="list-style-type: none"> • 	<p>Uncertain Effects</p> <ul style="list-style-type: none"> • The Option has uncertain effects in relation to landscape, natural resources and flooding. 	<p>the level of protection to the economic infrastructure of Hucknall</p> <ul style="list-style-type: none"> • There are a number of minor positive effects health, social impact, travel and including flooding where development at greenfield rates and the use of SuDS has the potential to reduce flood risk downstream. <p>Uncertain Effects</p>
Conclusion	<p>The Policy is based on the demand arising from the Policy-On/labour supply Scenario from the ELF Study. It has the greatest economic effects but also has the potential to have negative effects largely arising out of greater number of jobs and people travelling which has a negative impact on road congestion and greenhouse gases.</p>	<p>The possibility of allocating additional employment land in Hucknall can be seen to have positive impacts in relation to economic effects. However, this has to be seen in the context of the significantly negative impact in terms of travel and accessibility and it also raised uncertain effects in relation to landscape natural resources and flooding. Dependent on the level of allocations proposed this would potentially have negative impacts in relation to these SA objectives.</p>	<p>The NPPF stresses the importance of economic growth. A key aspect to this is the available of a supply of business units including a churn to allow for choice by businesses. The differential in values between housing land and employment land means that employment land is under pressure to be used for alternative uses when a building has reached the end of its economic life. In this context, the policy is considered to have a negative effect on the local economy as potentially it will allow for alternative uses of employment land which</p>

			<p>has been identifies as a key local resource and part of the economic infrastructure.</p> <p>The Policy only identifies key sites, other employment sites may come forward for alternative uses if it can be demonstrated there is a lack of demand or environmental issues.</p> <p>Alternative Option 2 is identified as having a minor positive effect on housing as there is the possibility that employment sites could be brought forward for housing.</p>
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Policy SKA4: Sutton and Kirkby's Green Infrastructure

Alternative Option: Rely on the National Planning Policy Framework

This is not considered to be a reasonable alternative as the NPPF (paragraph 114) states that '*Local planning authorities should set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure.*'

SA Objectives	Commentary (Including secondary, cumulative and synergistic effects)	
	Likely Effect	Policy SKA4: Sutton and Kirkby's Green Infrastructure
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	N	The policy is not considered to be directly relevant to this policy. However, the inclusion or enhancement of green infrastructure as a result of housing development may contribute to the creation of sustainable developments.
2. Health - To improve health and wellbeing and reduce health inequalities.	+	The policy seeks to protection and enhancement of green infrastructure and green spaces around Sutton and Kirkby. This is likely to have an indirect positive effect upon the health and well-being of local residents, by encouraging active lifestyles.
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	N	The policy is not considered to be directly relevant to this policy. However, there may be cases where enhancements involve historic landscape or enhance the setting of an historic asset.
4. Community Safety - To improve community safety, reduce crime and the fear of crime.	N	The policy is not considered to be directly relevant to this objective
5. Social Inclusion Deprivation - To improve social inclusion and to close the gap between the most deprived areas	N	The policy is not considered to be directly relevant to this objective. However, there may be cases where enhanced routes enable improved access to local services and facilities.

and the rest of Ashfield.		
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	++	The policy seeks to enhance Strategic Corridors and Green Networks identified in the Green Infrastructure and Biodiversity Technical Paper. Through its application, the policy will help increase the green infrastructure network across the District, which in turn will help prevent habitat and wildlife corridor fragmentation; and help protect the District's biodiversity.
7. Landscape - To protect, enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	++	By seeking to enhance Strategic Corridors and Green Networks identified in the Green Infrastructure and Biodiversity Technical Paper, the policy will help maintain and enhance the District's landscape and encourage the inclusion of appropriate landscaping within development schemes.
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	+	Through the enhancement and protection of existing green corridors and networks, the policy will help reduce the loss of natural resources such as greenfield land and soils. Through enhancement of existing spaces, there may be the scope to improve the quality of these natural resources. Projects identified within the policy such as GI-15: Brierley Forest Park to Portland Park, which seeks to secure access to the disused railway line between Kirkby and Nunn Brook, Huthwaite, turning brownfield land into active green space.
9. Air & Noise Pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.	N	The policy is not considered to be directly relevant to this objective, however there may be enhancement to air pollution resulting from tree or shrub planting linked to the GI routes.
10. Water Quality - To conserve and improve water quality and quantity.	N	The policy is not considered to be directly relevant to this objective, however green infrastructure will in a site could form part of a SuDs system.
11. Waste - To minimise waste and increase	N	The policy is not considered to be directly relevant to this objective

