

## Appendix Five: Sustainability Appraisal of Development Management Policies

### Environment

#### Policy CC1: Zero and Low Carbon Developments and Decentralised, Renewable and Low Carbon Energy Generation

##### **Alternative Option: Rely on the National Planning Policy Framework**

Relying on the NPPF is not consider an appropriate option, as paragraph 94 requires planning authorities 'to adopt proactive strategies to mitigate and adapt to climate change' and 'have a positive strategy to promote energy from renewable and low carbon sources', as detailed in NPPF paragraph 97. The Planning Practice Guidance paragraph 033 and The Written Ministerial Statement (made on 18 June 2015) goes on to states that 'when considering applications for wind energy development, local planning authorities should (subject to the transitional arrangement) only grant planning permission if: the development site is in an area identified as suitable for wind energy development in a Local or Neighbourhood Plan'. It is therefore, considered the only option is to have a relevant policy within the Local Plan.

SA Objectives	Likely Effect	Policy CC1: Zero and Low Carbon Developments and Decentralised, Renewable and Low Carbon Energy Generation
<b>1. Housing</b> - To ensure that the housing stock meets the housing needs of Ashfield.	+	The policy seeks to promote the development of zero and low carbon housing developments across the District: <i>'The Council will expect all new residential development proposals to achieve the highest level of energy efficiency and carbon reduction measures, exceeding National Housing Standards, where appropriate and viable.'</i>  As such, it is consider the policy will help promote high standards of design and construction. It will also help reduce energy usage for future residents, creating more sustainable homes.
<b>2. Health</b> - To improve health and wellbeing and reduce health inequalities.	+	There will be long term health benefits of reducing CO2 emissions from buildings and the production of energy. There may also be health benefits resulting from more energy efficient buildings and reducing the cost of energy bills to its users and residents.
<b>3. Historic Environment</b> - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	-	The policy requires any developments for decentralised, renewable and low carbon energy generation to demonstrate that the proposal will have no significant harm on a heritage asset. Therefore, the policy will seek to ensure the District's historic environment and there settings are not harmed / impact as a result of such development. However, there remains the potential that the carbon reduction benefits may out weight the potential harm to a heritage asset.

<b>4. Community Safety -</b> To improve community safety, reduce crime and the fear of crime.	<b>N</b>	Not considered relevant to this policy
<b>5. Social Inclusion Deprivation -</b> To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	<b>N</b>	The policy is not considered to have any direct impact on this SA objective. However, by development more energy efficient homes and on site energy generation, occupants will lower energy costs that could aid deprived communities.
<b>6. Biodiversity &amp; Green Infrastructure -</b> To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	<b>+</b>	The policy requires any developments for decentralised, renewable and low carbon energy generation to demonstrate that the proposal will have no significant harm to designated nature conservation or biodiversity considerations, or Species protected under national and international law, including those that occur outside protected areas. Therefore, the policy will seek to ensure the District's biodiversity and green infrastructure are not harmed / impact as a result of such development.
<b>7. Landscape -</b> To protect enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	<b>-</b>	The policy requires any developments for decentralised, renewable and low carbon energy generation to demonstrate that the proposal will have no significant harm to the surrounding landscape. Therefore, the policy will seek to ensure the potential harm, resulting from development, to the District's landscape is minimised and/or appropriately mitigated. However, there remain the potential for certain energy infrastructure to have a negative impact on the District's landscape, where the energy benefits are considered sufficient to out weight the impact on the landscape.
<b>8. Natural Resources -</b> To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	<b>N</b>	It is not considered that the policy will have a direct impact on the District's natural resources. However, it is acknowledged that there may be some minor impact to soils and land as a result of some decentralised, renewable and low carbon energy generation infrastructure. Given the temporary nature of some of the infrastructure, there is also considered to be minimal impact of greenfield sites hosting such infrastructure.

<b>9. Air &amp; Noise Pollution</b> - To reduce air pollution and the proportion of the local population subject to noise pollution.	+	The development of decentralised, renewable and low carbon energy generation infrastructure will help reduce the levels of air pollution created by fossil fuel derived energy generation. The development of low and zero carbon developments will also reduce the level of CO2 emitted into the atmosphere. Certain decentralised, renewable and low carbon energy generation processes may create elements of noise pollution. However, this will be assessed and mitigated through the planning process.
<b>10. Water Quality</b> - To conserve and improve water quality and quantity.	N	Not relevant to policy. Water quality and consumption requirements are detailed within Policy CC2: Water Resource Management.
<b>11. Waste</b> - To minimise waste and increase the re-use and recycling of waste materials.	N	Not directly relevant to the policy, however there may be decentralised energy facilities that involved the use of waste to create energy and/or heat.
<b>12. Climate Change and Flood Risk</b> - To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	N	Not relevant to policy. Water quality and consumption requirements are detailed within Policy CC2: Water Resource Management and Policy CC3: Flood Risk and SuDS.
<b>13. Climate Change and Energy Efficiency</b> - To adapt to climate change by minimising energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	++	The policy seeks to support and promote the development of low and zero carbon developments; and appropriate decentralised, renewable and low carbon energy generation that will collectively will encourage the use of clean, low carbon, energy efficient technologies.
<b>14. Travel and Accessibility</b> - To improve travel choice and accessibility, reduce the need for	N	This objective is not directly relevant to this policy.

travel by car and shorten the length and duration of journeys.		
<b>15. Employment</b> - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	<b>N</b>	This objective is not directly relevant to this policy. However, it is acknowledged that there may be employment opportunities created by low carbon industries.
<b>16. Economy</b> – To improve the efficiency, competitiveness and adaptability of the local economy.	<b>N</b>	This objective is not directly relevant to this policy. However, it is acknowledged that there may be business development opportunities created by low carbon industries.
<b>17. Town Centres</b> - Increase the vitality and viability of Ashfield's town centres.	<b>N</b>	This objective is not directly relevant to this policy.
<b>Summary Policy Assessment against the Sustainability Objectives</b>	<p><b>Positive Effects</b></p> <ul style="list-style-type: none"> <li>• Housing</li> <li>• Health</li> <li>• Air &amp; Noise Pollution</li> <li>• Climate Change &amp; Energy Efficiency</li> </ul> <p><b>Negative Effects</b></p> <ul style="list-style-type: none"> <li>• Historic Environment</li> <li>• Biodiversity &amp; Green Infrastructure</li> <li>• Landscape</li> </ul> <p><b>Uncertain Effects</b></p> <ul style="list-style-type: none"> <li>• None</li> </ul>	
<b>Conclusion</b>	<p>The local policy adds detail and criteria has required by paragraphs 94 &amp; 97 of the NPPF and PPG, paragraph 033. In doing so, the policy supports the development of low and zero carbon developments and appropriately located decentralised, low / zero carbon and renewable energy infrastructure with Ashfield.</p> <p>Whilst development of decentralised, low carbon and renewable energy may have the potential to impact and the District's Historic Environment, Biodiversity &amp; Green Infrastructure and Landscape, the policy requires the assessment of such effects</p>	

	<p>to be taken into account during the planning process. It is therefore considered that appropriate mitigate will be secured to enable to development to occur, or the proposal will not be supported by the planning authority.</p> <p>Overall it is considered the policy will positively support the creation of low carbon developments across the District.</p>
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## **Policy CC2: Water Resources Management**

### ***Alternative Option:***

#### ***Alternative Option 1: Rely on NPPF and the Planning Practice Guidance***

This is not considered a reasonable alternative. NPPF makes various references in relation the water resources and water pollution including:

- Local planning authorities should adopt proactive strategies to mitigate and adapt to climate change taking full account of flood risk, coastal change and water supply and demand considerations (para 94).
- The planning system should contribute to and enhance the natural and local environment by...recognising the wider benefits of ecosystem services; minimising impacts on biodiversity and providing net gains in biodiversity where possible...; preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution (para 109).
- Local planning authorities should set out the strategic priorities for the area in the Local Plan which should include strategic policies to deliver, the provision of infrastructure for water supply and wastewater, as well as climate change adaptation and conservation and enhancement of the natural environment (para 156).
- In preparing Local Plans Planning policies and decisions should be based on up-to-date information about the natural environment and other characteristics of the area including drawing, for example, from River Basin Management Plans (para 165).

The Water Environment (Water Framework Directive) (England and Wales) Regulations 2003 in regulation 17 requires all public bodies including local planning authorities to have regard to the river basin management plan for that district and any supplementary plan for the purposes of supplementing the river basin management plan for a river basin. Consequently, not having a policy is not considered as an option.

**Policy CC2 includes reference to both water quality and water efficiency. The alternative identified is to only proceed with a water quality policy.**

SA Objectives	<b>Commentary</b> (Including secondary, cumulative and synergistic effects)
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	Likely Effect	Policy: CC2 Water Resource Management	Likely Effect	Alternative Option 2: To not to include the water efficiency provisions.
<b>1. Housing</b> - To ensure that the housing stock meets the housing needs of Ashfield.	+	The Policy seeks to protect water quality and improve water efficiency from new development. Through achieving water efficiency and a reduction in surface water discharge to the mains sewer network it should help to ensure that homes are water-efficient and should also help to improve the overall quality of housing. It is acknowledge that this will result in a slight increase in capital costs per unit but over the longer term they are benefits from lower running costs. On this basis it has a positive impact on levels of access to good quality housing.	N	The policy refers to water quality and aims to ensure that adequate infrastructure is in place to deal with waste water arising from new developments. Without the water efficiency aspect there is not the same emphasis on improving the housing stock. Therefore, this has been given a neutral score in this context.
<b>2. Health</b> - To improve health and wellbeing and reduce health inequalities.	+	The policy refers to water quality and aims to ensure that adequate infrastructure is in place to deal with waste water arising from new developments. The restoration of the natural environment also has health benefits for people. This is likely to have a positive effect on protecting the health of people in the District.	+	The policy refers to water quality and aims to ensure that adequate infrastructure is in place to deal with waste water arising from new developments. The restoration of the natural environment also has health benefits for people. This is likely to have a positive effect on protecting the health of people in the District.
<b>3. Historic Environment</b> - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	N	Protecting water quality in watercourses, ensuring that adequate infrastructure is in place to deal with waste water arising from new developments and improving water efficiency is unlikely to have an impact on the objective relating to the historic environment.	N	Protecting water quality in watercourses and ensuring that adequate infrastructure is in place to deal with waste water arising from new developments is unlikely to have an impact on the objective relating to the historic environment.
<b>4. Community Safety</b> - To improve community safety, reduce crime and the fear of crime.	N	Protecting water quality in watercourses and ensuring that adequate infrastructure is in place to deal with waste water arising from new developments is unlikely to have an impact on the SA objective relating to community safety.	N	Protecting water quality in watercourses and ensuring that adequate infrastructure is in place to deal with waste water arising from new developments is unlikely to have an impact on the SA objective relating to community safety.
<b>5. Social Inclusion Deprivation</b> - To improve social inclusion and to close	+	Improving water efficiency should help to ensure that homes are water-efficient and should also help to improve the overall quality of housing, including	N	Protecting water quality in watercourses and ensuring that adequate infrastructure is in place to deal with waste water arising from new developments is unlikely to have an impact on the SA objective relating to social inclusion and deprivation.

the gap between the most deprived areas and the rest of Ashfield.		affordable housing. On this basis it has a positive impact on levels of access to good quality housing.		
<b>6. Biodiversity &amp; Green Infrastructure</b> - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	++	The Policy seeks to protect water quality objectives for the local watercourses including the Rivers Meden, Maun. Erewash, Leen, Idle and Doe Lea and their tributaries. It also ensures that adequate infrastructure is in place to deal with waste water arising from new developments. The policy will therefore have positive benefits for biodiversity, by maintaining and improving water quality within Ashfield. The Policy identifies that opportunities should be taken to restore and enhancement watercourses to recreate more natural conditions and new habitat. It also stresses the importance of negating the impact of development on water related environmental sites. The use of water more efficiently is also likely to have a positive impact on biodiversity with reduced extraction from ground water resources. Therefore a significant positive impact will be expected in terms of the conservation of habitat and the species within then District.	++	The Policy seeks to protect water quality objectives for the local watercourses including the Rivers Meden, Maun. Erewash, Leen, Idle and Doe Lea and their tributaries. It also ensures that adequate infrastructure is in place to deal with waste water arising from new developments. The policy will therefore have positive benefits for biodiversity, by maintaining and improving water quality within Ashfield. The Policy identifies that opportunities should be taken to restore and enhancement watercourses to recreate more natural conditions and new habitat. It also stresses the importance of negating the impact of development on water related environmental sites. Therefore a significant positive impact will be expected in terms of the conservation of habitat and the species within then District.
<b>7. Landscape</b> - To protect enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	N	Protecting water quality in watercourses, ensuring that adequate infrastructure is in place to deal with waste water arising from new developments and improving water efficiency is unlikely to have an impact on landscape quality.	N	Protecting water quality in watercourses and ensuring that adequate infrastructure is in place to deal with waste water arising from new developments is unlikely to have an impact on landscape quality
<b>8. Natural Resources</b> - To minimise the loss of natural resources including soils,	+	The Policy seeks to protect water quality, aims to ensure that adequate infrastructure is in place to deal with waste water arising from new developments and improve water efficiency. As	+	The Policy seeks to protect water quality and aims to ensure that adequate infrastructure is in place to deal with waste water arising from new developments. As such it reduces the potential for contamination from flooding and adverse impacts

greenfield land and the best quality agricultural land.		such it reduces the potential for contamination from flooding and adverse impacts on soils. Through reduction in surface water discharge to the mains sewer network, this should result in a positive impact on natural resources efficient land use		on soils. Through reduction in surface water discharge to the mains sewer network, this should result in a positive impact on natural resources efficient land use
<b>9. Air &amp; Noise Pollution</b> - To reduce air pollution and the proportion of the local population subject to noise pollution.	N	Protecting water quality in watercourses, ensuring that adequate infrastructure is in place to deal with waste water arising from new developments and improving water efficiency is unlikely to have an impact on the SA objective relating to air and noise pollution.	N	Protecting water quality in watercourses and ensuring that adequate infrastructure is in place to deal with waste water arising from new developments is unlikely to have an impact on the SA objective relating to air and noise pollution.
<b>10. Water Quality</b> - To conserve and improve water quality and quantity.	++	The Policy requires developments to seek to connect to the existing mains wastewater infrastructure network without nutrient levels exceeding objectives targets, or mitigate the adverse effects of wastewater discharges into watercourses arising from the development. As the policy ensures that adequate infrastructure is in place to deal with waste water arising from new developments, there is likely to be a significant positive effect on this objective	++	The Policy requires developments to seek to connect to the existing mains wastewater infrastructure network without nutrient levels exceeding objectives targets, or mitigate the adverse effects of wastewater discharges into watercourses arising from the development. As the policy ensures that adequate infrastructure is in place to deal with waste water arising from new developments, there is likely to be a significant positive effect on this objective
<b>11. Waste</b> - To minimise waste and increase the re-use and recycling of waste materials.	+	Improving water efficiency should help to ensure that developments are water-efficient. This should help to reduce waste which has a positive impact on this objective.	N	Protecting water quality in watercourses, ensuring that adequate infrastructure is in place to deal with waste water arising from new developments and improving water efficiency is unlikely to have an impact on the objective relating to waste.
<b>12. Climate Change and Flood Risk</b> - To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	+	The Policy requires new developments to achieve reduction in surface water discharge to the mains sewer network, typically through the use of SuDs. This is likely to have indirect positive effect on reducing flood risk.	+	The Policy requires new developments to achieve reduction in surface water discharge to the mains sewer network, typically through the use of SuDs. This is likely to have indirect positive effect on reducing flood risk.
<b>13. Climate Change and Energy Efficiency</b> - To adapt to climate	+	The Policy is likely to have a positive impact by requiring new developments to achieve water	N	Protecting water quality in watercourses, ensuring that adequate infrastructure is in place to deal with waste water arising from new developments and improving water efficiency

change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.		efficiency which should help reduce energy use and minimise water consumption.		is unlikely to have an impact on the objective relating to energy efficiency.
<b>14. Travel and Accessibility</b> - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	N	Protecting water quality in watercourses, ensuring that adequate infrastructure is in place to deal with waste water arising from new developments and improving water efficiency is unlikely to have an impact on the objective relating to travel and accessibility.	N	Protecting water quality in watercourses and ensuring that adequate infrastructure is in place to deal with waste water arising from new developments is unlikely to have an impact on the SA objective relating to travel
<b>15. Employment</b> - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	N	Protecting water quality in watercourses, ensuring that adequate infrastructure is in place to deal with waste water arising from new developments and improving water efficiency is unlikely to have an impact on the objective relating to employment and skills.	N	Protecting water quality watercourses and ensuring that adequate infrastructure is in place to deal with waste water arising from new developments is unlikely to have an impact on the SA objective relating to employment and skills.
<b>16. Economy</b> – To improve the efficiency, competitiveness and adaptability of the local economy.	+	The Government's White Paper for Water: Water for Life (December 2011), identifies that water resources and a high quality water environment underpin economic development, by providing water for households, industries, agriculture, recreation and tourism. Ecosystem also are recognises has having am economic value and a number of benefits are obtained by people from ecosystems <sup>1</sup>  The Policy is likely to have a positive impact by requiring new developments to achieve water	+	The Government's White Paper for Water: Water for Life (December 2011), identifies that water resources and a high quality water environment underpin economic development, by providing water for households, industries, agriculture, recreation and tourism. Ecosystem also are recognises has having am economic value and a number of benefits are obtained by people from ecosystems <sup>2</sup>

<sup>1</sup> Defra et al – UK National Ecosystem Assessment – Understanding Nature's Value to Society, 2011.

<sup>2</sup> Defra et al – UK National Ecosystem Assessment – Understanding Nature's Value to Society, 2011.

		efficiency which should help reduce energy use and minimise water consumption.		
<b>17. Town Centres -</b> Increase the vitality and viability of Ashfield's town centres.	<b>N</b>	Protecting water quality in watercourses, ensuring that adequate infrastructure is in place to deal with waste water arising from new developments and improving water efficiency is unlikely to have an impact on the objective relating to the town centres.	<b>N</b>	Protecting water quality watercourses and ensuring that adequate infrastructure is in place to deal with waste water arising from new developments is unlikely to have an impact on the SA objective relating to the town centres.
<b>Summary Policy Assessment against the Sustainability Objectives</b>	<b>Positive Effects</b> <ul style="list-style-type: none"> <li>The Policy is anticipated to have strong positive effects in relation to water quality and biodiversity with minor positive effects in relation to housing, health, social inclusion, natural resources waste, flooding, energy efficiency and economy</li> </ul> <b>Negative Effects</b> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <b>Uncertain Effects</b> <ul style="list-style-type: none"> <li>None identified.</li> </ul>		<b>Positive Effects</b> <ul style="list-style-type: none"> <li>The alternative policy is anticipated to have strong positive effects in relation to water quality and biodiversity with minor positive effects in relation to health, natural resources flooding and economy.</li> </ul> <b>Negative Effects</b> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <b>Uncertain Effects</b> <ul style="list-style-type: none"> <li>None identified.</li> </ul>	
<b>Conclusion</b>	The objectives of the Water Framework Directive include: <ul style="list-style-type: none"> <li>to achieve 'good' status for all water bodies by 2015 (or later dates of 2021 or 2027 subject to criteria set out in the Directive);</li> <li>preventing deterioration in the status of water bodies;</li> <li>reducing pollution from priority polluting substances;</li> <li>preventing and/or limiting pollution input into groundwater;</li> <li>conserving aquatic ecosystems, habitats and species;</li> <li>mitigating the effects of floods and droughts on water bodies; and</li> <li>promoting sustainable use of water as a natural resource, and balancing abstraction and recharge.</li> </ul> <p>This is taken forward in River Basin Management Plan for the Humber Basin. For Ashfield the RBMP identifies a number of water quality issues for watercourses in</p>		The alternative policy will meet the requirements of meeting improvement to water quality as set out in Policy CC2. However, it does not include a requirement to meet more efficient water use.	

	<p>Ashfield. Policy CC2 looks to ensure that new development within Ashfield contributes towards meeting the actions and measures required to meet the WFD's objective of water bodies reaching good ecological status or potential.</p> <p>The Policy integrates sustainable drainage which has the impact of improving water quality by reducing pollutants reaching watercourses and provides benefits for biodiversity and helps to reduce flood risk. In relation to biodiversity and blue infrastructure it looks to ensure new developments, improving water bodies along with providing habitat, flood risk management, ecological, recreational, amenity and climate change adaptation benefits.</p> <p>The policy also looks to improve water efficiency reflecting the evidence that future water will be constrained. It is recognised that increase water efficiency will have small additional capital costs in relation to development but this is balance by the long run reduced costs from water savings and the wider benefits from less water consumption.</p>	
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## Policy CC3: Flood Risk

### Alternative Options

#### *Alternative Option 1: Rely on NPPF and the Planning Practice Guidance*

This is not considered a reasonable alternative. NPPF para 100 states that “Local Plans should be supported by Strategic Flood Risk Assessment and develop policies to manage flood risk from all sources, taking account of advice from the Environment Agency and other relevant flood risk management bodies, such as lead local flood authorities and internal drainage boards”. Consequently, to have no policy is not an option.

SA Objectives	Commentary (Including secondary, cumulative and synergistic effects)	
	Likely Effect	Policy CC3: Flood Risk
1. <b>Housing</b> - To ensure that the housing stock meets the housing needs of Ashfield.	+	The Policy, includes consideration of flood risk from all sources, the application of the sequential test, and where appropriate the requirement for site specific flood risk assessments and the use of Sustainable Drainage Systems (SuDS). Therefore, it should ensure that more vulnerable land uses such as housing, are not subject to flood risk.
2. <b>Health</b> - To improve health and wellbeing and reduce health inequalities.	+	The Policy, includes consideration of flood risk from all sources, the application of the sequential test, and where appropriate the requirement for site specific flood risk assessments and the use of SuDS. Therefore, it should help to ensure that the health of the residents of Ashfield and neighbouring authorities, particularly in Nottingham, are safeguarded.
3. <b>Historic Environment</b> - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	n	Directing development away from areas at risk of flooding has the potential for resulting in areas of historical value been preferred for development. However, the SA of sites have identified that this is unlikely to be the case because of the need to avoid flood risk issues.
4. <b>Community Safety</b> - To improve community safety, reduce crime and the fear of crime.	n	There is no clear relationship between this Policy and this SA objective.

<b>5. Social Inclusion Deprivation</b> - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	n	There is no clear relationship between this Policy and this SA objective.
<b>6. Biodiversity &amp; Green Infrastructure</b> - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	+	Directing development away from areas at risk of flooding has the potential for resulting in areas of higher biodiversity sensitivity being preferred for development. However, appraisal work on the sites indicated that this is unlikely to be the case because of the need to avoid flood risk issues. Seeking the restoration of watercourses and blue infrastructure and the use of SuDS is likely to contribute positively to biodiversity through the application of the Policy.
<b>7. Landscape</b> - To protect, enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	N	Directing development away from areas at risk of flooding could result in areas of higher landscape sensitivity being preferred to development. However, appraisal work on the sites indicated that this is unlikely to be the case because of the need to avoid flood risk issues.
<b>8. Natural Resources</b> - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	+	Although there is the potential for conflicts between efficient use of land and flood risk, the Policy aims to ensure that flood risk considerations are taken into account. In this context, where appropriate providing space for flood management, this is, by itself, an efficient use of land.
<b>9. Air &amp; Noise Pollution</b> - To reduce air pollution and the proportion of the local population subject to noise pollution.	n	There is no clear relationship between the Policy and this SA objective.
<b>10. Water Quality</b> - To conserve and improve water quality and quantity.	++	Flood risk management, , Site specific flood risk assessments and the promotion of SuDS, etc., are all examples of approaches to sustainable water resource management, and will help to capture valuable water resources. The incorporation of Sustainable Drainage Systems (SuDS) can help to address water pollution issues as well as flooding.
<b>11. Waste</b> - To minimise waste and increase the re-use and recycling of waste materials.	n	There is no clear relationship between the Policy and this SA objective.
<b>12. Climate Change and Flood Risk</b> - To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	++	This is the primary purpose of the Policy and is in accordance with the NPPF and National Planning Practice Guidance as well as guidance from the Environment Agency and is supported by the Lead Local Flood Risk Authorities.
<b>13. Climate Change and Energy Efficiency</b> - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	n	There is no clear relationship between the Policy and this SA objective.
<b>14. Travel and Accessibility</b> - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	n	There is no clear relationship between the Policy and this SA objective.

<b>15. Employment</b> - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	+	The Policy, includes consideration of flood risk from all sources, the application of the sequential test, and where appropriate the requirement for site specific flood risk assessments and the use of SuDS. Therefore, the Policy would help to safeguard economic activity and employment areas from minimising the risk of flooding. While offices, industrial, distribution and retail uses are defined as less vulnerable <sup>3</sup> locating them in Flood Zone 1 will help to ensure businesses and jobs are not put at risk through the adverse effects of flooding
<b>16. Economy</b> – To improve the efficiency, competitiveness and adaptability of the local economy.	+	The Policy, includes consideration of flood risk from all sources, the application of the sequential test, and where appropriate the requirement for site specific flood risk assessments and the use of SuDS. Therefore, the Policy would help to safeguard economic activity and employment areas from minimising the risk of flooding. While offices, industrial, distribution and retail uses are defined as less vulnerable locating them in Flood Zone 1 will help to ensure businesses and jobs are not put at risk through the adverse effects of flooding.
<b>17. Town Centres</b> - Increase the vitality and viability of Ashfield's town centres.	+	Application of the sequential test and SuDS should ensure that the Districts Town Centres remain as sustainable locations for development. Flood risk is minimal for Kirkby-in-Ashfield and Sutton in Ashfield and look at in isolation from Hucknall the Policy would be regarded as having a positive impact in these areas. However, the Baker Lane Brook is culverted through Hucknall town centre and is classified as a main river. It has the potential to flood parts of the town centre. The sequential test directs retail and leisure development to town centres or edge of centres and this has to be balanced against the potential flood risk. However, retail is classified as less vulnerable use. Nevertheless, it is important for development in this area that runoff rates are at greenfield rates so as to minimise the risk of flood downstream in Hucknall and the City of Nottingham.
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<b>Summary Policy Assessment against the Sustainability Objectives</b>	<b>Positive Effects</b> <ul style="list-style-type: none"><li>The policy is anticipated to have a positive impact on SA objectives where it is applicable to specific objectives.</li></ul> <b>Negative Effects</b> <ul style="list-style-type: none"><li>No negative effects have been identified.</li></ul> <b>Uncertain Effects</b> <ul style="list-style-type: none"><li>The potential impact of the Policy in relation to Hucknall town centre is uncertain. The need keep run-off rates to greenfield sites rates is important in relation to flooding both in Hucknall and the City of Nottingham. Therefore, in relation to Hucknall it has been identifies as an uncertain effect.</li></ul>	

<sup>3</sup> Planning Practice Guidance. Table 2: Flood Risk Vulnerability Classification (Paragraph: 066 Reference ID: 7-066-20140306)

<b>Conclusion</b>	As required by the NPPF the policy set out a comprehensive flood risk policy. It covers flooding from water courses in relation to the sequential and exception tests as well as identifying that a sequential approach should be taken to other forms of flooding. The Policy includes a recognition of the higher flood risk to the catchment area of the River Leen which includes a higher level of flood risk associated with Hucknall and the City of Nottingham. Within the policy is an emphasis on the use of SuDS and looking at opportunities from new development to remove problems from the drainage network.
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### **Policy EV1: Green Belt**

#### ***Alternative Option: Rely on the National Planning Policy Framework***

This is not considered to be a reasonable alternative as it is deemed necessary to enable users of the Local Plan to see and fully understand the Council's approach to proposed development in the Green Belt.

SA Objectives	<b>Commentary</b> (Including secondary, cumulative and synergistic effects)	
	Likely Effect	Policy EV1: Green Belt
<b>1. Housing</b> - To ensure that the housing stock meets the housing needs of Ashfield.	<b>N</b>	The policy protects the Green Belt from inappropriate development, except in very special circumstances. Housing is not identified in the National Planning Policy Framework as appropriate development, therefore this policy will have a negative effect on the delivery of housing within parts of the District designated as Green Belt. However, the Green Belt boundary has been amended, where necessary, in the Local Plan in order to meet the housing need for the District, and therefore further housing would not be required in the Green Belt, as such a neutral score has been given.
<b>2. Health</b> - To improve health and wellbeing and reduce health inequalities.	<b>+</b>	Green Belt policy has the potential to have a positive effect on health. The policy supports access to the countryside and opportunities for outdoor sport and recreation, which will encourage active and healthier lifestyle. The policy encourages development within existing settlements, most of which have access to services such as, health facilities and open space.
<b>3. Historic Environment</b> - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	<b>+</b>	This policy will help to conserve and enhance the setting and special character of several of the District's heritage assets, including Lower Bagthorpe Conservation Area and Kirkby Cross Conservation Area. One of the five purposes of Green Belt is 'to preserve the setting and special character of historic towns' and whilst Ashfield does not have any 'historic towns', it is still considered that the Green Belt in Ashfield serves this purpose at a local level.

<b>4. Community Safety -</b> To improve community safety, reduce crime and the fear of crime.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>5. Social Inclusion Deprivation -</b> To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>6. Biodiversity &amp; Green Infrastructure -</b> To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	<b>+</b>	This policy will assist in the conservation and enhancement of biodiversity and green infrastructure by restricting inappropriate development in the Green Belt. One of the key purposes of the Green Belt is to 'assist in safeguarding the countryside from encroachment' (NPPF, paragraph 80).
<b>7. Landscape -</b> To protect, enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	<b>+</b>	The policy will help to protect the countryside and the setting of Ashfield's towns and villages by restricting inappropriate development. One of the key purposes of Green Belt is 'to prevent neighbouring towns merging into one another' (NPPF, paragraph 80).
<b>8. Natural Resources -</b> To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	<b>++</b>	The policy will assist with urban regeneration by encouraging recycling of Brownfield land (NPPF, paragraph 80). By protecting the Green Belt, it will assist in the protection of greenfield land and the best quality agricultural land.
<b>9. Air &amp; Noise Pollution -</b> To reduce air pollution and the proportion of the local population	<b>N</b>	There is no clear relationship between this policy and this SA objective.

subject to noise pollution.		
<b>10. Water Quality</b> - To conserve and improve water quality and quantity.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>11. Waste</b> - To minimise waste and increase the re-use and recycling of waste materials.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>12. Climate Change and Flood Risk</b> - To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>13. Climate Change and Energy Efficiency</b> - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>14. Travel and Accessibility</b> - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	<b>+</b>	The possibility of new development leapfrogging the Green Belt because of resulting constraints on development in the Green Belt is not expected to be significant. On balance access to work and community services is expected to improve as a result of encouraging greater consolidation of the use of land within settlements. The viability of public transport and alternatives to road-based transport should be improved by the policy in the long term.
<b>15. Employment</b> - To create high quality	<b>N</b>	The policy protects the Green Belt from inappropriate development, except in very special circumstances. Employment, specifically, is not identified in the National Planning Policy Framework as appropriate development therefore this policy

employment opportunities including opportunities for increased learn and skills to meet the needs of the District.		will have a negative effect on the prospect of creating employment opportunities. However, the policy will help channel investment into more sustainable urban areas for regeneration. It is not the purpose of this policy to directly `Employment
<b>16. Economy</b> – To improve the efficiency, competitiveness and adaptability of the local economy.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>17. Town Centres</b> - Increase the vitality and viability of Ashfield's town centres.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>Summary Policy Assessment against the Sustainability Objectives</b>	<p><b>Positive Effects</b></p> <ul style="list-style-type: none"> <li>• Potential positive effect on health.</li> <li>• Help conserve heritage assets.</li> <li>• Assist in the conservation and enhancement of biodiversity and green infrastructure.</li> <li>• Help to protect the countryside and the setting of Ashfield's towns and villages.</li> <li>• Assist in the protection of greenfield land and the best quality agricultural land.</li> <li>• Access to work and community services expected to improve as greater consolidation of the use of land within settlements.</li> </ul> <p><b>Negative Effects</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul> <p><b>Uncertain Effects</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul>	
<b>Conclusion</b>	<p>Policy EV1 reflects the National Planning Policy Framework's overall approach to Green Belt as well as the key considerations for determining planning applications within the Green Belt.</p> <p>It is considered that this approach will be beneficial in protecting the Green Belt from inappropriate development with no negative or uncertain effects identified.</p>	

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## **Policy EV2: Countryside**

***Alternative Option: Adopt a less prescriptive approach to development in the Countryside***

SA Objectives	<b>Commentary</b> (Including secondary, cumulative and synergistic effects)			
	Likely Effect	Policy EV2: Countryside - Appropriate development	Likely Effect	Alternative Option: Less prescriptive policy
<b>1. Housing</b> - To ensure that the housing stock meets the housing needs of Ashfield.	N	The policy protects the Countryside from inappropriate development reflecting the NPPF Core Planning Principle to “recognise the intrinsic character and beauty of the countryside. This this policy will have a negative effect on the delivery of housing within parts of the District designated as Countryside. However, the Countryside boundary has been amended, where necessary, in the Local Plan in order to meet the housing need for the District, and therefore further housing would not be required in the Countryside, as such a neutral score has been given.	+	A less prescriptive approach would allow for greater number of successful applications for housing development within the Countryside.
<b>2. Health</b> - To improve health and wellbeing and reduce health inequalities.	+	Countryside policy has the potential to have a positive effect on health and wellbeing. The policy supports access to the countryside and opportunities for outdoor sport and recreation, which will encourage active and healthier lifestyle. The policy encourages development within existing	-	Over the long term, a policy that allows for more dispersed housing growth will create a settlement pattern where housing is not well located to health facilities.

		settlements, most of which have access to services such as, GP facilities and open space.		
<b>3. Historic Environment</b> - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	+	This policy will help to conserve and enhance the setting and special character of several of the District's heritage assets (e.g. Teversal Conservation Area), by restrict inappropriate development.	-	Over the long term, a policy that allows for more development within the Countryside may have an adverse effect on the District's heritage assets and their settings.
<b>4. Community Safety</b> - 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.
<b>5. Social Inclusion Deprivation</b> - To improve social inclusion and to close the gap between the most deprived areas and the rest 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.
<b>6. Biodiversity &amp; Green Infrastructure</b> - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	+	This policy will assist in the conservation and enhancement of biodiversity and green infrastructure by restricting inappropriate development in the Countryside.	-	A less prescriptive approach to Countryside protection will lead to a loss of Greenfield sites which may provide local habitats.
<b>7. Landscape</b> - 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 will help to protect the setting of Ashfield's towns and villages by restricting inappropriate development.	--	A less prescriptive approach to Countryside protection will lead to more development, resulting in a negative impact on the character and appearance of Ashfield's landscape.

<b>8. Natural Resources</b> - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	++	The policy will protect the Countryside from inappropriate development, and assist in the protection of greenfield land and the best quality agricultural land.	-	A less prescriptive approach to Countryside protection will lead to a loss of natural resources.
<b>9. Air &amp; Noise Pollution</b> - To reduce air pollution and the proportion of the local population subject to noise pollution.	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.
<b>10. Water Quality</b> - To conserve and improve water quality and quantity.	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.
<b>11. Waste</b> - To minimise waste and increase the re-use and recycling of waste materials.	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.
<b>12. Climate Change and Flood Risk</b> - To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	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.
<b>13. Climate Change and Energy Efficiency</b> - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing	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.

dependency on non-renewable sources.				
<b>14. Travel and Accessibility</b> - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	+	The possibility of new development in the Countryside is restricted by the Policy. Therefore, development in the Countryside will be limited. Access to work and community services is expected to improve as a result of encouraging greater consolidation of the use of land within settlements. The viability of public transport and alternatives to road-based transport should be improved by the policy in the long term.	--	A less prescriptive approach would lead to more development in the countryside in locations often not well located to local services, schools, employment opportunities and public transport. New development in unsustainable locations will have the potential to entrench unsustainable forms of transports of the long term.
<b>15. Employment</b> - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	+	The policy is sufficiently flexible to allow for appropriate rural uses that will ensure the rural areas can remain economically vibrant. The policy also helps channel investment into urban areas for regeneration.	+	A less prescriptive approach would allow for greater number of successful applications for employment development within the Countryside.
<b>16. Economy</b> – To improve the efficiency, competitiveness and adaptability of the local economy.	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.
<b>17. Town Centres</b> - Increase the vitality and viability of Ashfield's town centres.	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.
<b>Summary Policy Assessment against the Sustainability Objectives</b>	<b>Positive Effects</b> <ul style="list-style-type: none"> <li>Potential positive effect on health and wellbeing.</li> <li>Help to conserve and enhance the setting and special character of heritage assets.</li> </ul>		<b>Positive Effects</b> <ul style="list-style-type: none"> <li>Potential for more houses in the Countryside.</li> <li>Potential for a greater number of employment sites.</li> </ul> <b>Negative Effects</b>	

	<ul style="list-style-type: none"> <li>• Assist in the conservation and enhancement of biodiversity and green infrastructure.</li> <li>• Help to protect the setting of Ashfield's towns and villages.</li> <li>• Assist in the protection of greenfield land and the best quality agricultural land.</li> <li>• Allows for appropriate rural uses that will ensure the rural areas can remain economically vibrant.</li> </ul> <p><b>Negative Effects</b></p> <ul style="list-style-type: none"> <li>• Restricts new housing.</li> <li>• May lead to an increase in car dependant journeys.</li> </ul> <p><b>Uncertain Effects</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul>	<ul style="list-style-type: none"> <li>• A more dispersed settlement pattern would reduce access to services.</li> <li>• Likely adverse effect on the District's heritage assets and their settings.</li> <li>• Loss of Greenfield sites which may provide local habitats.</li> <li>• Negative impact on the cultural landscape of Ashfield's urban settlements.</li> <li>• Loss of natural resources.</li> <li>• Will lead to reliance on the need to travel by car.</li> </ul> <p><b>Uncertain Effects</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul>
<b>Conclusion</b>	<p>Policy EV2 reflects National Planning Policy Guidance and provides the key considerations for determining planning applications within the Countryside.</p> <p>The policy would have a negative effect on the delivery of housing however this is one of the main purposes of the policy – to restrict inappropriate development. Housing need for the District will be met through Local Plan allocations, and the Countryside boundary has been amended where necessary to reflect this, therefore further housing would not be required in the designated Countryside.</p>	<p>A less prescriptive approach to Countryside protection would potentially allow greater opportunities for housing and employment, however, this would lead to unsustainable development, potentially in locations which would adversely affect the character of the Countryside.</p> <p>It is considered that this approach would be contrary to the National Planning Policy Framework, in particular:</p> <ul style="list-style-type: none"> <li>• Para. 30 – 'In preparing Local Plans, local planning authorities should therefore support a sustainable pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport.'</li> </ul>