the re-use and recycling of waste materials.		
12. Climate Change and Flood Risk - To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	+	<p>This policy approach has the potential to minimise harm from flooding and run-off through the creation of on-site green spaces and the enhancement green infrastructure within an around Sutton and Kirkbyl that may aid with water run-off and/or retention to help mitigate the effects of flood on properties.</p> <p>On site GI also has the potential to form part of an on-site SuDs scheme.</p>
13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	N	The policy is not considered to be directly relevant to this objective
14. Travel and Accessibility - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	+	Green infrastructure corridors are expected to be multi-functional, offering cycle and pedestrian routes as an alternative choice to travel by car. Enhancing the GI network, may encourage great use of these assets, linking residents with key facilities.
15. Employment - To create high quality employment opportunities including opportunities for increased learning and skills to meet the needs of the District.	N	The policy is not considered to be directly relevant to this objective

16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	N	The policy is not considered to be directly relevant to this objective
17. Town Centres - Increase the vitality and viability of Ashfield's town centres.	N	The policy is not considered to be directly relevant to this objective
Summary Policy Assessment against the Sustainability Objectives	<p>Positive Effects</p> <ul style="list-style-type: none"> • Improve health and well-being. • Conserve, enhance and increase biodiversity levels and green/blue infrastructure. • Help protect the countryside and landscape appearance. • Potential to improve environmental quality in relation to soils and land. • Potential to minimise harm from flooding. • Improve travel choices, reducing the need to travel by car. <p>Negative Effects</p> <ul style="list-style-type: none"> • None identified. <p>Uncertain Effects</p> <ul style="list-style-type: none"> • None identified. 	
Conclusion	<p>Informed by the Green Infrastructure and Biodiversity Technical Paper, Policy HA4 aligns with the requirements of National Planning Policy Framework paragraph 114, setting out the strategic green routes, spaces and networks that future development will be able to help create, protect, enhance and manage in and around Sutton and Kirkby.</p> <p>The approach outlined within the policy uses the evidence base, to ensure green infrastructure enhancements sought through the planning process will contribute to a strategic network, maximising their gains.</p>	

Policy RAP1: Selston, Jacksdale, Bagthorpe and Underwood Economy and Jobs

The Policy needs to be seen in the context of the SA of Employment Spatial Options and the decision to take forward Option 5 reflecting approximately 80 ha of land (estimated developable area) based on existing employment allocation and planning permissions.

The Policy RAP1 reflects that there is no evidence base for employment sites to be allocated in the Rural Area. It protects exiting employment sites and business from transferring into alternative uses. The Policy and the Alternative Options look to promote tourism and to adopt a supportive approach to business growth in the villages which is reflective of the requirements in the NPPF.

Alternative Option 1 is based on providing employment allocations in The Rural Area. However, the sites allocation are not anticipated to be of a significant size in the context of the nature of the area. It looks to protect exiting employment sites and business from transferring into alternative uses

Alternative Option 2 could reflect the level of demand for the Policy or Alternative Option 1 but does not protect exiting employment sites and business from transferring into alternative uses

Alternative Option 3: Employment locations defined by the market

Not to allocate employment land but have a flexible approach to countryside locations which allows for employment development in these locations and let the market to decide what locations should be brought forward. This is not considered a reasonable alternative as it is not compliant with the NPPF because it would not “meet anticipated needs over the plan period” (Para 21, 2nd bullet) and the countryside is identified as part of the Nottingham and Derby Green Belt where the boundary of the Green Belt can only be amended in exceptional circumstances.