	<p>The policy is likely to result in a small amount of increased car dependant journeys however it is recognised that there needs to be a balance in social, economic and environmental benefits in the Countryside.</p> <p>Overall it is considered that this approach will be beneficial in protecting the Countryside from inappropriate development, with no uncertain effects identified.</p>	<ul style="list-style-type: none"><li>• Para. 55 – ‘Local planning authorities should avoid isolated new homes in the countryside unless there are special circumstances....’</li><li>• Para. 109 – ‘The planning system should contribute to and enhance the natural and local environment by: protecting and enhancing valued landscapes, geological conservation interests and soils.....’</li><li>• Para.112 – Local planning authorities should take into account the economic benefits of the best and most versatile agricultural land.’</li></ul>
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### **Policy EV3: Re-use of buildings in the Green Belt and Countryside**

***Alternative Option: Adopt a less prescriptive approach to the re-use of buildings in the Green Belt and Countryside***

SA Objectives	<b>Commentary</b> (Including secondary, cumulative and synergistic effects)			
	Likely Effect	Policy EV3: Re-use of buildings in the Green Belt and Countryside)	Likely Effect	Alternative Option: Less prescriptive policy
<b>1. Housing</b> - To ensure that the housing stock meets the housing needs of Ashfield.	N	Whilst the policy will allow, in special circumstances, the re-use of buildings for residential purposes, it is considered that the overall effect on the delivery of housing will be minimal and therefore a neutral score has been given.	+	The lack of any restrictions will have the effect of allowing more buildings to be re-used for housing within the Countryside and Green Belt.
<b>2. Health</b> - To improve health and wellbeing and reduce health inequalities.	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.
<b>3. Historic Environment</b> - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	+	The policy will ensure that proposals to re-use heritage buildings must be designed to protect their value and significance.	-	Insensitive re-use of heritage buildings could negatively impact on their value and significance.
<b>4. Community Safety</b> - To improve community safety,	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.

reduce crime and the fear of crime.				
<b>5. Social Inclusion Deprivation</b> - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	<b>N</b>	There is no clear relationship between this policy and this SA objective.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>6. Biodiversity &amp; Green Infrastructure</b> - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	<b>N</b>	There is no clear relationship between this policy and this SA objective.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>7. Landscape</b> - To protect enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	<b>+</b>	The policy will ensure that the re-use of buildings will have no materially greater impact on the openness and character of the countryside.	<b>-</b>	A less prescriptive approach to the re-use of buildings is likely to lead to a proliferation of replacement buildings, which is likely to result in a negative impact on the character and appearance of Ashfield's landscape.
<b>8. Natural Resources</b> - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	<b>N</b>	There is no clear relationship between this policy and this SA objective.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>9. Air &amp; Noise Pollution</b> - To reduce air pollution and the proportion of the local	<b>N</b>	There is no clear relationship between this policy and this SA objective.	<b>N</b>	There is no clear relationship between this policy and this SA objective.

population subject to noise pollution.				
<b>10. Water Quality</b> - To conserve and improve water quality and quantity.	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.
<b>11. Waste</b> - To minimise waste and increase the re-use and recycling of waste materials.	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.
<b>12. Climate Change and Flood Risk</b> - To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	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.
<b>13. Climate Change and Energy Efficiency</b> - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	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.
<b>14. Travel and Accessibility</b> - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	-	Buildings in the Green Belt and Countryside are often not well located to local services, schools, employment opportunities and public transport. Re-development of these buildings may lead to an increase in car dependant journeys.	--	Buildings in the Green Belt and Countryside are often not well located to local services, schools, employment opportunities and public transport. A less prescriptive approach would allow buildings to be re-used for inappropriate uses, which would lead to unsustainable forms of transports.

<b>15. Employment</b> - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	+	This policy recognises that rural areas can support diverse employment opportunities. The policy is supportive of development which has the potential to provide jobs and/or services to the local community, through the re-use of existing buildings.	++	It is considered that less onerous restrictions will result in more employment uses coming forward.
<b>16. Economy</b> – To improve the efficiency, competitiveness and adaptability of the local economy.	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.
<b>17. Town Centres</b> - Increase the vitality and viability of Ashfield's town centres.	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.
<b>Summary Policy Assessment against the Sustainability Objectives</b>	<div> <p><b>Positive Effects</b></p> <ul style="list-style-type: none"> <li>• Help to conserve and enhance the setting and special character of heritage assets.</li> <li>• Help protect, enhance and manage the character and appearance of Ashfield's landscape.</li> <li>• Allows for appropriate rural uses that will ensure the rural areas can remain economically vibrant.</li> </ul> <p><b>Negative Effects</b></p> <ul style="list-style-type: none"> <li>• May lead to an increase in car dependant journeys.</li> </ul> <p><b>Uncertain Effects</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul> </div> <div> <p><b>Positive Effects</b></p> <ul style="list-style-type: none"> <li>• Potential for more houses in the Countryside.</li> <li>• Potential for a greater number of employment sites.</li> </ul> <p><b>Negative Effects</b></p> <ul style="list-style-type: none"> <li>• Likely adverse affect on the District's heritage assets and their settings.</li> <li>• Negative impact on the character and appearance of Ashfield's landscape.</li> <li>• Would lead to an increase in car dependant journeys.</li> </ul> <p><b>Uncertain Effects</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul> </div>			

<b>Conclusion</b>	<p>Policy EV3 reflects National Planning Policy Guidance and provides the key considerations for determining planning applications for the re-use of buildings in the Green Belt and Countryside.</p> <p>The policy is likely to result in a small amount of increased car dependant journeys however it is recognised that there needs to be a balance in social, economic and environmental benefits in the Countryside.</p> <p>Overall it is considered that this approach will be beneficial in protecting the Green Belt and Countryside from inappropriate re-use of buildings, with no uncertain effects identified.</p>	<p>A less prescriptive approach to the re-use of buildings in the Green Belt and Countryside would potentially allow greater opportunities for housing and employment however this would lead to unsustainable development, potentially in locations which would adversely affect the character and openness of the Green Belt and Countryside.</p> <p>It is considered that this approach would be contrary to the National Planning Policy Framework, in particular:</p> <ul style="list-style-type: none"> <li>• Para. 30 – ‘In preparing Local Plans, local planning authorities should therefore support a sustainable pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport.’</li> <li>• Para. 55 – ‘Local planning authorities should avoid isolated new homes in the countryside unless there are special circumstances....’</li> <li>• Para. 109 – ‘The planning system should contribute to and enhance the natural and local environment by: protecting and enhancing valued landscapes, geological conservation interests and soils.....’</li> </ul>

## **Policy EV4: Green Infrastructure, Biodiversity and Geodiversity**

### ***Alternative Option: Rely on the National Planning Policy Framework***

This is not considered to be a reasonable alternative as the NPPF (paragraph 113) states that 'Local planning authorities should set criteria based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged.'

SA Objectives	<b>Commentary</b> (Including secondary, cumulative and synergistic effects)	
	Likely Effect	Policy EV4: Green Infrastructure, Biodiversity and Geodiversity
<b>1. Housing</b> - To ensure that the housing stock meets the housing needs of Ashfield.	<b>N</b>	The restrictive nature of this policy may have a negative impact on the delivery of housing. However, this is not the primary purpose of this policy and therefore a neutral score has been given.
<b>2. Health</b> - To improve health and wellbeing and reduce health inequalities.	<b>+</b>	The protection and enhancement of green infrastructure and green spaces for biodiversity and geodiversity, the policy is likely to have an indirect positive effect upon the health and well-being of local residents, by encouraging active lifestyles.
<b>3. Historic Environment</b> - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>4. Community Safety</b> - To improve community safety, reduce crime and the fear of crime.	<b>N</b>	There is no clear relationship between this policy and this SA objective.

<b>5. Social Inclusion Deprivation</b> - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>6. Biodiversity &amp; Green Infrastructure</b> - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	<b>++</b>	The specific aim of this policy is to conserve, enhance and increase biodiversity levels and green and blue infrastructure; therefore this policy option is likely to have a significant positive effect.
<b>7. Landscape</b> - To protect, enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	<b>++</b>	Many of the District's green infrastructure corridors and biodiversity sites are located in the countryside. This policy will help to protect the countryside and the appearance of the landscape.
<b>8. Natural Resources</b> - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	<b>+</b>	By requiring the protection and enhancement of biodiversity, the policy will contribute to the improvement of environmental quality in relation to soils and land.
<b>9. Air &amp; Noise Pollution</b> - To reduce air pollution and the proportion of the local population subject to noise pollution.	<b>+</b>	By requiring the protection and enhancement of biodiversity, the policy will contribute to the improvement of environmental quality in relation to air. It may also make a contribution to reducing noise.

<b>10. Water Quality</b> - To conserve and improve water quality and quantity.	+	By requiring the protection and enhancement of biodiversity, the policy will contribute to the improvement of environmental quality in relation water.
<b>11. Waste</b> - To minimise waste and increase the re-use and recycling of waste materials.	N	There is no clear relationship between this policy and this SA objective.
<b>12. Climate Change and Flood Risk</b> - 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 approach has the potential to minimise harm from flooding through the improvement, retention or replacement of on-site planting, and through the protection and enhancement of green infrastructure.
<b>13. Climate Change and Energy Efficiency</b> - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	+	Green infrastructure corridors are expected to encourage the use of zero carbon methods of travel (walking and cycling) as an alternative option to the car.
<b>14. Travel and Accessibility</b> - 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.
<b>15. Employment</b> - To create high quality employment	N	There is no clear relationship between this policy and this SA objective.

opportunities including opportunities for increased learning and skills to meet the needs of the District.		
<b>16. Economy</b> – To improve the efficiency, competitiveness and adaptability of the local economy.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>17. Town Centres</b> - Increase the vitality and viability of Ashfield's town centres.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>Summary Policy Assessment against the Sustainability Objectives</b>	<p><b>Positive Effects</b></p> <ul style="list-style-type: none"> <li>• Improve health and well-being.</li> <li>• Conserve, enhance and increase biodiversity levels and green/blue infrastructure.</li> <li>• Help protect the countryside and landscape appearance.</li> <li>• Potential to improve environmental quality in relation to soils and land.</li> <li>• Potential to improve environmental quality in relation to air and noise.</li> <li>• Potential to improve environmental quality in relation water.</li> <li>• Potential to minimise harm from flooding.</li> <li>• Encourage the use of zero carbon methods of travel (walking and cycling) as an alternative to the car.</li> <li>• Improve travel choices, reducing the need to travel by car.</li> </ul> <p><b>Negative Effects</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul> <p><b>Uncertain Effects</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul>	
<b>Conclusion</b>	Policy EV4 reflects the National Planning Policy Guidance, as well as providing the key considerations for determining planning applications affecting Green Infrastructure, Biodiversity and Geodiversity.	

	It is considered that this approach will be beneficial in conserving and enhancing Green Infrastructure, Biodiversity and Geodiversity, with no negative or uncertain effects identified.
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### **Policy EV5: Protection of Green Spaces and Recreation Facilities**

#### ***Alternative Option: Rely on the National Planning Policy Framework***

This is not considered to be a reasonable alternative as the NPPF (paragraph 70) encourages local planning authorities 'To deliver social, recreational and cultural facilities and services the community needs, planning policies and decisions should: plan positively for the provision and use of shared spaces, community facilities and other local services to enhance the sustainability of communities and residential environments;.....'

SA Objectives	<b>Commentary</b> (Including secondary, cumulative and synergistic effects)	
	Likely Effect	<b>Policy EV5: Protection of Green Spaces and Recreation Facilities</b>
<b>1. Housing</b> - To ensure that the housing stock meets the housing needs of Ashfield.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>2. Health</b> - To improve health and wellbeing and reduce health inequalities.	<b>+</b>	This policy will protect important community facilities, encouraging active and healthier lifestyle which will have a positive effect on the health and well-being of Ashfield's residents.
<b>3. Historic Environment</b> - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	<b>+</b>	The policy will help to protect green spaces that contribute to the character and setting of several of the District's heritage assets.
<b>4. Community Safety</b> - To improve community safety, reduce crime and the fear of crime.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>5. Social Inclusion Deprivation</b> - To	<b>+</b>	Green spaces contribute towards quality of life in the District through providing opportunities for formal and informal recreation.

improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.		
<b>6. Biodiversity &amp; Green Infrastructure</b> - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	++	This policy will assist in the conservation and enhancement of biodiversity and green infrastructure by protecting green spaces.
<b>7. Landscape</b> - To protect, enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	++	The current network of green spaces and recreational facilities within Ashfield's towns and villages make a positive contribution to their character and attractiveness. The policy seeks to prevent the loss of these green spaces and will therefore have a significant positive effect, maintaining and strengthening local distinctiveness and sense of place.
<b>8. Natural Resources</b> - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	+	The policy will protect green spaces from inappropriate development, and assist in the protection of natural resources including soils and greenfield land.
<b>9. Air &amp; Noise Pollution</b> - To reduce air pollution and the proportion of the local population subject to noise pollution.	N	There is no clear relationship between this policy and this SA objective.
<b>10. Water Quality</b> - To conserve and improve water quality and quantity.	N	There is no clear relationship between this policy and this SA objective.

<b>11. Waste</b> - To minimise waste and increase the re-use and recycling of waste materials.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>12. Climate Change and Flood Risk</b> - To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>13. Climate Change and Energy Efficiency</b> - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>14. Travel and Accessibility</b> - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>15. Employment</b> - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	<b>N</b>	There is no clear relationship between this policy and this SA objective.

<b>16. Economy</b> – To improve the efficiency, competitiveness and adaptability of the local economy.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>17. Town Centres</b> - Increase the vitality and viability of Ashfield's town centres.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>Summary Policy Assessment against the Sustainability Objectives</b>	<p><b>Positive Effects</b></p> <ul style="list-style-type: none"> <li>• Potential positive effect on health.</li> <li>• Help protect the setting of heritage assets.</li> <li>• Assist in the conservation and enhancement of biodiversity and green infrastructure.</li> <li>• Help to protect the character and setting of Ashfield's towns and villages.</li> <li>• Assist in the protection of greenfield land and the best quality agricultural land.</li> </ul> <p><b>Negative Effects</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul> <p><b>Uncertain Effects</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul>	
<b>Conclusion</b>	<p>Policy EV5 reflects the National Planning Policy Framework's overall approach to recreational facilities as well as the key considerations for determining planning applications.</p> <p>It is considered that this approach will be beneficial in protecting the green spaces and recreational facilities from inappropriate development with no negative or uncertain effects identified.</p>	

## **Policy EV7: Trees, Woodland and Hedgerows**

### ***Alternative Option: Rely on the National Planning Policy Framework***

This is not considered to be a reasonable alternative as the NPPF would not provide a clear policy framework against which planning applications may be considered.

SA Objectives	<b>Commentary</b> (Including secondary, cumulative and synergistic effects)	
	Likely Effect	Policy EV7: Trees, Woodland and Hedgerows
<b>1. Housing</b> - To ensure that the housing stock meets the housing needs of Ashfield.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>2. Health</b> - To improve health and wellbeing and reduce health inequalities.	<b>+</b>	This policy is likely to have a positive effect on health. Evidence suggests that integrating nature into the fabric of urban areas has positive implications for people's mental wellbeing. A policy that protects or promotes mitigation measures in relation to trees and hedgerows is likely to ensure that natural features continue to provide these benefits.
<b>3. Historic Environment</b> - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	<b>+</b>	The policy aims to protect the ancient woodlands, veteran trees, trees within Conservation Areas and hedgerows of historic value therefore it is likely to have a positive effect on the historic environment.
<b>4. Community Safety</b> - To improve community safety, reduce crime and the fear of crime.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>5. Social Inclusion Deprivation</b> - To improve social inclusion and to close the gap between the most	<b>N</b>	There is no clear relationship between this policy and this SA objective.

deprived areas and the rest of Ashfield.		
<b>6. Biodiversity &amp; Green Infrastructure</b> - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	++	Trees, woodland and hedgerows are important wildlife habitats. Hedgerows in particular act as important wildlife corridors. Protection and mitigation of any potential harm to these habitats has significant benefits for biodiversity within the district.
<b>7. Landscape</b> - To protect, enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	++	The protection of trees, woodland and hedgerows will have a significant positive effect on the landscape and townscape of the district, helping to maintain and strengthen local distinctiveness and sense of place.
<b>8. Natural Resources</b> - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	N	There is no clear relationship between this policy and this SA objective.
<b>9. Air &amp; Noise Pollution</b> - To reduce air pollution and the proportion of the local population subject to noise pollution.	+	<p>Modern human activities use significant quantities of fossil fuels (oil, gas and coal). These release large volumes of carbon dioxide (CO<sub>2</sub>) and other "greenhouse gases" into the atmosphere. Trees, woodlands and hedgerows play a significant role in the carbon cycle, acting as sinks (absorbing CO<sub>2</sub> from the atmosphere) and stores (retaining carbon in trees and soils).</p> <p>The retention and enhancement of the treescape may contribute towards minimising noise &amp; light pollution by providing a natural form of screening/ buffer between residential areas and sources of noise and screening out light.</p>
<b>10. Water Quality</b> - To conserve and improve water quality and quantity.	+	The retention and enhancement of the Borough's treescape and other natural vegetation, may over the long term contribute towards the improvement of soil and water quality. Trees, and woodland act to intercept the pollution pathways and capture pollutants. Pollution pathways can include atmospheric gaseous or particulate transmission (such as ammonia from livestock units or spray drift of pesticide), overland runoff (such as soil erosion and concomitant phosphate loss), or subsurface movement through drainage channels (such as dissolved nitrates).
<b>11. Waste</b> - To minimise waste and increase the	N	Not relevant to policy.

re-use and recycling of waste materials.		
<b>12. Climate Change and Flood Risk-</b> To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	+	Trees and woodland can help water management, reduce localised flooding and alleviate the effects of larger floods. Woodland soils cause water to penetrate more deeply, leading to less surface run-off; trees and large woody debris alongside rivers and streams and on floodplains act as a drag on flood waters, slowing down floods and increasing water storage; and trees protect soil from erosion and reduce the sediment run-off, which help the passage of water in river channels reducing the need for dredging.
<b>13. Climate Change and Energy Efficiency -</b> To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	N	There is no clear relationship between this policy and this SA objective. However, trees will contribute towards mitigating the adverse impacts of climate change. Increased tree cover has been identifies as having a cooling effect in urban areas.
<b>14.Travel and Accessibility -</b> To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	N	There is no clear relationship between this policy and this SA objective.
<b>15. Employment -</b> To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	N	It is possible that the enhancement of biodiversity assets may generate new employment opportunities in the emerging "green economy" sector. These are most likely to be related to building/ site management (of trees, landscaping, green walls etc). However, this is likely to be limited.
<b>16. Economy –</b> To improve the efficiency,	N	There is no clear relationship between this policy and this SA objective.

competitiveness and adaptability of the local economy.		
<b>17. Town Centres -</b> Increase the vitality and viability of Ashfield's town centres.	<b>N</b>	There is no direct relationship between this policy and this SA objective. However, trees will improve the visual attractiveness of the District town centre.
<b>Summary Policy Assessment against the Sustainability Objectives</b>	<p><b>Positive Effects</b></p> <ul style="list-style-type: none"> <li>• Positive effect on health.</li> <li>• Positive effect on the historic environment.</li> <li>• Help conserve and enhance biodiversity and green infrastructure.</li> <li>• Significant positive effect on landscape and townscape.</li> <li>• Help reduce air pollution.</li> <li>• Help water management and reduce localised flooding.</li> </ul> <p><b>Negative Effects</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul> <p><b>Uncertain Effects</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul>	
<b>Conclusion</b>	<p>Policy EV7 reflects the National Planning Policy Framework's overall approach to the protection of the natural environment, as well as providing the key considerations for determining planning applications for development proposals affecting trees, woodland and hedgerows.</p> <p>It is considered that this approach will be beneficial in protecting trees, woodland and hedgerows, with no negative or uncertain effects identified.</p>	

## **Policy EV7: Provision and Protection of Allotments**

**Alternative Option: No policy to protect allotments**

SA Objectives	<b>Commentary</b> (Including secondary, cumulative and synergistic effects)			
	Likely Effect	Policy EV8: Provision and Protection of Allotments	Likely Effect	Alternative Option: No policy to protect allotments
<b>1. Housing</b> - 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.
<b>2. Health</b> - To improve health and wellbeing and reduce health inequalities.	+	The policy protects allotments and supports the provision on new allotments. Allotments provide opportunities for people to grow their own produce and enjoy a healthier lifestyle. They also offer the opportunity for social interaction, which is likely to improve health and well-being.	--	Over the long term, a policy vacuum in relation to allotments would likely lead to the loss of allotment sites. This will reduce the opportunities local people have to access facilities that provide for low cost physical exercise and associated health benefits in terms of mental well being.
<b>3. Historic Environment</b> - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	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.
<b>4. Community Safety</b> - 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.
<b>5. Social Inclusion Deprivation</b> - To improve social inclusion and to close the gap between the most deprived areas	+	Allotments can provide an important community facility, which offer the opportunity for social interaction.	-	The loss of allotment sites would reduce the amount of community facilities available to local people, thereby reducing opportunities for social interaction.

and the rest of Ashfield.				
<b>6. Biodiversity &amp; Green Infrastructure</b> - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	+	Allotments can provide environmental benefits through green space and wildlife habitats. This policy will assist in the conservation and enhancement of green spaces and biodiversity by restricting inappropriate development on allotments.	--	The loss of allotments would reduce the amount of green infrastructure and wildlife habitats in the district and therefore have a significant negative effect.
<b>7. Landscape</b> - To protect, enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	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.
<b>8. Natural Resources</b> - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	++	The policy will protect allotments from inappropriate development, and assist in the protection of natural resources including soils and greenfield land.	--	Over the long term, a policy vacuum in relation to allotments would likely lead to the loss of allotment sites. This will reduce the amount of natural resources in the district.
<b>9. Air &amp; Noise Pollution</b> - To reduce air pollution and the proportion of the local population subject to noise pollution.	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.
<b>10. Water Quality</b> - To conserve and improve water quality and quantity.	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.
<b>11. Waste</b> - To minimise waste and increase	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.

the re-use and recycling of waste materials.				
<b>12. Climate Change and Flood Risk</b> - To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	<b>N</b>	There is no clear relationship between this policy and this SA objective.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>13. Climate Change and Energy Efficiency</b> - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	<b>N</b>	There is no clear relationship between this policy and this SA objective.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>14. Travel and Accessibility</b> - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	<b>N</b>	There is no clear relationship between this policy and this SA objective.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>15. Employment</b> - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	<b>N</b>	There is no clear relationship between this policy and this SA objective.	<b>N</b>	There is no clear relationship between this policy and this SA objective.

<b>16. Economy</b> – To improve the efficiency, competitiveness and adaptability of the local economy.	<b>N</b>	There is no clear relationship between this policy and this SA objective.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>17. Town Centres</b> - Increase the vitality and viability of Ashfield's town centres.	<b>N</b>	There is no clear relationship between this policy and this SA objective.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>Summary Policy Assessment against the Sustainability Objectives</b>	<p><b>Positive Effects</b></p> <ul style="list-style-type: none"> <li>• Improve health and well-being.</li> <li>• Provide community facilities for social interaction.</li> <li>• Assist in the conservation and enhancement of green spaces and biodiversity.</li> <li>• Protects natural resources including soils and greenfield land.</li> </ul> <p><b>Negative Effects</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul> <p><b>Uncertain Effects</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul>		<p><b>Positive Effects</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul> <p><b>Negative Effects</b></p> <ul style="list-style-type: none"> <li>• Reduce opportunities to improve health and well-being.</li> <li>• Reduce opportunities for social interaction.</li> <li>• Reduce the amount of green infrastructure and wildlife habitats.</li> <li>• Reduce the amount of natural resources in the district.</li> </ul> <p><b>Uncertain Effects</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul>	
<b>Conclusion</b>	<p>There is currently demand for allotments in the District as identified by the District Council's statistics. This policy protects existing allotments and sets out criteria for determining planning applications which may affect them.</p> <p>It is considered that this approach will be beneficial in protecting Allotments from</p>		<p>All local authorities have a statutory duty 'to provide a sufficient number of allotments if they are of the opinion that there is a demand for them.' There is currently demand for allotments in the District as identified by the District Council's statistics.</p> <p>It is considered that this approach would be contrary to the National Planning Policy Framework, in particular:</p> <ul style="list-style-type: none"> <li>• Para. 73 – 'Access to high quality open spaces and opportunities for sport and recreation can make an</li> </ul>	

	inappropriate development, with no negative or uncertain effects identified.	<p>important contribution to the health and well-being of communities.'</p> <ul style="list-style-type: none"> <li>• Para. 74 – 'Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless.....'</li> </ul>
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## Policy EV8: Recreational Equine Development

Policy EV8 provides a set of criteria to be considered in relation to recreational equine development. It includes taking account of the land available, scale, cumulative effects, and impact from waste materials

Alternative Option 1: Not to have a specific policy but to rely on the Green Belt and Countryside Policies.

The alternative option is not to have a specific policy but to rely on the provisions of Policy EV1 Green Belt and EV2 Countryside.

SA Objectives	<b>Commentary</b> (Including secondary, cumulative and synergistic effects)	
	Likely Effect	Policy EV8: Recreational Equine Development
<b>1. Housing</b> - 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.
<b>2. Health</b> - To improve health and wellbeing and reduce health inequalities.	+	The policy supports access to the countryside and opportunities for outdoor sport and recreation, which will encourage active and healthier lifestyle.
<b>3. Historic Environment</b> - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	N	There is no clear relationship between this policy and this SA objective.
<b>4. Community Safety</b> - To improve community safety, reduce crime and the fear of crime.	N	There is no clear relationship between this policy and this SA objective.
<b>5. Social Inclusion Deprivation</b> - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	N	While it is recognised the work of the Riding for the Disabled. It is not anticipated that this Policy will have a direct impact on this SA objective.
<b>6. Biodiversity &amp; Green Infrastructure</b> - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	-	The policy ensures that the development is appropriate in size and scale and minimises the impact of the development on biodiversity. The Policy also takes into account the cumulative impacts to ensure that there are no unacceptable impacts on the character of the area. However, dependent on the size of the buildings and associated surfaces and other forms of structures have the potential to have a negative impact on biodiversity.
<b>7. Landscape</b> - 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 ensures that the development is appropriate in size and scale and minimises the impact of the development on the character of the area and the landscape. The Policy also takes into account the cumulative impacts to ensure that there are no unacceptable impacts on the character of the area. However, dependent on the size of

		the buildings and associated surfaces and other forms of structures have the potential to have a negative impact on the landscape.
<b>8. Natural Resources</b> - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	-	The policy will lead to new development on greenfield land but the levels of development are not anticipated to be significant. The requirements of the policy look to ensure that there will not be overgrazing and poaching which has the potential to impact on soil quality and flooding from runoff.
<b>9. Air &amp; Noise Pollution</b> - To reduce air pollution and the proportion of the local population subject to noise pollution.	N	There is no clear relationship between this policy and this SA objective.
<b>10. Water Quality</b> - To conserve and improve water quality and quantity.	-	In terms of water quality the store or spread horse waste near to water, can be harmful to both the environment and human health. The Policy sets out that there is a requirement to demonstrate how waste will be stored and disposed of.
<b>11. Waste</b> - To minimise waste and increase the re-use and recycling of waste materials.	-	Stables will generate waste in a variety of forms this can include contaminated bedding, food containers, faecal matter and empty chemical containers. The classification of manure as a waste depends upon how it is utilised.
<b>12. Climate Change and Flood Risk</b> - To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	N	Development of stables is unlikely to give rise to a significant increase in development on greenfield sites all proposals would have to take into account the flood policies within the Local Plan and in the NPPF. Further, it is unlikely that any surfacing associated with stable will result in a significant risk.
<b>13. Climate Change and Energy Efficiency</b> - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	N	There is no clear relationship between this policy and this SA objective.
<b>14. Travel and Accessibility</b> - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	N	While stables are likely to be accessed by motor transport rather than other forms of travel, the levels are such as so as to justify a negative impact.
<b>15. Employment</b> - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	+	The Policy is anticipated to help support equine businesses which indirectly will assist in maintaining and creating employment
<b>16. Economy</b> – To improve the efficiency, competitiveness and adaptability of the local economy.	+	The Policy is anticipated to help support equine businesses.
<b>17. Town Centres</b> - Increase the vitality and viability of Ashfield's town centres.	N	There is no clear relationship between this policy and this SA objective.
<b>Summary Policy Assessment against the Sustainability Objectives</b>	<b>Positive Effects</b> <ul style="list-style-type: none"> <li>The policy is anticipated to have minor positive effects in relation to landscape, employment and the economy.</li> </ul>	

	<p><b>Negative Effects</b></p> <ul style="list-style-type: none"> <li>• Minor negative effects have been identified in relation to landscape, water quality and waste.</li> </ul> <p><b>Uncertain Effects</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul>
<b>Conclusion</b>	<p>A specific development management policy for equine and other land based activities is considered to be beneficial in that it provides clarity on the requirements for stables to be given permission. The Policy seeks to balance the economic benefits of providing jobs and commercial activity in the countryside through equine and land based activities with the landscape, water quality and other environmental impacts that may result. In addition, in terms of Green Belt Policy, it has the effect of facilitating decision making regarding the potential definition of outdoor sport or outdoor recreation in relation to the grazing land available and the size of the proposed development when looking at the impact on the openness of the Green Belt.</p> <p>There is the potential for cumulative impacts to result from multiple developments in close proximity to each other and the cumulative impact will need to be considered in applications.</p> <p>The alternative would be to rely on the policies in relation to the Green Belt and Countryside. However, these policies do not provide specific development issues in relation to equine development such as stables and therefore there may well be issues regarding negative effects on landscape, water quality and waste which will not be mitigated against.</p>

## **Policy EV9 : Agricultural Land Quality**

Alternative Option 1: Rely on NPPF and the Planning Practice Guidance

The NPPF in para 112 requires that local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.

**Policy CC2 includes reference to both water quality and water efficiency. The alternative identified is to only proceed with a water quality policy.**

SA Objectives	<b>Commentary</b> (Including secondary, cumulative and synergistic effects)			
	Likely Effect	Policy: EV9 : Agricultural Land Quality	Likely Effect	Alternative Option: To rely on the NPPF
<b>1. Housing</b> - To ensure that the housing stock meets the housing needs of Ashfield.	-	By protecting the best and most versatile agricultural land from development, this policy may have a negative effect on housing availability by restricting housing developments in those areas. However, best and most versatile land has to be balanced against other consideration in relation to housing allocations. However, negative effect on housing from this policy is expected to be minor.	-	By protecting the best and most versatile agricultural land from development, this policy may have a negative effect on housing availability by restricting housing developments in those areas. However, best and most versatile land has to be balanced against other consideration in relation to housing allocations. However, negative effect on housing from this policy is expected to be minor.
<b>2. Health</b> - To improve health and wellbeing and reduce health inequalities.	N	The specific aim of this policy is to protect the best and most versatile agricultural land from development; therefore, this policy may have an indirect positive effect on accessibility to countryside and open spaces by restricting developments in areas of countryside that may otherwise be affected by development. However, it is not considered that this will have a major impact and is unlikely to have a significant impact on health.	N	The specific aim of this policy is to protect the best and most versatile agricultural land from development; therefore, this policy may have an indirect positive effect on accessibility to countryside and open spaces by restricting developments in areas of countryside that may otherwise be affected by development. However, it is not considered that this will have a major impact and is unlikely to have a significant impact on health.
<b>3. Historic Environment</b> - To conserve and enhance Ashfield's	N	The specific aim of this policy is to protect the best and most versatile agricultural land from	N	The specific aim of this policy is to protect the best and most versatile agricultural land from

historic environment, heritage assets and their settings.		development; therefore, this policy may have an indirect positive but uncertain effect on the setting of historic assets and preserving archaeological remains by restricting developments in specific countryside areas. However, the location of the housing and employment sites in the SHLAA and the SELAA means that the impact on this policy is likely to be minimal and therefore it has been given a neutral score		development; therefore, this policy may have an indirect positive but uncertain effect on the setting of historic assets and preserving archaeological remains by restricting developments in specific countryside areas. However, the location of the housing and employment sites in the SHLAA and the SELAA means that the impact on this policy is likely to be minimal and therefore it has been given a neutral score
<b>4. Community Safety</b> - To improve community safety, reduce crime and the fear of crime.	N	Protecting the best and most versatile agricultural land from development is unlikely to have an impact on the SA objective relating to community safety.	N	Protecting the best and most versatile agricultural land from development is unlikely to have an impact on the SA objective relating to community safety.
<b>5. Social Inclusion Deprivation</b> - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	N	Protecting the best and most versatile agricultural land from development is unlikely to have an impact on the SA objective relating to social inclusion and deprivation.	N	Protecting the best and most versatile agricultural land from development is unlikely to have an impact on the SA objective relating to social inclusion and deprivation.
<b>6. Biodiversity &amp; Green Infrastructure</b> - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	+	By seeking to protect the best and most versatile agricultural land from development, this policy may lead to indirect positive effects on biodiversity assets by restricting development in areas that may contain biodiversity interests. However, intensive agricultural crop cover can have limited value from a biodiversity aspect. Consequently it is considered that this will have a minor positive effect. The requirements of the Agricultural Basic Payment Scheme with a need to provide greening measures through Ecological Focus Areas, crop diversification and maintenance of permanent pasture has the potential to increase the impact on biodiversity over time.	+	By seeking to protect the best and most versatile agricultural land from development, this policy may lead to indirect positive effects on biodiversity assets by restricting development in areas that may contain biodiversity interests. However, intensive agricultural crop cover can have limited value from a biodiversity aspect. Consequently it is considered that this will have a minor positive effect. The requirements of the Agricultural Basic Payment Scheme with a need to provide greening measures through Ecological Focus Areas, crop diversification and maintenance of permanent pasture has the potential to increase the impact on biodiversity over time.
<b>7. Landscape</b> - To protect enhance and manage the character and appearance of	+	By seeking to protect the best and most versatile agricultural land from development, this policy may have a positive effect on maintaining landscape character in the open and undeveloped countryside.	+	By seeking to protect the best and most versatile agricultural land from development, this policy may have a positive effect on maintaining landscape character in the open and undeveloped countryside. However, this will be

Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.				dependent on who the agricultural land is managed. Consequently, it is considered that this have a minor positive effect.
<b>8. Natural Resources</b> - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	++	The specific aim of this policy is to protect the best and most versatile agricultural land from development; therefore, this policy is likely to lead to a significant positive effect on soil quality.	++	The specific aim of this policy is to protect the best and most versatile agricultural land from development; therefore, this policy is likely to lead to a significant positive effect on soil quality.
<b>9. Air &amp; Noise Pollution</b> - To reduce air pollution and the proportion of the local population subject to noise pollution.	N	Protecting the best and most versatile agricultural land from development is unlikely to have an impact on the SA objective relating to air and noise pollution.	N	Protecting the best and most versatile agricultural land from development is unlikely to have an impact on the SA objective relating to air and noise pollution.
<b>10. Water Quality</b> - To conserve and improve water quality and quantity.	?	As this policy relates to protecting the best and most versatile agricultural land from development, it could have an indirect minor positive effect on the District's water quality and resources by ensuring there is more permeable land area providing surface water percolation. However, agricultural land management can cause diffuse pollution (pollution that comes from many sources). These sources may be small individually but damaging collectively with the main elements of pollution being phosphates, nitrates, pesticides, sediment & faecal bacteria. Diffuse pollution can affect water-bodies such as rivers, streams, lakes and some bathing waters. Under these circumstances there is uncertainty regarding the impact.	?	As this policy relates to protecting the best and most versatile agricultural land from development, it could have an indirect minor positive effect on the District's water quality and resources by ensuring there is more permeable land area providing surface water percolation. However, agricultural land management can cause diffuse pollution (pollution that comes from many sources). These sources may be small individually but damaging collectively with the main elements of pollution being phosphates, nitrates, pesticides, sediment & faecal bacteria. Diffuse pollution can affect water-bodies such as rivers, streams, lakes and some bathing waters. Under these circumstances there is uncertainty regarding the impact.
<b>11. Waste</b> - To minimise waste and increase the re-use and recycling of waste materials.	N	Protecting the best and most versatile agricultural land from development is unlikely to have an impact on the SA objective relating to waste.	N	Protecting the best and most versatile agricultural land from development is unlikely to have an impact on the SA objective relating to waste.