A Objectives	Commentary					
	Likely Effect	Policy SPV Economy & Jobs:	Likely Effect	Alternative Option 1: Allocate employment sites in the Rural Area.	Likely Effect	Alternative Option 2: Not to protect employment sites in the Rural Area.
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	N	There is no clear relationship between this policy and this SA objective.	N	There is no clear relationship between this policy and this SA objective.	+	If employment sites were no protected there is an increased potential for the loss of these sites to alternative uses. Dependent on locality and neighbouring uses, this could have a potential to means that some sites could be utilised for housing.
2. Health - To improve health and wellbeing and reduce health inequalities.	+	The Option is likely to have a minor positive effect on this objective as it is considered that the provision of employment can have indirect health benefits.	+	The Option is likely to have a minor positive effect on this objective as it is considered that the provision of increase employment can have indirect health benefits.	+	The Option is likely to have a minor positive effect on this objective as it is considered that the provision of increase employment can have indirect health benefits.
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	N	Commercial development has the potential to impact on the setting of historical assets. However, the allocations are not expected to have an effect on this objective.	N	Commercial development has the potential to impact on the setting of historical assets. However, the allocations are not expected to have an effect on this objective.	N	Commercial development has the potential to impact on the setting of historical assets. However, the allocations are not expected to have an effect on this objective.
4. Community Safety - To improve community safety, reduce crime and the fear of crime.	N	There is no clear relationship between this policy and this SA objective.	N	There is no clear relationship between this policy and this SA objective.	N	There is no clear relationship between this policy and this SA objective.
5. Social Inclusion Deprivation - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	N	The Policy is not anticipate to have a clear effect on this SA objective	N	The Policy is not anticipate to have a clear effect on this SA objective	N	The Policy is not anticipate to have a clear effect on this SA objective
6. Biodiversity & Green Infrastructure - To	+	As no sites are allocated this will have an impact on this SA objective. Even if sites had been	N	The effect will depend on what allocated sites are brought forward and could be either a significant or	N	As no sites are allocated this will not have an impact on this SA objective.

conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure		allocated they would not have been allocated on sites which are designated, but it could have resulted in a more general negative impact on biodiversity.		minor positive effect. However, give the size of any allocation it is not anticipated that land would be allocated where it impacts on protected sites.		
7. Landscape - To protect enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	++	As no sites are allocated this has a significant positive impact on this SA objective	-	The effect will depend on what allocated sites are brought forward and could be either a significant or minor positive effect. However, any allocation is anticipated to beyond the existing settlement boundaries and therefore is likely to impact on the landscape	+	As no sites are allocated this has a minor positive impact on this SA objective
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	++	As no sites are allocated this has a significant positive impact on this SA objective.	-	The effect will depend on what allocated sites are brought forward and could be either a significant or minor positive effect. However, any allocation is anticipated to beyond the existing settlement boundaries and therefore is likely to impact on greenfield sites	n	As no sites are allocated this has a minor positive impact on this SA objective.
9. Air & Noise Pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.	N	As no sites are allocated this has a minor significant effect.	N	Allocations of sites has the potential to increase traffic flows, however, given the size of any site this is likely to be minimal	N	As no sites are allocated this has a minor significant effect.
10. Water Quality - To conserve and improve water quality and quantity.	N	As no sites are allocated this will not have an impact on this SA objective.	N	The size of any allocations means that any impact on water efficiency or quality is likely to be minimal.	N	As no sites are allocated this will not have an impact on this SA objective.
11. Waste - To minimise waste and increase the re-use and recycling of waste materials.	N	As no sites are allocated this will not have an impact on this SA objective.	N	The size of any allocations means that any impact on waste is likely to be minimal.	N	As no sites are allocated this will not have an impact on this SA objective.