<b>12. Climate Change and Flood Risk</b> - 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 to protecting the best and most versatile agricultural land from development, it could have an indirect minor positive effect on reducing vulnerability to flooding by ensuring there is more permeable land area providing surface water percolation. Further, farmland can store floodwater to reduce downstream flood risk. It is recognised that in specific area run off from agricultural land can caused localised flooding. Consequently, on balance it is anticipated that this will have a minor positive effect.</p> <p>A recent Defra and Environment Agency study identified that some of our highest quality agricultural land is vulnerable to flooding:- 13% of the best and most versatile agricultural land is in the floodplain<sup>4</sup>. However, given the nature of Ashfield the amount of the best and most versatile land at risk from flooding is assumed to be minimal.</p>	+	<p>The policy to protecting the best and most versatile agricultural land from development, it could have an indirect minor positive effect on reducing vulnerability to flooding by ensuring there is more permeable land area providing surface water percolation. Further, farmland can store floodwater to reduce downstream flood risk. It is recognised that in specific area run off from agricultural land can caused localised flooding. Consequently, on balance it is anticipated that this will have a minor positive effect.</p> <p>A recent Defra and Environment Agency study identified that some of our highest quality agricultural land is vulnerable to flooding:- 13% of the best and most versatile agricultural land is in the floodplain<sup>5</sup>. However, given the nature of Ashfield the amount of the best and most versatile land at risk from flooding is assumed to be minimal.</p>
<b>13. Climate Change and Energy Efficiency</b> - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	N	<p>Protecting the best and most versatile agricultural land from development is unlikely to have an impact on the SA objective relating to climate change and energy efficiency.</p>	N	<p>Protecting the best and most versatile agricultural land from development is unlikely to have an impact on the SA objective relating to climate change and energy efficiency.</p>
<b>14.Travel and Accessibility</b> - To improve travel choice and accessibility, reduce the need for travel by car and	N	<p>Protecting the best and most versatile agricultural land from development is unlikely to have an impact on the SA objective relating to travel and accessibility.</p>	N	<p>Protecting the best and most versatile agricultural land from development is unlikely to have an impact on the SA objective relating to travel and accessibility.</p>

<sup>4</sup> Developing the Evidence Base to Describe the Flood and Coastal Erosion Risk to Agricultural Land Use in England and Wales - FD2634

<sup>5</sup> Developing the Evidence Base to Describe the Flood and Coastal Erosion Risk to Agricultural Land Use in England and Wales - FD2634

shorten the length and duration of journeys.				
<b>15. Employment</b> - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	-	By protecting the best and most versatile agricultural land from development, this policy may be a factor in restricting employment generating developments. However, any negative effect on the economy from this policy is expected to be minor.	-	By protecting the best and most versatile agricultural land from development, this policy may be a factor in restricting employment generating developments. However, any negative effect on the economy from this policy is expected to be minor.
<b>16. Economy</b> – To improve the efficiency, competitiveness and adaptability of the local economy.	-	By protecting the best and most versatile agricultural land from development, this policy may be a factor in restricting employment generating developments. However, any negative effect on the economy from this policy is expected to be minor.	-	By protecting the best and most versatile agricultural land from development, this policy may be a factor in restricting employment generating developments. However, any negative effect on the economy from this policy is expected to be minor.
<b>17. Town Centres</b> - Increase the vitality and viability of Ashfield's town centres.	N	Protecting the best and most versatile agricultural land from development will not have an impact on the SA objective relating to town centres.	N	Protecting the best and most versatile agricultural land from development will not have an impact on the SA objective relating to town centres.
<b>Summary Policy Assessment against the Sustainability Objectives</b>	<p><b>Positive Effects</b></p> <ul style="list-style-type: none"> <li>The Policy will have strong positive effect in relation to natural resources and minor positive effects in relation to biodiversity, landscape and flooding.</li> </ul> <p><b>Negative Effects</b></p> <ul style="list-style-type: none"> <li>Minor negative effects are identified in relation to housing, employment and the economy which reflect that by protecting the best and most versatile agricultural land from development it may restricting housing and employment developments in those areas.</li> </ul> <p><b>Uncertain Effects</b></p> <ul style="list-style-type: none"> <li>In relation to water quality the impact has been identified as uncertain. This reflects that it could</li> </ul>		<p><b>Positive Effects</b></p> <ul style="list-style-type: none"> <li>The Policy will have strong positive effect in relation to natural resources and minor positive effects in relation to biodiversity, landscape and flooding.</li> </ul> <p><b>Negative Effects</b></p> <ul style="list-style-type: none"> <li>Minor negative effects are identified in relation to housing, employment and the economy which reflect that by protecting the best and most versatile agricultural land from development it may restricting housing and employment developments in those areas.</li> </ul> <p><b>Uncertain Effects</b></p> <ul style="list-style-type: none"> <li>In relation to water quality the impact has been identified as uncertain. This reflects that it could</li> </ul>	

	<p>have an indirect minor positive effect on the District's water quality and resources by ensuring there is more permeable land area providing surface water percolation. However, it is identified by the Environment Agency that agricultural land management can cause diffuse pollution which collectively is a significant source of pollution that can affect water-bodies such as rivers, streams, lakes and some bathing waters.</p>	<p>have an indirect minor positive effect on the District's water quality and resources by ensuring there is more permeable land area providing surface water percolation. However, it is identified by the Environment Agency that agricultural land management can cause diffuse pollution which collectively is a significant source of pollution that can affect water-bodies such as rivers, streams, lakes and some bathing waters.</p>
<b>Conclusion</b>	<p>Policy EV9 reflects National Planning Policy Guidance and provides the key considerations for determining planning applications in relation to the best and most versatile agricultural plan.</p> <p>It is recognised that the NPPF could achieve similar results. However, in the context of the provisions of the Planning and Compulsory Purchase Act 2004 which place an emphasis on decisions being made in accordance with the Plan it is considered important to include this Policy within the Local Plan. Demand for food production is likely to increase in future years and once best quality land has been developed it is rarely feasible to revert back to viable agriculture without importing soils from other locations. In this context it is important that significant weight should be given to protecting best quality agricultural land.</p>	<p>See the conclusions on Policy EV9.</p>

## **Policy EV11: The Historic Environment**

### ***Alternative Option: Rely on the National Planning Policy Framework***

This is not considered to be a reasonable alternative as it is deemed necessary to adopt a local approach to protect, conserve and enhance the historic environment based on the NPPF.

<b>SA Objectives</b>	<b>Commentary</b> (Including secondary, cumulative and synergistic effects)	
	<b>Likely Effect</b>	<b>Policy EV11: The Historic Environment</b>
<b>1. Housing</b> - To ensure that the housing stock meets the housing needs of Ashfield.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>2. Health</b> - To improve health and wellbeing and reduce health inequalities.	<b>+</b>	The policy seeks to protect, conserve and, where appropriate, enhance Ashfield's historic environment. The historic environment includes Historic Parks and Gardens which contribute towards the health and well being of the Ashfield residents.
<b>3. Historic Environment</b> - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	<b>++</b>	The specific aim of this policy is to protect, conserve and, where appropriate, enhance Ashfield's historic environment therefore this policy is likely to have a significant positive effect.
<b>4. Community Safety</b> - To improve community safety, reduce crime and the fear of crime.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>5. Social Inclusion Deprivation</b> - To improve social inclusion and to close the gap between the most deprived areas	<b>N</b>	There is no clear relationship between this policy and this SA objective.

and the rest of Ashfield.		
<b>6. Biodiversity &amp; Green Infrastructure</b> - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	+	This policy is likely to have a positive effect on biodiversity and green infrastructure through the protection, conservation and, where appropriate, enhancement of heritage assets, in particular Historic Parks and Gardens.
<b>7. Landscape</b> - To protect, enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	++	By specifically aiming to protect, conserve and, where appropriate, enhance the historic environment, this policy is likely to have a significant positive effect on Ashfield's landscape and townscape character.
<b>8. Natural Resources</b> - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	N	There is no clear relationship between this policy and this SA objective.
<b>9. Air &amp; Noise Pollution</b> - To reduce air pollution and the proportion of the local population subject to noise pollution.	N	There is no clear relationship between this policy and this SA objective.
<b>10. Water Quality</b> - To conserve and improve water quality and quantity.	N	There is no clear relationship between this policy and this SA objective.
<b>11. Waste</b> - To minimise waste and increase	N	There is no clear relationship between this policy and this SA objective.

the re-use and recycling of waste materials.		
<b>12. Climate Change and Flood Risk</b> - To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>13. Climate Change and Energy Efficiency</b> - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>14. Travel and Accessibility</b> - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>15. Employment</b> - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	<b>N</b>	This policy could, in theory, result in some economic development not coming forward. Conversely, by protecting, conserving and enhancing Ashfield's historic environment, it will help to maintain its attractiveness as a place in which businesses would like to invest. A neutral score has been given to reflect this.

<b>16. Economy</b> – To improve the efficiency, competitiveness and adaptability of the local economy.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>17. Town Centres</b> - Increase the vitality and viability of Ashfield's town centres.	<b>+</b>	The historic environment may help maintain settlement identity where the heritage assets protect characteristics that are unique to a settlement, or contribute to the sense of place. This policy may therefore have indirect positive effects on the vibrancy of settlements by protecting and enhancing the historic environment.
<b>Summary Policy Assessment against the Sustainability Objectives</b>	<p><b>Positive Effects</b></p> <ul style="list-style-type: none"> <li>• Contributes towards the health and well being of the District residents and visitors.</li> <li>• Protects, conserves and, where appropriate, enhances Ashfield's historic environment.</li> <li>• Positive effect on biodiversity and green infrastructure.</li> <li>• Significant positive effect on landscape and townscape character.</li> </ul> <p><b>Negative Effects</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul> <p><b>Uncertain Effects</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul>	
<b>Conclusion</b>	<p>Policy EV11 includes the District Council's overall approach to designated and non-designated heritage assets as well as the key considerations for determining planning applications which affect those assets and their setting.</p> <p>It is considered that this approach will be beneficial in protecting and enhancing the historic environment with no negative or uncertain effects identified.</p>	

## **Policy EV12: Protection and Enhancement of Landscape Character**

### ***Alternative Option: Rely on the National Planning Policy Framework***

This is not considered to be a reasonable alternative as the NPPF (paragraph 113) states that 'Local planning authorities should set criteria based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged.'

<b>SA Objectives</b>	<b>Commentary</b> (Including secondary, cumulative and synergistic effects)	
	<b>Likely Effect</b>	<b>Policy EV12: Protection and Enhancement of Landscape Character</b>
<b>1. Housing</b> - To ensure that the housing stock meets the housing needs of Ashfield.	<b>N</b>	Not relevant to policy.
<b>2. Health</b> - To improve health and wellbeing and reduce health inequalities.	<b>+</b>	This policy has the potential to have a positive effect on health and wellbeing. Protection and enhancement of the landscape will encourage active and healthier lifestyle. The policy encourages development within existing settlements, most of which have access to services such as, GP facilities and open space.
<b>3. Historic Environment</b> - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	<b>++</b>	The policy seeks to protect, conserve and where possible, enhance the setting of, and views to and from, Listed buildings, Scheduled Monuments, Conservation Areas and Historic Parks and Gardens.
<b>4. Community Safety</b> - To improve community safety, reduce crime and the fear of crime.	<b>N</b>	Not relevant to policy.
<b>5. Social Inclusion Deprivation</b> - To improve social inclusion and to close the gap between the most deprived areas	<b>N</b>	Not relevant to policy.

and the rest of Ashfield.		
<b>6. Biodiversity &amp; Green Infrastructure</b> - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	++	This policy is likely to have a significant positive effect on biodiversity and green infrastructure. In particular, the policy aims to protect, preserve and where possible, enhance the areas of biodiversity, woodland, trees and field boundaries and their function as ecological corridors for wildlife.
<b>7. Landscape</b> - To protect, enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	++	By specifically aiming to protect, conserve and, where appropriate, enhance the historic environment, this policy is likely to have a significant positive effect on Ashfield's landscape and townscape character.
<b>8. Natural Resources</b> - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	+	The policy will protect the countryside and its landscape character from inappropriate development, and assist in the protection of greenfield land and the best quality agricultural land.
<b>9. Air &amp; Noise Pollution</b> - To reduce air pollution and the proportion of the local population subject to noise pollution.	N	Not relevant to policy.
<b>10. Water Quality</b> - To conserve and improve water quality and quantity.	N	Not relevant to policy.
<b>11. Waste</b> - To minimise waste and increase	N	Not relevant to policy.

the re-use and recycling of waste materials.		
<b>12. Climate Change and Flood Risk</b> - To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	<b>N</b>	Not relevant to policy.
<b>13. Climate Change and Energy Efficiency</b> - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	<b>N</b>	Not relevant to policy.
<b>14. Travel and Accessibility</b> - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	<b>N</b>	Not relevant to policy.
<b>15. Employment</b> - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	<b>N</b>	Not relevant to policy.

<b>16. Economy</b> – To improve the efficiency, competitiveness and adaptability of the local economy.	<b>N</b>	Not relevant to policy.
<b>17. Town Centres</b> - Increase the vitality and viability of Ashfield's town centres.	<b>N</b>	Not relevant to policy.
<b>Summary Policy Assessment against the Sustainability Objectives</b>	<p><b>Positive Effects</b></p> <ul style="list-style-type: none"> <li>• Contributes towards the health and wellbeing of the District residents and visitors.</li> <li>• Protects, conserves and, where appropriate, enhances Ashfield's historic environment.</li> <li>• Significant positive effect on biodiversity and green infrastructure.</li> <li>• Significant positive effect on landscape and townscape character.</li> <li>• Assists in the protection of greenfield land and the best quality agricultural land.</li> </ul> <p><b>Negative Effects</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul> <p><b>Uncertain Effects</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul>	
<b>Conclusion</b>	<p>Policy EV12 includes the District Council's overall approach to the protection and enhancement of landscape character as well as the key considerations for determining planning applications which affect those areas.</p> <p>It is considered that this approach will be beneficial in protecting and enhancing landscape character with no negative or uncertain effects identified.</p>	

### **Policy SD7: Contaminated Land and Unstable Land**

THE NPPF identifies that planning policies and decisions should also encourage the effective re-use of previously developed (brownfield) land para 111. This may require remediating contaminating and unstable land. The NPPF identifies that the planning system should prevent new and existing development contributing to unacceptable risks of pollution or land instability and to remediate and mitigate contained and unstable land (para. 109). More specific requirements for planning policies are identified in para. 120, 121 and 122.

Policy SD7: The Policy ensures that risks from contamination will be appropriately addressed through remediation; and that developers should ensure that they carry out adequate investigations and risk assessments to inform remediation strategies and ensuring that successful remediation has been carried out.

Alternative Option: Rely on the National Planning Policy Framework

To rely on the NPPF and Planning Practice Guidance (Land affected by contamination & Land Stability) together with established good practice guidance. However, this is not considered to be an acceptable alternative as the NPPF implies that the Local Plan should have policies covering this issue particular given that Ashfield has a history of coal mining.

SA Objectives	Commentary (Including secondary, cumulative and synergistic effects)	
	Likely Effect	Policy SD7: Contaminated Land and Unstable Land
1. <b>Housing</b> - To ensure that the housing stock meets the housing needs of Ashfield.	N	The Policy does not bring forward additional housing land in itself but sets out that contaminated sites will require remediation measures before they can be utilised for development.
2. <b>Health</b> - To improve health and wellbeing and reduce health inequalities.	++	There is a substantial emphasis on developing brownfield land which may be contaminated. The Policy will have a positive effect on health and well-being by ensuring that the reclaimed land will not expose the occupiers of the development or the wider area to hazards.

<b>3. Historic Environment</b> - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	<b>N</b>	It is not anticipated that the heritage assets in Ashfield will be effected by development on contaminated or unstable land, which could have a detrimental impact in relation to this SA objective.
<b>4. Community Safety</b> - To improve community safety, reduce crime and the fear of crime.	<b>N</b>	There is no clear relationship between this Policy and this SA objective.
<b>5. Social Inclusion Deprivation</b> - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	<b>N</b>	There is no direct relationship between this Policy and this SA objective, although any brownfield site brought forward has the potential to provide affordable housing.
<b>6. Biodiversity &amp; Green Infrastructure</b> - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	<b>+</b>	The Policy seeks to reduce the impact of contaminate and unstable land arising from the development of sites which are contaminated or unstable. It needs to be demonstrated that there any impacts on habitats and ecosystems are taken into account as part of the planning process. The Policy may also have indirect benefits by reducing exposure to substances that may otherwise harm biodiversity.
<b>7. Landscape</b> - To protect, enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	<b>+</b>	The Policy could have an indirect, minor positive effect on landscape character, if it helps to remediate and mitigate despoiled, degraded, derelict, contaminated and unstable land. However, this dependent upon what project is planned.

<b>8. Natural Resources -</b> To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	++	The Policy seeks to reduce the impact of contaminate and unstable land arising from the development there is likely to be a significant positive effect on this SA objective, in that it will enable brownfield sites to be brought forward for development and it which specifically seeks to reduce contamination of land and soils.
<b>9. Air &amp; Noise Pollution</b> - To reduce air pollution and the proportion of the local population subject to noise pollution.	N	There is no clear relationship between this Policy and this SA objective.
<b>10. Water Quality</b> - To conserve and improve water quality and quantity.	+	The Policy is expected to have a positive effect in relation to water quality by reducing the possibility of substances polluting water resources and ensuring compliance with the Water Framework Directive.
<b>11. Waste</b> - To minimise waste and increase the re-use and recycling of waste materials.	N	There is no clear relationship between this Policy and this SA objective.
<b>12. Climate Change and Flood Risk</b> - To adapt to climate change by reducing and managing the risk of flooding and the resulting detriment to people, property and the environment.	N	There is no clear relationship between this Policy and this SA objective.
<b>13. Climate Change and Energy Efficiency</b> - To adapt to climate change by minimising energy usage and to develop Ashfield's renewable energy	N	There is no clear relationship between this Policy and this SA objective.

resource, reducing dependency on non-renewable sources.		
<b>14. Travel and Accessibility</b> - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	<b>N</b>	There is no clear relationship between this Policy and this SA objective.
<b>15. Employment</b> - To create high quality employment opportunities including opportunities for increased learning and skills to meet the needs of the District.	<b>N</b>	The Policy does not bring forward additional development land in itself but sets out that contaminated sites will require remediation measures before they can be utilised for development.
<b>16. Economy</b> – To improve the efficiency, competitiveness and adaptability of the local economy.	<b>+</b>	The policy will facilitate land being reutilised and in this context is anticipated to have a positive effect.
<b>17. Town Centres</b> - Increase the vitality and viability of Ashfield's town centres.	<b>N</b>	Not relevant to policy.
<b>Summary Policy Assessment against the Sustainability Objectives</b>		<p><b>Positive Effects</b></p> <ul style="list-style-type: none"> <li>• A significant positive effect is identified in relation to health natural resources.</li> <li>• A minor positive effect is identified in relation to biodiversity, landscape, water quality and economy.</li> </ul> <p><b>Negative Effects</b></p> <ul style="list-style-type: none"> <li>• None</li> </ul> <p><b>Uncertain Effects</b></p>

	<ul style="list-style-type: none"> <li>• None</li> </ul>
<b>Conclusion</b>	<p>The Policy looks to ensure that any site put forward for development is suitable for the use proposed and prevents unacceptable risks from contamination or unstable land which could cause harm health, property or the wider to environment. This is reflected in the SA appraisal. The Policy It has a positive role to plan in ensuring that brownfield sites can be brought forward safely and in this context it enables former industrial sites to be utilised for new uses such as housing. The consequence of this is that there is a reduced necessity to bring green field land forward. In Ashfield many of the former colliery sites and their associated spoil heaps have been redeveloped for alternative use such as housing development or reclaimed as country parks. A number of former textile manufacturing sites have also been redeveloped. Consequently, it is likely that there will be more limited area of brownfield brought forward going into the future.</p> <p>Ashfield is a former coal mining area and there are risk associated with past coal mining activities. The Coal Authority has identified areas within Ashfield as Coal Mining Referral Area and the Policy is identified as applying to those areas.</p>

## **Policy SD8: Environmental Protection**

THE NPPF identifies that there should be local plan policies which minimise pollution (para110) with issues surround noise, air quality and artificial light being specifically identified. (para 123, 124 and 125).

Policy SD8: The Policy ensures that the potential impact of air, noise, lights and other forms of environmental pollutions are taken into account so that the effect of pollutions from development is avoided, prevented or reduced. The Policy identifies that the cumulative impact will need to be taken into account

Alternative Option One – Rely on national policy and other legislation

Not to bring forward environmental policies and rely on other legislation to control pollution and protect health and the wider environment.

Alternative Option Two - Short general policy on pollution

To bring forward a very short general policy covering all aspects of environmental protection. However, it is considered that the alternative adopted provides greater certainty for developers in relation to the planning requirements.

SA Objectives	Commentary (Including secondary, cumulative and synergistic effects)					
	Likely Effect	Policy SD8: Environmental Protection	Likely Effect	Alternative Option One Rely on national policy and other legislation	Likely Effect	Alternative Option Two - Short general policy on pollution
<b>1. Housing</b> - To ensure that the housing stock meets the housing needs of Ashfield.	<b>N</b>	There is no clear relationship between this policy and this SA objective.	<b>N</b>	There is no clear relationship between this policy and this SA objective.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>2. Health</b> - To improve health and wellbeing	<b>++</b>	This policy is likely to have a significant positive effects on health and well-being by reducing exposure	<b>++</b>	See the response to the Policy.	<b>++</b>	See the response to the Policy

and reduce health inequalities.		of the local population to pollution, including air, noise, light and water pollution.				
<b>3. Historic Environment</b> - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	+	Reducing air, noise and light pollution may have positive impacts in relation to the conservation and enjoyment of heritage assets.	+	See the response to The Policy.	+	See the response to The Policy.
<b>4. Community Safety</b> - 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.
<b>5. Social Inclusion Deprivation</b> - To improve social inclusion and to close the gap between the most deprived areas and the rest 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.	N	There is no clear relationship between this policy and this SA objective.
<b>6. Biodiversity &amp; Green Infrastructure</b> - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	++	The Policy aims to minimise the impact of pollution on development or caused by development therefore, it is likely to have a minor positive effect on biodiversity and green/blue infrastructure by reducing air, noise and light pollution that may otherwise have a harmful impact in relation to the SA objective.	+	While having benefits the Policy is considered to give a greater emphasis to the impact on biodiversity.	+	While having benefits the Policy is considered to give a greater emphasis to the impact on biodiversity.
<b>7. Landscape</b> - To protect, enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	+	Minimising light pollution, which can reduce tranquillity which impacts on landscape character.	+	See the response to the Policy.	+	See the response to the Policy.

<b>8. Natural Resources</b> - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	N	While recognising that air pollutants may have a negative impact on soil resources, it is not anticipated to effect the loss of greenfield land and best quality agricultural land.	N	See the response to the Policy.	N	See the response to the Policy.
<b>9. Air &amp; Noise Pollution</b> - To reduce air pollution and the proportion of the local population subject to noise pollution.	++	The Policy aims to minimise the impact of pollution on development or caused by development including air and noise pollutants. Consequently the policy will have a significant positive effect on this SA objective.	++	See the response to The Policy.	++	See the response to The Policy.
<b>10. Water Quality</b> - To conserve and improve water quality and quantity.	N	While acknowledging that water can be affected by deposition of air pollutants it is not anticipated to be a substantive effect.	N	See the response to The Policy.	N	See the response to The Policy.
<b>11. Waste</b> - To minimise waste and increase the re-use and recycling of waste materials.	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.
<b>12. Climate Change and Flood Risk</b> - To adapt to climate change by reducing and managing the risk of flooding and the resulting detriment to people, property and the environment.	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.
<b>13. Climate Change and Energy Efficiency</b> - To adapt to climate change by minimising energy usage and to develop Ashfield's renewable energy	N	There is no direct relationship between the policy and this SA objective. However, other policies that promote high quality building standards, reduce energy use, and require the preparation of low emissions strategies, can help to reduce local emissions of air pollutants.	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.

resource, reducing dependency on non-renewable sources.						
<b>14. Travel and Accessibility</b> - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	N	Reducing the impact of pollution on development or caused by development is unlikely to affect accessibility to services or have an impact on travel choice.	N	See the response to The Policy.	N	See the response to The Policy.
<b>15. Employment</b> - To create high quality employment opportunities including opportunities for increased learning and skills to meet the needs of the District.	-	This policy is restrictive in nature. It looks to ensure that there are compatible neighbouring uses and minimises the impact on the environment. Therefore, it may have an indirect minor negative on the local economy by restricting uses.	-	See the response to the Policy.	-	See the response to the Policy.
<b>16. Economy</b> – To improve the efficiency, competitiveness and adaptability of the local economy.	-	This policy is restrictive in nature. It looks to ensure that there are compatible neighbouring uses and minimises the impact on the environment. Therefore, it may have an indirect minor negative on the local economy by restricting uses.	-	See the response to the Policy.	-	See the response to the Policy.
<b>17. Town Centres</b> - Increase the vitality and viability of Ashfield's town centres.	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.
<b>Summary Policy Assessment against the Sustainability Objectives</b>	<b>Positive Effects</b> <ul style="list-style-type: none"> <li>A significant positive effect is identified in relation to health, biodiversity and reducing air/noise pollution.</li> <li>Minor positive effects are identified in relation to the Historic Environment and Landscape.</li> </ul> <b>Negative Effects</b>		<b>Positive Effects</b> <ul style="list-style-type: none"> <li>A significant positive effect is identified in relation to health and reducing air/noise pollution.</li> <li>Minor positive effects are identified in relation to the Historic</li> </ul>		<b>Positive Effects</b> <ul style="list-style-type: none"> <li>A significant positive effect is identified in relation to health and reducing air/noise pollution.</li> <li>Minor positive effects are identified in relation to the Historic</li> </ul>	

	<ul style="list-style-type: none"> <li>A minor negative effects is identified in relation to the employment and the economy.</li> </ul> <p><b>Uncertain Effects</b></p> <ul style="list-style-type: none"> <li>None</li> </ul>		<p>Environment, Biodiversity/Green Infrastructure and Landscape.</p> <p><b>Negative Effects</b></p> <ul style="list-style-type: none"> <li>A minor negative effects is identified in relation to the employment and the economy.</li> </ul> <p><b>Uncertain Effects</b></p> <ul style="list-style-type: none"> <li>None</li> </ul>		<p>Environment, Biodiversity/Green Infrastructure and Landscape.</p> <p><b>Negative Effects</b></p> <ul style="list-style-type: none"> <li>A minor negative effects is identified in relation to the employment and the economy.</li> </ul> <p><b>Uncertain Effects</b></p> <ul style="list-style-type: none"> <li>None</li> </ul>
<b>Conclusion</b>	<p>This policy is to protect the residents from developments which may negatively impact upon the environment, specifically focusing upon air, noise and light pollution. In order to protect human health and the wider environment, including impacting on greenhouses gases, it is important to combat emissions of pollutants at source and to identify and implement effective emission reduction measures. Similarly in relation to noise and there are also increasing issues with regard to light pollution which potentially undermine enjoyment of the countryside or detract from enjoyment of the night sky and wastes energy.</p> <p>In arriving at a decision about a specific proposed development the Council is required to achieve a balance between economic, social and environmental considerations, which include consideration of issues in relation to air quality, noise and visual amenity. The SA identifies that the Policy has significant positive effects in relation to health, biodiversity and reducing air, noise and light pollution. There are also benefits in relation to the historic environment and to a limited extent landscapes.</p>		<p>This approach relies heavily on other legislation and established practice to control pollution and protect health and the wider environment. However, planning has a key role in determine the location of development where that development may give rise to pollution either directly or indirectly. Therefore, it is considered that the Policy has the impact of complementing planning and pollution control.</p>		<p>This approach would set out a short general policy covering all aspects of environmental protection. However, it is considered that the Policy provides greater certainty for developers in relation to the planning requirements.</p>

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## **Economic**

### **Policy PJ1: Business and Economic Development**

Policy PJ1: Emphasises that economic development should be given significant weight and identifies the economic factors that will be taken into account in the planning process in supporting economic development.

Alternative Option 1: Not to have a specific policy but rely on the provision of the NPPF.

<b>SA Objectives</b>	<b>Commentary</b> (Including secondary, cumulative and synergistic effects)			
	<b>Likely Effect</b>	<b>Policy PJ1: Business and Economic Development</b>	<b>Likely Effect</b>	<b>Alternative Option 1: Rely on the NPPF</b>
<b>1. Housing</b> - To ensure that the housing stock meets the housing needs of Ashfield.	<b>N</b>	There is no clear relationship between this policy and this SA objective.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>2. Health</b> - To improve health and wellbeing and reduce health inequalities.	<b>+</b>	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.	<b>+</b>	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.
<b>3. Historic Environment</b> - To conserve and enhance Ashfield's	<b>N</b>	There is no clear relationship between this policy and this SA objective.	<b>N</b>	There is no clear relationship between this policy and this SA objective.

historic environment, heritage assets and their settings.				
<b>4. Community Safety</b> - To improve community safety, reduce crime and the fear of crime.	<b>N</b>	There is no clear relationship between this policy and this SA objective.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>5. Social Inclusion Deprivation</b> - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	<b>+</b> ?	There is potential for employment to lead to positive effects on poverty and social exclusion, where they are located in areas most affected by deprivation.	<b>+</b>	There is potential for employment to lead to positive effects on poverty and social exclusion, where they are located in areas most affected by deprivation.
<b>6. Biodiversity &amp; Green Infrastructure</b> - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	<b>N</b>	The Policy emphasis that economic development will carry significant weight. However, the planning process is required to reach a balance decision which takes into account environmental issues. Other policies in the Local Plan provide protection for biodiversity and green/blue infrastructure. In this context, the Policy would expect that mitigation measures or a refusal of permission would negate any impact on biodiversity.	<b>N</b>	The NPPF puts a strong emphasis on building a strong competitive economy (Section1) but this has to be balanced against conserving and enhancing the natural environment in para 109, 117, 118 & 119.
<b>7. Landscape</b> - To protect enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	<b>N</b>	The Local Plan allocates land for employment purposes and includes flexibility within those policies. Under these circumstances this Policy is not anticipated to have an effect on landscape.	<b>N</b>	NPPF in para.109 emphasises the planning system should contribute and enhance the natural and local environment including protecting and enhancing valued landscapes. In this context the landscape impact is regarded as neutral.
<b>8. Natural Resources</b> - To minimise the loss of natural resources	<b>N</b>	The Local Plan allocates land for employment purposes and includes flexibility within those policies.	<b>N</b>	The NPPF in its core principles places an emphasis on reusing land that has been previously developed.

including soils, greenfield land and the best quality agricultural land.		Under these circumstances this Policy is not anticipated to have an effect on landscape.		Para. 111 identifies reuse “provided that it is not of high environmental value”.
<b>9. Air &amp; Noise Pollution</b> - To reduce air pollution and the proportion of the local population subject to noise pollution.	<b>N</b>	There is no clear relationship between this policy and this SA objective.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>10. Water Quality</b> - To conserve and improve water quality and quantity.	<b>N</b>	There is no direct relationship between this policy and this SA objective.	<b>N</b>	There is no direct relationship between this policy and this SA objective.
<b>11. Waste</b> - To minimise waste and increase the re-use and recycling of waste materials.	<b>N</b>	There is no direct relationship between this policy and this SA objective.	<b>N</b>	There is no direct relationship between this policy and this SA objective.
<b>12. Climate Change and Flood Risk</b> - To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	<b>N</b>	There is no direct relationship between this policy and this SA objective.	<b>N</b>	There is no direct relationship between this policy and this SA objective.
<b>13. Climate Change and Energy Efficiency</b> - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	<b>N</b>	There is no direct relationship between this policy and this SA objective.	<b>N</b>	There is no direct relationship between this policy and this SA objective.

<b>14.Travel and Accessibility</b> - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	<b>N</b>	There is no direct relationship between this policy and this SA objective.	<b>N</b>	There is no direct relationship between this policy and this SA objective.
<b>15. Employment</b> - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	<b>++</b>	The Policy places a strong emphasis on economic development identify the importance of infrastructure requirements, regeneration, promotion of skills and removal of barriers to employment.	<b>++</b>	The Policy places a strong emphasis on economic development identify the importance of infrastructure requirements, regeneration, promotion of skills and removal of barriers to employment.
<b>16. Economy</b> – To improve the efficiency, competitiveness and adaptability of the local economy.	<b>++</b>	The Policy places a strong emphasis on economic development identify the importance of infrastructure requirements, regeneration, promotion of skills and removal of barriers to employment.	<b>++</b>	The Policy places a strong emphasis on economic development identify the importance of infrastructure requirements, regeneration, promotion of skills and removal of barriers to employment.
<b>17. Town Centres</b> - Increase the vitality and viability of Ashfield's town centres.	<b>++</b>	The Policy places a strong emphasis on economic development which would include town centres. This is reinforce with Town Centre policies in the Local Plan	<b>++</b>	The Policy places a strong emphasis on economic development which would include town centres. This is reinforce with Section 2 in the NPPF.
<b>Summary Policy Assessment against the Sustainability Objectives</b>	<b>Positive Effects</b> <ul style="list-style-type: none"> <li>There are significant positive effects in relation to employment, the economy and town centres.</li> <li>There are a number of minor positive effects relating to health, and deprivation.</li> </ul> <b>Negative Effects</b> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <b>Uncertain Effects</b> <ul style="list-style-type: none"> <li>None identified</li> </ul>		<b>Positive Effects</b> <ul style="list-style-type: none"> <li>There are significant positive effects in relation to employment, the economy and town centres.</li> <li>There are a number of minor positive effects relating to health, and deprivation.</li> </ul> <b>Negative Effects</b> <ul style="list-style-type: none"> <li>None identified.</li> </ul> <b>Uncertain Effects</b> <ul style="list-style-type: none"> <li>None identified</li> </ul>	

<b>Conclusion</b>	The Policy emphasises that economic development should be given significant weight. However, it clarifies that infrastructure requirements, regeneration, promotion of skills and removal of barriers to employment should be taken into account when considering application.	The NPPF identifies the importance of giving significant weight to economic growth in Building a strong, competitive economy.

## Policy PJ2: Business and Employment Development Sites

The Policy PJ2 Identifies Locally Significant Business Areas but would allow for alternative uses on other employment sites where it is established there is a lack of demand or environmental issues.

Alternative Option 1: No Locally Significant Business Areas.

In this Option no Locally Significant Business Areas are identified but the Option would apply a policy which would permit alternative uses on all employment sites where it is established there is a lack of demand or environmental issues relating to a employment site.

Alternative Option 2: No protection of employment sites.

In this Option there would be no protection for any employment sites but redevelopment would be determined by the market.

Alternative Option 3 – To safeguard all employment sites. However, this Option who not meet the requirements of NPPF Para. 22 which sets out that policies should avoid long term protection of sites where there is no reasonable prospect of a site being used for that purpose.

SA Objectives	Commentary					
	(Including secondary, cumulative and synergistic effects)					
	Likely Effect	Policy PJ2: Business and Employment Dev Sites.	Likely Effect	Alternative Option 1: No Locally Significant Business Areas identified.	Likely Effect	Alternative Option 2: No protection for employment sites.
1. <b>Housing</b> - To ensure that the housing stock meets the housing needs of Ashfield.	+	This policy could have a positive effect on housing provision, as it is expected to permit change of use of employment sites in certain	+	This policy could have a positive effect on housing provision, as it is expected to permit change of use of employment sites in certain circumstances, which could mean	++	The open market approach would allow employment sites to be redeveloped for housing purposes allowing the market to be the only determinant of land us. Restraining

		circumstances, which could mean redevelopment as housing.		redevelopment as housing. This would be dependent on locality and neighbouring uses.		factors are likely to be location and neighbouring uses.
<b>2. Health</b> - To improve health and wellbeing and reduce health inequalities.	N	As this policy would refer to the potential change of use of existing employment sites, it is unlikely to affect healthy lifestyles, and a negligible effect is expected on this SA objective.	N	The impact is anticipated as similar to that identified in the Policy.	N	The impact is anticipated as similar to that identified in the Policy.
<b>3. Historic Environment</b> - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	N	As this policy would refer to the potential change of use of existing development sites, it is unlikely to affect historic assets, and a negligible effect is expected on SA objective 4. However, there is a small amount of uncertainty attached, as the redevelopment of a site could still result in some effects on nearby heritage features, particularly if it involves changing the scale or appearance of buildings close to heritage assets.	N	The effect is anticipated as similar to that identified in the Policy.	N	The effect is anticipated as similar to that identified in the Policy.
<b>4. Community Safety</b> - 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.
<b>5. Social Inclusion Deprivation</b> - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	+	This policy option is unlikely to affect crime or social exclusion, and a negligible effect is expected on SA objective. However, there is a small amount of uncertainty attached, as the redevelopment of a site for housing may bring additional affordable housing.	+	This policy option is unlikely to affect crime or social exclusion, and a negligible effect is expected on SA objective. However, there is a small amount of uncertainty attached, as the redevelopment of a site for housing may bring additional affordable housing.	++	The open market approach would allow employment sites to be redeveloped for housing purposes allowing the market to be the only determinant of land use. It would be anticipated that increased affordable housing to be brought forward. However, this will depend on viability issues.
<b>6. Biodiversity &amp; Green Infrastructure</b> - To conserve, enhance and increase biodiversity levels and	N	As this policy would refer to the potential change of use of existing employment sites, it is unlikely to affect biodiversity or green/blue infrastructure.	N	The impact is anticipated as similar to that identified in the Policy.	N	This will depend on the number of sites developed for housing. It negates the NPPF in planning for economic growth and could result in a need for greenfield sites to be brought forward for employment purposes. However, any new allocation would be unlikely to be brought forward on biodiversity sites unless they could be appropriately mitigated.

Green & Blue Infrastructure						
<b>7. Landscape</b> - To protect enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	N	As this policy would refer to the potential change of use of existing employment sites, it is unlikely to affect landscape.	N	The impact is anticipated as similar to that identified in the Policy.	?	This will dependent on the number of sites developed for housing. It negates the NPPF in planning for economic growth and could result in a need for greenfield sites to be brought forward for employment purposes. This will have an impact on landscape.
<b>8. Natural Resources</b> - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	N	As this policy would refer to the potential change of use of existing employment sites, it is unlikely to affect greenfield sites	N	The impact is anticipated as similar to that identified in the Policy.	?	This will dependent on the number of sites developed for housing. It negates the NPPF in planning for economic growth and could result in a need for greenfield sites to be brought forward for employment purposes.
<b>9. Air &amp; Noise Pollution</b> - To reduce air pollution and the proportion of the local population subject to noise pollution.	N	As this policy would refer to the potential change of use of existing development sites, it is unlikely to affect air quality, and a negligible effect is expected on this SA objective. However, there is a small amount of uncertainty attached, as the redevelopment of a site could still result in some changes to the amount of traffic generated, which can affect local air quality.	N	The impact is anticipated as similar to that identified in the Policy.	N	The impact is anticipated as similar to that identified in the Policy.
<b>10. Water Quality</b> - To conserve and improve water quality and quantity.	N	As this policy would refer to the potential change of use of existing development sites, it is unlikely to affect water quality or resources, and a negligible effect is expected on this SA objective. However, there is a small amount of uncertainty attached, as the redevelopment of a site could still result in a change in the extent of demand for water treatment arising from the site.	N	The impact is anticipated as similar to that identified in the Policy.	N	The impact is anticipated as similar to that identified in the Policy.