12. Climate Change and Flood Risk - To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	N	As no sites are allocated this will not have an impact on this SA objective.	N	The size of any allocations means that any impact on flooding is likely to be minimal. An allocation would avoid land which is in Flood Zone 2 or 3.	N	As no sites are allocated this will not have an impact on this SA objective.
13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	N	As no sites are allocated this will not have an impact on this SA objective.	N	The size of any allocations means that any impact on energy efficiency is likely to be minimal.	N	As no sites are allocated this will not have an impact on this SA objective.
14. Travel and Accessibility - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	N	As no sites are allocated this will not have an impact on this SA objective.	N	The size of any allocations means that any impact on travel and accessibility is likely to be minimal.	N	As no sites are allocated this will not have an impact on this SA objective.
15. Employment - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	+	It is anticipated that the policy will protect jobs in The Rurals. However, for the reason outlined in the SA Document it is not considered that there is evidence to support the allocation of sites in this area.	+	The allocation of a site will only have a greater benefit that the existing Policy if the site is developed. There is no evidence to support a demand for the allocation of an employment site in the area.	-	The Policy could potentially mean that employment sites are utilised for housing or other alternative uses which would have an adverse impact on the supply of employment land in the area. This would have a potential negative effect on jobs and result in increased out commuting.
16. Economy – To improve the efficiency, competitiveness and	+	It is anticipated that the policy will protect jobs in The Rurals. However, for the reason outlined in the SA Document it is not considered that there is evidence	+	The allocation of a site will only have a greater benefit that the existing Policy is it is developed. There is no evidence to support a demand for the allocation of an employment site in the area.	-	The Policy could potentially mean that employment sites are utilised for housing or other alternative uses which would have an adverse impact on the supply of employment land in the area. This would have a potential

adaptability of the local economy.		to support the allocation of sites in this area.			negative effect on jobs and result in increased out commuting.
17. Town Centres - Increase the vitality and viability of Ashfield's town centres.	N	The choice of option is not expected to have a direct effect on this objective in relation to B space land.	N	The choice of option is not expected to have a direct effect on this objective in relation to B space land.	N The choice of option is not expected to have a direct effect on this objective in relation to B space land.
Summary Policy Assessment against the Sustainability Objectives	Positive Effects <ul style="list-style-type: none"> It is anticipated that the policy will have a positive effect in terms of the local economy. As it does not allocate any sites this will have a minor positive impact in relation to landscape and natural resources. Negative Effects Uncertain Effects		Positive Effects <ul style="list-style-type: none"> It is anticipated that the policy will have a positive effect in terms of the local economy. Negative Effects <ul style="list-style-type: none"> As it allocates one or more sites this will have a minor negative effect in relation to landscape and natural resources. Uncertain Effects		Positive Effects <ul style="list-style-type: none"> It is anticipated that the policy will have a positive effect in terms of the local economy. A further minor positive effect is identified in relation to the housing SA. Negative Effects It is anticipated to have a potential negative impact in relation to the local economy and employment. Uncertain Effects
Conclusion	The Policy supports business development in the Rural Areas. However, it recognises that the Council has no evidence to support allocating a site within the Rurals.		The Option looks at the potential impact of allocating a site. It is not considered that there is evidence to support an employment allocation. By necessity, any site(s) would be outside the boundaries of the settlements and be in the Green Belt.		The differential in values between housing land and employment land means that employment land is under pressure to be used for alternative uses when a building has reached the end of its economic life. In this context, the alternative option is considered to have a negative effect on the local economy as potentially it will allow for alternative uses of employment land. Within The Rurals it is recognised that there are limited employment sites and, therefore it is important that they are retained to provide employment opportunities. Alternative Option 2 is identified as having a minor positive effect on housing as there is

			the possibility that employment sites could be brought forward for housing.
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Policy RA4: Rurals Green Infrastructure

Alternative Option: Rely on the National Planning Policy Framework

This is not considered to be a reasonable alternative as the NPPF (paragraph 114) states that ‘*Local planning authorities should set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure.*’

SA Objectives	Commentary (Including secondary, cumulative and synergistic effects)	
	Likely Effect	Policy RA4: The Rurals Green Infrastructure
1. Housing - To ensure that the housing stock meets the housing needs of Ashfield.	N	The policy is not considered to be directly relevant to this policy. However, the inclusion or enhancement of green infrastructure as a result of housing development may contribute to the creation of sustainable developments.
2. Health - To improve health and wellbeing and reduce health inequalities.	+	The policy seeks to protection and enhancement of green infrastructure and green spaces around The Rurals. This is likely to have an indirect positive effect upon the health and well-being of local residents, by encouraging active lifestyles.
3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	N	The policy is not considered to be directly relevant to this policy. However, there may be cases where enhancements involve historic landscape or enhance the setting of an historic asset.
4. Community Safety - To improve community safety, reduce crime and the fear of crime.	N	The policy is not considered to be directly relevant to this objective
5. Social Inclusion Deprivation - To improve social inclusion and to close the gap between the most deprived areas	N	The policy is not considered to be directly relevant to this objective. However, there may be cases where enhanced routes enable improved access to local services and facilities.