<b>11. Waste</b> - To minimise waste and increase the re-use and recycling of waste materials.	N	As this policy would refer to the potential change of use of existing development sites, it is unlikely to reduce flood risk or vulnerability to flooding, and a negligible effect is expected on this SA objective.	N	The impact is anticipated as similar to that identified in the Policy.	N	The impact is anticipated as similar to that identified in the Policy.
<b>12. Climate Change and Flood Risk</b> - 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 this policy would refer to the potential change of use of existing development sites, it is unlikely to reduce flood risk or vulnerability to flooding, and a negligible effect is expected on this SA objective. However, there is a small amount of uncertainty attached as redeveloping a site may offer opportunities to incorporate SuDS and to reduce runoff rates to greenfield rates in Hucknall.	N	The impact is anticipated as similar to that identified in the Policy.	N	The impact is anticipated as similar to that identified in the Policy.
<b>13. Climate Change and Energy Efficiency</b> - 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 this policy would refer to the potential change of use of existing development sites, it is unlikely to affect local greenhouse gas emissions, and a negligible effect is expected on this SA objective. However, there is a small amount of uncertainty attached, as the redevelopment of a site could still result in some changes to the amount of traffic generated, which can affect greenhouse gas emissions from vehicles.	N	The impact is anticipated as similar to that identified in the Policy.	N	The impact is anticipated as similar to that identified in the Policy.
<b>14. Travel and Accessibility</b> - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	N	As this policy would refer to the potential change of use of existing development sites, it is unlikely to affect travel and accessibility and a negligible effect is expected on this SA objective. However, there is a small amount of uncertainty attached, as the redevelopment of a site could still result in some changes to the amount of traffic generated.	N	The impact is anticipated as similar to that identified in the Policy.	-	The uses of any employment site for housing fails to take into account of the need to reduce travel by car and provide travel choice. It potentially results in a shortage of employment land and if this is the case this will result in increased out commuting as people travel to employment opportunities
<b>15. Employment</b> - To create high quality employment opportunities including	++	Including a policy that permits the change of use of employment land in certain circumstances is anticipated to have a positive effect as it brings flexibility and allows for a site to be redeveloped	+	Including a policy that permits the change of use of employment land in certain circumstances may lead to a negative effect on the local economy by reducing employment opportunities in the	--	A market led approach would result in significant negative effects as it would result in land being utilised for its highest value use. It is likely to result in the loss of employment land and a negative impact on the economic infrastructure and job opportunities and

opportunities for increased learn and skills to meet the needs of the District.		for alternative uses, in specific circumstances whereas otherwise it would remain unoccupied and potentially result in development on greenfield sites. However, there is a balance to be achieved between meeting		District. However, this is uncertain as the policy would relate to poor quality sites which may not be in occupation anyway.		ultimately employment premises for local businesses.
16. Economy – To improve the efficiency, competitiveness and adaptability of the local economy.	++	Including a policy that permits the change of use of employment land in certain circumstances may lead to a negative effect on the local economy by reducing employment opportunities in the District. However, this is uncertain as the policy would relate to poor quality sites which may not be in occupation anyway.	+	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.	--	A market led approach would result in significant negative effects as it would result in land being utilised for its highest value use. It is likely to result in the loss of employment land and a negative impact on the economic infrastructure and job opportunities and ultimately employment premises for local businesses.
17. Town Centres - Increase the vitality and viability of Ashfield's town centres.	N	As this policy would refer to the potential change of use of existing development sites, it is unlikely to affect town centres and a negligible effect is expected on this SA objective. However, there is a small amount of uncertainty attached, as the redevelopment of a site could still result in retail development if in or on the edge of town centres or additional housing may result in increased usage of the facilities in the town centres.	N	The choice of option is not expected to have a direct effect on this objective in relation to B space land.	+	The increased number of houses could result in an increased use of town centres with positive impacts on viability and vitality of town centres.
Summary Policy Assessment against the Sustainability Objectives	Positive Effects <ul style="list-style-type: none"><li>It is anticipated to have positive economic effects by allowing for flexibility where it is demonstrate there is no demand for the brownfield site ot the site has environmental issues.</li><li>A minor positive effect is identifies in providing additional housing and affordable housing.</li></ul>		Positive Effects <ul style="list-style-type: none"><li>The Option has a minor positive effect in relation to the economy compared to the Policy as it brings forward less employment land.</li><li>As the allocations reflect largely brownfield sites or sites already partly development there is a significantly positive effect for all options in relation to natural resources.</li></ul>		Positive Effects <ul style="list-style-type: none"><li>The option could have positive impact in relation to housing and affordable housing.</li><li>A further minor positive effect is identified in relation to town centres and people living in the area are more likely to use local town centres.</li></ul> Negative Effects	

	<p><b>Negative Effects</b></p> <ul style="list-style-type: none"> <li>• A negative effects have been identified. However there are a number of neutral impacts identified where a changes of use could have a negative impact on specific SA objectives.</li> </ul> <p><b>Uncertain Effects</b></p> <ul style="list-style-type: none"> <li>•</li> </ul>	<ul style="list-style-type: none"> <li>• 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.</li> </ul> <p><b>Negative Effects</b></p> <ul style="list-style-type: none"> <li>• A number of minor negative effects have been identified, including air/noise pollution, water quality, waste and energy efficiency.</li> </ul> <p><b>Uncertain Effects</b></p> <ul style="list-style-type: none"> <li>•</li> </ul>	<ul style="list-style-type: none"> <li>• Negative impacts are identifies in relation to employment and the local economy</li> <li>• Travel and accessibility is identified as a minor negative aspect</li> </ul> <p><b>Uncertain Effects</b></p> <ul style="list-style-type: none"> <li>• Uncertain effects are identified relation to the natural environment and landscape dependent on the number of employment sites redeveloped for housing.</li> </ul>
<b>Conclusion</b>	<p>The NPPF stresses the importance of economic growth. 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. Under these circumstances the policy emphasises the importance of protecting the employment infrastructure on key employment estates. It allows for some flexibility for alternative uses when it is demonstrated there is a lack of market demand or environmental issues. However, there is a balance to be achieved between meeting the needs of</p>	<p>The Policy is based on the demand arising from the Experian Baseline &amp; 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 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>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 on all employment sites.</p> <p>The ELF Study identifies a level of demand which takes into account losses of employment sites. If there is a substantial increase in employment sites, this would require an early review of the Local Plan and it is likely that only greenfield sites</p>

	economic growth and housing needs on brownfield sites.		<p>could be utilised for any employment allocations.</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 PJ3: Rural Business Development

The Policy PJ3 support economic development in the rural areas of the District with the rural settlements, which are of a scale appropriate to the area and accommodated by the transport network.

Alternative Options 2- Allow economic development in the countryside.

This approach would allow economic development outside settlement boundaries within the countryside. However, from a market perspective it is assumed that the rural areas are not going to be attractive to large scale development.

Alternative Option 3: To have a more restrictive approach to economic development in rural areas. However, such an approach is not considered to meet the requirements of the NPPF which requires planning policies to support economic growth in rural areas.

SA Objectives	Commentary(Including secondary, cumulative and synergistic effects)			
	Likely Effect	Policy PJ3: Rural Business Development Jobs.	Likely Effect	Alternative Option 1 to allow economic development in the countryside.
<b>1. Housing</b> - 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.
<b>2. Health</b> - 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 employment can have indirect health benefits.

<b>3. Historic Environment -</b> To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	+	The development of the rural economy both through conversion of existing buildings and well-designed new buildings would be anticipated to integrate development and will not have an impact on heritage gardens buildings or landscapes. In this context it is identified as have a minor positive impact.	-	The development of new buildings for economic development will result in greenfield sites being brought forward for employment purposes. Therefore, new development has the potential to have a negative impact on the historic environment particularly in relation to the historic parks and gardens for Hardwick Hall and Annesley Hall. The extent of the impact would be dependent on the location of any development.
<b>4. Community Safety -</b> 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 in the rural areas.
<b>5. Social Inclusion Deprivation -</b> To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	N	There is no clear relationship between this policy and this SA objective in the rural areas.	N	There is no clear relationship between this policy and this SA objective in the rural areas.
<b>6. Biodiversity &amp; Green Infrastructure -</b> To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	-	The development of the rural economy both through conversion of existing buildings and well-designed new buildings could potentially disturb biodiversity in buildings and the surrounding area. However the impact would be expected to be minimised by mitigation measures.	-	The development of new buildings for economic development will result in greenfield sites being brought forward for employment purposes. Therefore, new development has the potential to have a negative impact on biodiversity.
<b>7. Landscape -</b> To protect enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	+	The development of the rural economy both through conversion of existing buildings and well-designed new buildings would be anticipated to integrate development into the landscape and have a minor positive impact.	-	The development of new buildings for economic development will result in greenfield sites being brought forward for employment purposes. Therefore, new development has the potential to have a negative impact on landscape. The extent of the impact would be dependent on the location of any development.
<b>8. Natural Resources -</b> To minimise the loss of natural resources including soils, greenfield land and the	-	The development of the rural economy both through conversion of existing buildings does not have an impact on greenfield sites. New buildings have the potential to result in the loss of greenfield land and have an impact on soil. However, this is anticipated to be limited.	- -	The development of new buildings for economic development will result in greenfield sites being brought forward for employment purposes. Therefore, new development will have a negative impact on natural resources and also has the potential to impact on the best quality agricultural land as well as mineral resources. The extent of the impact would be dependent on the location of any development.

best quality agricultural land.				
<b>9. Air &amp; Noise Pollution</b> - To reduce air pollution and the proportion of the local population subject to noise pollution.	-	The development of the rural economy both through conversion of existing buildings and well-designed new buildings could potentially increase travel by car but the impact is anticipated to be limited and reflects a limited travel choice typical in the rural area.	-	The development of the rural economy would potentially increase travel by car but the impact is anticipated to be limited and reflects a limited travel choice typical in the rural area. However, the extent of the impact would be dependent on the location of any development.
<b>10. Water Quality</b> - To conserve and improve water quality and quantity.	N	The inclusion of a policy setting criteria for the use of rural buildings for economic uses is unlikely to affect water pollution and a negligible effect is expected on the SA objective.	N	The development of the rural economy in the countryside is assumed to be limited and therefore, unlikely to affect water quality. However, the extent of the impact would be dependent on the location of any development.
<b>11. Waste</b> - To minimise waste and increase the re-use and recycling of waste materials.	N	The inclusion of a policy setting criteria for the use of rural buildings for economic uses is unlikely to affect waste to any significant degree and a negligible effect is expected on the SA objective.	N	The development of the rural economy in the countryside is assumed to be limited and therefore, unlikely to affect waste. However, the extent of the impact would be dependent on the location of any development.
<b>12. Climate Change and Flood Risk</b> - 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 inclusion of a policy setting criteria for the use of rural buildings for economic uses is unlikely to affect flooding as there is a low chance of the buildings being in Flood Zones 2 or 3. A negligible effect is expected on the SA objective.	N	The development of the rural economy in the countryside is unlikely to affect flooding as there is a low chance of the buildings being in Flood Zones 2 or 3. A negligible effect is expected on the SA objective.
<b>13. Climate Change and Energy Efficiency</b> - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	+	The inclusion of a policy setting criteria for the use of rural buildings for economic uses offers opportunities for buildings to be energy efficient. The lack of choice in travel means may have a negative impact as cars will increase greenhouses gases. Overall it is anticipated to have a minor positive impact.	+	The development of the rural economy in the countryside offers opportunities for buildings to be energy efficient. The lack of choice in travel means may have a negative impact as cars will increase greenhouses gases. Overall it is anticipated to have a minor positive impact.
<b>14. Travel and Accessibility</b> - To improve travel choice	-	The development of the rural economy both through conversion of existing buildings and well-designed new buildings could potentially increase travel by car but the impact is anticipated to	-	The development of the rural economy in the countryside could potentially increase travel by car. The extent of the impact would be dependent on the location of any development.

and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.		be limited and reflects a limited travel choice typical in the rural area		
<b>15. Employment</b> - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	++	Including a policy that supports the development of the rural economy and diversification from traditional agriculture will increase job opportunities in the rural area. In may also contribute to improving skills by providing new opportunities for work based training in rural areas.	++	Including a policy that supports the development of the rural economy and diversification from traditional agriculture will increase job opportunities in the rural area. In may also contribute to improving skills by providing new opportunities for work based training in rural areas.
<b>16. Economy</b> – To improve the efficiency, competitiveness and adaptability of the local economy.	++	The development of the rural economy both through conversion of existing buildings and well-designed new buildings is expected to have a significant positive effect on the local economy.	++	Including a policy that supports the development of the rural economy and diversification from traditional agriculture will increase job opportunities in the rural area. In may also contribute to improving skills by providing new opportunities for work based training in rural areas.
<b>17. Town Centres</b> - Increase the vitality and viability of Ashfield's town centres.	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.
<b>Summary Policy Assessment against the Sustainability Objectives</b>	<p><b>Positive Effects</b></p> <ul style="list-style-type: none"> <li>It is anticipated to have positive economic effects.</li> <li>A minor positive effect is identifies in relation to health, landscapes and energy efficiency.</li> </ul> <p><b>Negative Effects</b></p> <ul style="list-style-type: none"> <li>Minor negative effects have been identified in relation to biodiversity, natural resources, air/noise pollution and travel and accessibility.</li> </ul> <p><b>Uncertain Effects</b></p> <ul style="list-style-type: none"> <li>The question mark identifies there is a degree of uncertainty in relation to minor positive and minor negative effects.</li> </ul>		<p><b>Positive Effects</b></p> <ul style="list-style-type: none"> <li>It is anticipated to have positive economic effects.</li> <li>A minor positive effect is identifies in relation to health, and energy efficiency.</li> </ul> <p><b>Negative Effects</b></p> <ul style="list-style-type: none"> <li>A significant negative effect is identified in relation to the natural resources.</li> <li>Minor negative effects have been identified in relation to historic environment, biodiversity, landscape, air/noise pollution and travel and accessibility. The question mark identifies that he extent of the impact would be dependent on the location of any development.</li> </ul>	

			<b><i>Uncertain Effects</i></b> <ul style="list-style-type: none"> <li>• See negative effects</li> </ul>
<b>Conclusion</b>	<p>The Policy reflects the requirements of the NPPF in supporting economic growth within the rural areas. It should be seen in conjunction with Policies EV1, Green Belt and EV2. While the SA identifies some minor negative effects this should be seen in the context that there is more limited travel choice within rural areas and consequently a greater reliance on the car. Therefore, the emphasis of the Policy is on the local road network being able to accommodate the development proposals rather than having a blanket approach to travel choice which would be prejudice against development in rural areas.</p>		<p>An approach which would not restrict new development in the countryside is anticipated to have a number of additional negative effects, particularly in relation to environmental factors.</p>

## Policy PJ4: Agricultural, Forestry or Horticultural Development, and Farm Diversification

Policy PJ4: The Policy looks to address those issues where planning permission is required for agricultural, forestry or horticultural development (There are significant permitted development rights associated with agriculture). . The NPPF in para. 28 identifies a requirement to promote the development and diversification of agricultural and other land based rural businesses and the Policy sets out criteria for decision making in this context.

Alternative Option 1: Not to have a specific policy but to rely on the Green Belt, Countryside Policies and other policies in the Local Plan.

The alternative option is not to have a specific policy but to rely on the provisions of Policy EV1 Green Belt, Policy EV2 Countryside together with other policies within the Local Plan which cover specific issues.

SA Objectives	Commentary (Including secondary, cumulative and synergistic effects)			
	Likely Effect	Policy PJ4: Agricultural, Forestry or Horticultural Development, and Farm Diversification		
1. <b>Housing</b> - 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.
2. <b>Health</b> - To improve health and wellbeing and reduce health inequalities.	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.
3. <b>Historic Environment</b> - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	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.

<b>4. Community Safety</b> - To improve community safety, reduce crime and the fear of crime.	<b>N</b>	There is no clear relationship between this policy and this SA objective.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>5. Social Inclusion Deprivation</b> - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	<b>N</b>	There is no clear relationship between this policy and this SA objective.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>6. Biodiversity &amp; Green Infrastructure</b> - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	-	The policy ensures that the development is appropriate in size and scale and minimises the impact of the development on biodiversity. The Policy also requires that where practical existing buildings should be utilised. However, dependent on the size of the buildings and associated surfaces and other forms of structures development does have the potential to have a negative impact on biodiversity.	-	Policies EV1 and EV2 respectively identify agricultural as being exceptions to inappropriate buildings and as appropriate development appropriate development. It would also have to be considered against other environmental and design policies. However, they do not identify the additional policy criteria set out in the Policy. Nevertheless, it is not considered that this would justify a significant negative effect.
<b>7. Landscape</b> - 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 ensures that the development is appropriate in size and scale and minimises the impact of the development on the character of the area and the landscape. However, dependent on the size of the development and associated surfaces and other forms of structures have the potential to have a negative impact on the landscape.	-	Policies EV1 and EV2 respectively identify agricultural as being exceptions to inappropriate buildings and as appropriate development appropriate development. It would also have to be considered against other environmental and design policies. However, they do not identify the additional policy criteria set out in the Policy. Nevertheless, it is not considered that this would justify a significant negative effect.
<b>8. Natural Resources</b> - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	-	The Policy will lead to new development on greenfield land but the levels of development are not anticipated to be significant. The requirements of the Policy look to ensure that there any impact on this SA objective is minimised.	-	Policies EV1 and EV2 respectively identify agricultural as being exceptions to inappropriate buildings and as appropriate development appropriate development. It would also have to be considered against other environmental and design policies. However, they do not identify the additional policy criteria set out in the Policy.