and the rest of Ashfield.		
6. Biodiversity & Green Infrastructure - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	++	The policy seeks to enhance Strategic Corridors and Green Networks identified in the Green Infrastructure and Biodiversity Technical Paper. Through its application, the policy will help increase the green infrastructure network across the District, which in turn will help prevent habitat and wildlife corridor fragmentation; and help protect the District's biodiversity.
7. Landscape - To protect, enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	++	By seeking to enhance Strategic Corridors and Green Networks identified in the Green Infrastructure and Biodiversity Technical Paper, the policy will help maintain and enhance the District's landscape and encourage the inclusion of appropriate landscaping within development schemes.
8. Natural Resources - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	+	Through the enhancement and protection of existing green corridors and networks, the policy will help reduce the loss of natural resources such as greenfield land and soils. Through enhancement of existing spaces, there may be the scope to improve the quality of these natural resources. Projects may also enable opportunities for the re-use of brownfield land for new or improved green infrastructure.
9. Air & Noise Pollution - To reduce air pollution and the proportion of the local population subject to noise pollution.	N	The policy is not considered to be directly relevant to this objective, however there may be enhancement to air pollution resulting from tree or shrub planting linked to the GI routes.
10. Water Quality - To conserve and improve water quality and quantity.	N	The policy is not considered to be directly relevant to this objective, however green infrastructure will in a site could form part of a SuDs system.
11. Waste - To minimise waste and increase	N	The policy is not considered to be directly relevant to this objective

the re-use and recycling of waste materials.		
12. Climate Change and Flood Risk - To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	+	<p>This policy approach has the potential to minimise harm from flooding and run-off through the creation of on-site green spaces and the enhancement green infrastructure within an around The Rurals that may aid with water run-off and/or retention to help mitigate the effects of flood on properties.</p> <p>On site GI also has the potential to form part of an on-site SuDs scheme.</p>
13. Climate Change and Energy Efficiency - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	N	The policy is not considered to be directly relevant to this objective
14. Travel and Accessibility - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	+	Green infrastructure corridors are expected to be multi-functional, offering cycle and pedestrian routes as an alternative choice to travel by car. Enhancing the GI network, may encourage great use of these assets, linking residents with key facilities.
15. Employment - To create high quality employment opportunities including opportunities for increased learning and skills to meet the needs of the District.	N	The policy is not considered to be directly relevant to this objective

16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	N	The policy is not considered to be directly relevant to this objective
17. Town Centres - Increase the vitality and viability of Ashfield's town centres.	N	The policy is not considered to be directly relevant to this objective
Summary Policy Assessment against the Sustainability Objectives	<p>Positive Effects</p> <ul style="list-style-type: none"> • Improve health and well-being. • Conserve, enhance and increase biodiversity levels and green/blue infrastructure. • Help protect the countryside and landscape appearance. • Potential to improve environmental quality in relation to soils and land. • Potential to minimise harm from flooding. • Improve travel choices, reducing the need to travel by car. <p>Negative Effects</p> <ul style="list-style-type: none"> • None identified. <p>Uncertain Effects</p> <ul style="list-style-type: none"> • None identified. 	
Conclusion	<p>Informed by the Green Infrastructure and Biodiversity Technical Paper, Policy HA4 aligns with the requirements of National Planning Policy Framework paragraph 114, setting out the strategic green routes, spaces and networks that future development will be able to help create, protect, enhance and manage in and around The Rurals.</p> <p>The approach outlined within the policy uses the evidence base, to ensure green infrastructure enhancements sought through the planning process will contribute to a strategic network, maximising their gains.</p>	