				Nevertheless, it is not considered that this would justify a significant negative effect.
<b>9. Air &amp; Noise Pollution</b> - To reduce air pollution and the proportion of the local population subject to noise pollution.	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.
<b>10. Water Quality</b> - To conserve and improve water quality and quantity.	N	While the EA identifies that in the Midlands one of the four broad issues relating to diffuse pollution from agriculture the Policy looks to ensure that there is no negative impact on water quality.	N	It would be necessary to consider any the water quality policy in the Local Plan.
<b>11. Waste</b> - To minimise waste and increase the re-use and recycling of waste materials.	-	Development has the potential to generate additional waste include contaminated bedding, food containers, faecal matter and empty chemical containers. However, typically on agricultural units this will comes under waste management regulations rather than being a planning issue.	-	Development has the potential to generate additional waste include contaminated bedding, food containers, faecal matter and empty chemical containers. However, typically on agricultural units this will comes under waste management regulations rather than being a planning issue.
<b>12. Climate Change and Flood Risk</b> - To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	N	Development on greenfield sites would have to take into account the flood policies within the Local Plan and in the NPPF. .It is not anticipated that development from buildings and other structures will result in a flood risk.	N	Development on greenfield sites would have to take into account the flood policies within the Local Plan and in the NPPF. .It is not anticipated that development from buildings and other structures will result in a flood risk.
<b>13. Climate Change and Energy Efficiency</b> - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	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.
<b>14. Travel and Accessibility</b> - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	-	While farms and rural businesses are likely to be accessed by motor transport rather than other forms of travel, this is a reflection of their location and services provided. In practice this means that there is typically very limited travel choice	-	See comments on the Policy.

		where these businesses are located.		
<b>15. Employment</b> - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	++	The Policy is anticipated to help support agricultural businesses and employment opportunities within the rural areas of the District.	++	The NPPF identifies a requirement for local plans to promote a strong rural economy including promoting diversification of agricultural and other land-based rural businesses. (Para 28). If the Policy was not taken forward it would be necessary for another policy within the Local Plan to identify support for diversification.
<b>16. Economy</b> – To improve the efficiency, competitiveness and adaptability of the local economy.	++	The Policy is anticipated to help support agricultural businesses and facilitate farm diversification appropriate to the character of the area while minimising the potential negative aspects of the development.	++	The NPPF identifies a requirement for local plans to promote a strong rural economy including promoting diversification of agricultural and other land-based rural businesses. (Para 28). If the Policy was not taken forward it would be necessary for another policy within the Local Plan to identify support for diversification.
<b>17. Town Centres</b> - Increase the vitality and viability of Ashfield's town centres.	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.
<b>Summary Policy Assessment against the Sustainability Objectives</b>	<b>Positive Effects</b> <ul style="list-style-type: none"> <li>The policy is anticipated to have a significant positive effect in relation to employment and economy.</li> </ul> <b>Negative Effects</b> <ul style="list-style-type: none"> <li>Minor negative effects have been identified in relation to biodiversity, landscape, natural resources, waste and travel and accessibility</li> </ul> <b>Uncertain Effects</b>		<b>Positive Effects</b> <ul style="list-style-type: none"> <li>The policy is anticipated to have a significant positive effect in relation to employment and economy.</li> </ul> <b>Negative Effects</b> <ul style="list-style-type: none"> <li>Minor negative effects have been identified in relation to biodiversity, landscape, natural resources, waste and travel and accessibility</li> </ul> <b>Uncertain Effects</b>	
<b>Conclusion</b>	Policy PJ4 supports diversification of farm and other land based business recognising that it can sustain and enhance the viability			

	<p>of farm and other enterprises. The policy has significant positive effects in relation to employment and the rural economy. However, this policy seeks to balance the economic benefits of providing jobs and commercial activity in the countryside with the landscape and other environmental impacts that may result from development. The Policy seeks to ensure that any negative impact on the natural environment, landscape, natural resources and local road network are minimised while allow alternative uses for land where the continued viability and function of the agricultural holding would not be harmed. It is recognised that most of these issues are covered by other Development Management policies. However, they do not currently include any provision for diversification and it is considered to be beneficial in that the Policy provides clarity on the requirements for farm development and diversification.</p>		
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## Policy PJ5: Education Skills and Training

Policy PJ5 – The Policy sets out a requirement to support education and training within the District as low education standards are identified as an issue in the District.

Reflects the requirements of the NPPF para.71 which identifies that local planning authorities should take a positive, proactive and collaborative approach to meeting the requirement for sufficient choice of school places. However, the Policy also takes into account the need to develop skills within the local workforce

Alternative Option 1: Not to have a specific policy on education skills and training

Not to have a specific policy and rely on Nottinghamshire County Council as the Education Authority, academies and other public sector partners and providers to upgrade educational facilities to meet the District's educational and skills requirements. Effectively this approach would rely on the provisions of the NPPF para.72 which identifies that local planning authorities should take a positive, proactive and collaborative approach to meeting the requirement for sufficient choice of school places.

SA Objectives	<b>Commentary</b> (Including secondary, cumulative and synergistic effects)			
	Likely Effect	Policy PJ5: Education Skills and Training	Likely Effect	Alternative Option 1: Not to have a specific policy on education skills and training.
<b>1. Housing</b> - To ensure that the housing stock meets the housing needs of Ashfield.	-	The requirement for new development (including housing) to contribute to provision of new enhancement of existing facilities could adversely affect the viability of specific schemes. As this effect is uncertain it has been identified as a minor negative effect.	-	The requirement for new development (including housing) to contribute to provision of new enhancement of existing facilities could adversely affect the viability of specific schemes. As this effect is uncertain it has been identified as a minor negative effect.
<b>2. Health</b> - To improve health and wellbeing and reduce health inequalities.	N	While recognising schools role in health education and sporting activities obtaining contributions is not anticipated to have a direct impact on health.	N	While recognising schools role in health education and sporting activities obtaining contributions is not anticipated to have a direct impact on health.

<b>3. Historic Environment</b> - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	N	The Policy is not anticipated to have a direct effect on historic assets. Schools will be associated with residential areas and, where necessary incorporated within new residential development.	N	The requirement in NPPF para 72 is not anticipated to have a direct effect on historic assets. Schools will be associated with residential areas and, where necessary incorporated within new residential development.
<b>4. Community Safety</b> - To improve community safety, reduce crime and the fear of crime.	N	While recognising that schools can have a positive impact on community safety obtaining contributions is not anticipated to have a direct impact on this SA.	N	While recognising that schools can have a positive impact on community safety obtaining contributions is not anticipated to have a direct impact on this SA.
<b>5. Social Inclusion Deprivation</b> - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	+	While recognising schools role in improving education standards obtaining contributions is not anticipated to have a direct impact on deprivation. However, looking to increase skills through planning in the local community is anticipated to have a beneficial impact on this SA.	+	The NPPF does not directly identify the requirements for training although this can be seen to arise indirectly from the emphasis placed by D2N2 on improving skills (NPPF para 160 working with LEPs).
<b>6. Biodiversity &amp; Green Infrastructure</b> - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	-	The Policy could have an adverse effect on biodiversity if a new school is required as part of a housing development. Contributions will be required towards expanding facilities at existing schools but this is not anticipated to have a direct impact on biodiversity.	-	The requirement in NPPF para 72 could have an adverse effect on biodiversity if a new school is required as part of a housing development. Contributions will be required towards expanding facilities at existing schools but this is not anticipated to have a direct impact on biodiversity.
<b>7. Landscape</b> - 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 could have an adverse effect on landscapes if a new school is required as part of a housing development. Contributions will be required towards expanding facilities at existing schools but this is not anticipated to have a direct impact on landscape as they will be located within the defined urban boundaries.	-	The requirement in NPPF para 72 could have an adverse effect on landscapes if a new school is required as part of a housing development. Contributions will be required towards expanding facilities at existing schools but this is not anticipated to have a direct impact on landscape as they will be located within the defined urban boundaries.
<b>8. Natural Resources</b> - To minimise the loss	--	The Policy could have an adverse effect on Natural Resources if a new school is required as part of a housing development which will	--	The requirement in NPPF para 72 could have an adverse effect on Natural Resources if a new school is required as part of a housing

of natural resources including soils, greenfield land and the best quality agricultural land.		include greenfield site. Contributions will be required towards expanding facilities at existing schools but this is not anticipated to have a impact on Natural Resources as they will be located within the defined urban boundaries.		development which will include greenfield site. Contributions will be required towards expanding facilities at existing schools but this is not anticipated to have a impact on Natural Resources as they will be located within the defined urban boundaries.
<b>9. Air &amp; Noise Pollution</b> - To reduce air pollution and the proportion of the local population subject to noise pollution.	-	The Policy could have an adverse effect on air and noise pollution. Additional school places are likely to generate additional journeys including car journeys. This may be mitigated against by choice of travel.	-	The requirement in NPPF para 72 could have an adverse effect on air and noise pollution. Additional school places are likely to generate additional journeys including car journeys. This may be mitigated against by choice of travel.
<b>10. Water Quality</b> - To conserve and improve water quality and quantity.	-	Development of schools is likely to increase the demand for water. In terms of water quality it will depend on the capacity of the sewerage treatment works to meet an increase in demand.	-	Development of schools is likely to increase the demand for water. In terms of water quality it will depend on the capacity of the sewerage treatment works to meet an increase in demand.
<b>11. Waste</b> - To minimise waste and increase the re-use and recycling of waste materials.	-	Development of schools is likely to increase waste. This can be mitigated against by increasing recycling rates.	-	Development of schools is likely to increase waste. This can be mitigated against by increasing recycling rates.
<b>12. Climate Change and Flood Risk</b> - To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	-	Development of schools is unlikely to increase the flood risk. Schools are likely to be located in Flood Zone 1 and surface water can be mitigated against through SUDs. Development on greenfield sites is anticipated to be a greenfield rates. However, there is some risk of increased flooding is systems are not properly constructed and maintained and under these circumstances this is anticipated to have a minor negative effect.	-	Development of schools is unlikely to increase the flood risk. Schools are likely to be located in Flood Zone 1 and surface water can be mitigated against through SUDs. Development on greenfield sites is anticipated to be a greenfield rates. However, there is some risk of increased flooding is systems are not properly constructed and maintained and under these circumstances this is anticipated to have a minor negative effect. Building new school provides the opportunity to incorporate energy saving measures.
<b>13. Climate Change and Energy Efficiency</b> - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	+	Building new school provides the opportunity to incorporate energy saving measures.	+	Building new school provides the opportunity to incorporate energy saving measures.

<b>14. Travel and Accessibility</b> - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	-	The Policy could have an adverse effect on travel and accessibility. Additional school places are likely to generate additional journeys including car journeys. This may be mitigated against by choice of travel.	-	The requirement in NPPF para 72 could have an adverse effect on travel and accessibility. Additional school places are likely to generate additional journeys including car journeys. This may be mitigated against by choice of travel.
<b>15. Employment</b> - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	++	Development has the potential to adversely affect this objective by placing pressure on existing educational facilities. However, this policy proposes a proactive approach to improving educational facilities through the support to the delivery of training schemes/ apprenticeships, where appropriate, requiring land and buildings for new school and seeking contributions for educational facilities which directly contribute to facilities in the specific area which is effected by development.	+	The requirement of NPPF para 72 does not identify that a requirement would be to deliver new schools on new housing developments. This could require new residents to travel some distance to access schools. In addition, there may not be alternative sites available, which could significantly adversely affect the delivery of necessary schools.  The NPPF does not directly identify the requirements for training although this can be seen to arise indirectly from the emphasis placed by D2N2 on improving skills (NPPF para 160 working with LEPs).
<b>16. Economy</b> – To improve the efficiency, competitiveness and adaptability of the local economy.	++	Improving educational facilities and other forms of training is anticipated to have a significant positive effect in relation to the local economy. si anticipated	+	Improving educational facilities and other forms of training is anticipated to have a positive effect in relation to the local economy. However, there are areas where the application of para 71 is uncertain and therefore this option does not have the same beneficial impact as the Policy.
<b>17. Town Centres</b> - Increase the vitality and viability of Ashfield's town centres.	N	It is not anticipated there is a direct relationship between the Policy and town centres.		While recognising schools role in health education and sporting activities obtaining contributions is not anticipated to have a direct impact on health.
<b>Summary Policy Assessment against the Sustainability Objectives</b>	<p><b>Positive Effects</b></p> <ul style="list-style-type: none"> <li>The Policy has significant positive effects in relation to employment and the economy.</li> <li>There are a number of minor positive effects in relation to social inclusion and energy efficiency.</li> </ul> <p><b>Negative Effects</b></p> <ul style="list-style-type: none"> <li>A significant negative effect is the potential impact on Natural Resources.</li> <li>A number of minor negative effects have been identified, including housing, biodiversity, landscape, air/noise</li> </ul>			<p><b>Positive Effects</b></p> <ul style="list-style-type: none"> <li>There are a number of minor positive effects in relation to employment, economy, social inclusion and energy efficiency.</li> </ul> <p><b>Negative Effects</b></p> <ul style="list-style-type: none"> <li>A significant negative effect is the potential impact on Natural Resources.</li> <li>A number of minor negative effects have been identified, including housing, biodiversity, landscape, air/noise pollution, water quality, waste, flood risk and travel/accessibility.</li> </ul>

	<p>pollution, water quality, waste, flood risk and travel/accessibility.</p> <p><b><i>Uncertain Effects</i></b></p> <ul style="list-style-type: none"> <li>Are identified to some degree with those effects identified with a question mark.</li> </ul>	<p><b><i>Uncertain Effects</i></b></p> <ul style="list-style-type: none"> <li>Are identified to some degree with those effects identified with a question mark.</li> </ul>
<b>Conclusion</b>	<p>The Policy and the Alternative Option result in similar effects to a significant degree. The difference is that The Policy makes it explicit that contributions and land will be required in relation to housing developments, where appropriate and towards training/skills improvements. The NPPF identifies this in general terms but is less explicit on these aspects. by including training and</p>	<p>See conclusion on the Policy.</p>

## **Policy SH1: Retail, Leisure and Commercial Development and Town Centre Uses**

**Alternative Option: Rely upon the NPPF**

SA Objectives	<b>Commentary</b> (Including secondary, cumulative and synergistic effects)			
	Likely Effect	Policy SH1: Retail, Leisure and Commercial Development and Town Centre Uses	Likely Effect	Alternative Option: Rely upon the NPPF
<b>1. Housing</b> - To ensure that the housing stock meets the housing needs of Ashfield.	+	Residential uses above ground floor level are encouraged. This is likely to be one to two bedroom flats, which offers a mix of residential unit sizes for local residents.	N	Not relevant to policy.
<b>2. Health</b> - To improve health and wellbeing and reduce health inequalities.	+	The policy looks to encourage retail units to be positioned within town centres, this may encourage people to walk more and drive less.	+	The policy looks to encourage retail units to be positioned within town centres, this may encourage people to walk more and drive less.
<b>3. Historic Environment</b> - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	N	Not relevant to policy.	N	Not relevant to policy.
<b>4. Community Safety</b> - To improve community safety, reduce crime and the fear of crime.	N	The encouragement of mixed uses and improvements with linkages between primary shopping and edge of centre units may have an effect upon crime levels; the level of effect is difficult to quantify though.	N	The encouragement of mixed uses and improvements with linkages between primary shopping and edge of centre units may have an effect upon crime levels; the level of effect is difficult to quantify though.
<b>5. Social Inclusion Deprivation</b> - To improve social inclusion and to close	+	Focusing upon continued and increased vitality and viability within town centres ensures that they can continue to play the role required by the local community.	+	Focusing upon continued and increased vitality and viability within town centres ensures that they can continue to play the role required by the local community.

the gap between the most deprived areas and the rest of Ashfield.				
<b>6. Biodiversity &amp; Green Infrastructure</b> - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	N	Not relevant to policy.	N	Not relevant to policy.
<b>7. Landscape</b> - To protect enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	N	When deciding planning applications for sites within town centres the importance of enhancing the street scene and maintaining the overall appearance of buildings is stressed.	N	Not relevant to policy. No specific mention of design or appearance of townscape, although it can be assumed that a focus upon the development and re-development of town centres may lead to improvements or conservation of heritage, where it exists.
<b>8. Natural Resources</b> - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	+	By facilitating development within urban areas this leads to the protection greenfield sites on the edge and outside of urban areas.	+	By facilitating development within urban areas this leads to the protection greenfield sites on the edge and outside of urban areas.
<b>9. Air &amp; Noise Pollution</b> - To reduce air pollution and the proportion of the local population subject to noise pollution.	N	Air pollution levels are likely to be reduced in general in the area by the decreased usage of cars if retail is focused upon town centres, but this decrease is minimal.	N	Air pollution levels are likely to be reduced in general in the area by the decreased usage of cars if retail is focused upon town centres, but this decrease is minimal.
<b>10. Water Quality</b> - To conserve and improve water quality and quantity.	N	Not relevant to policy.	N	Not relevant to policy.

<b>11. Waste</b> - To minimise waste and increase the re-use and recycling of waste materials.	N	Not relevant to policy.	N	Not relevant to policy.
<b>12. Climate Change and Flood Risk</b> - To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	N	Not relevant to policy.	N	Not relevant to policy.
<b>13. Climate Change and Energy Efficiency</b> - To adapt to climate change by minimising energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	N	Not relevant to policy.	N	Not relevant to policy.
<b>14. Travel and Accessibility</b> - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	++	The policy will have a positive impact upon the number of car journeys taken in the district, as it looks to ensure that customers drive, walk or get public transport to one central place, rather than drive to several separate locations for their retail demands. As part of defining areas and locations the Local Plan specifies which centres will be focused upon.	+	The policy will have a positive impact upon the number of car journeys taken in the district, as it looks to ensure that customers drive, walk or get public transport to one central place, rather than drive to several separate locations for their retail demands.
<b>15. Employment</b> - To create high quality employment opportunities including opportunities for increased learn and	N	The policy may effect employment numbers, but there is no guarantee that the jobs created in desired locations wouldn't have also been created if located elsewhere in the district.	N	The policy may effect employment numbers, but there is no guarantee that the jobs created in desired locations wouldn't have also been created if located elsewhere in the district.

skills to meet the needs of the District.				
<b>16. Economy</b> – To improve the efficiency, competitiveness and adaptability of the local economy.	++	As part of this policy the sequential test levels are set that are required for potential developers, these levels are set low in comparison to the NPPF – 500 sq m compared to 2,500 sq m. This ensures that potential developments are required, and make efficient use of sites. The policy also looks to focus inward investment into the town centres to make them more attractive for residents and future investment.	+	As part of this policy the sequential test levels are set that are required for potential developers, these levels are set at 2,500 sq m. This would mean that only larger potential developments would be assessed as an efficient use of sites. The policy also looks to focus inward investment into the town centres to make them more attractive for residents and future investment.
<b>17. Town Centres</b> - Increase the vitality and viability of Ashfield's town centres.	++	The policy is entirely centred on the concept of increasingly the viability and vitality in town centres.	++	The policy is entirely centred on the concept of increasingly the viability and vitality in town centres.
<b>Summary Policy Assessment against the Sustainability Objectives</b>	<b>Positive Effects</b> <ul style="list-style-type: none"> <li>• Traffic and accessibility for all residents.</li> <li>• Economic efficiency</li> <li>• Improvements to town centres</li> <li>• Health of local people due to decreased usage of cars, journeys and walking around in, and potentially to, town centres.</li> <li>• Social inclusivity</li> </ul> <b>Negative Effects</b> <ul style="list-style-type: none"> <li>• None</li> </ul> <b>Uncertain Effects</b> <ul style="list-style-type: none"> <li>• Design of shops within the area</li> <li>• Effect on historical buildings</li> </ul>		<b>Positive Effects</b> <ul style="list-style-type: none"> <li>• Town centres</li> <li>• Travel and accessibility</li> <li>• Economic efficiency</li> <li>• Health of local people due to decreased usage of cars, journeys and walking around in, and potentially to, town centres.</li> <li>• Social inclusivity</li> </ul> <b>Negative Effects</b> <ul style="list-style-type: none"> <li>• None</li> </ul> <b>Uncertain Effects</b> <ul style="list-style-type: none"> <li>• Design of shops within the area</li> <li>• Effect on historical buildings</li> </ul>	
<b>Conclusion</b>	The local policy adds detail to the NPPF related paragraphs. It reduces the sequential test size area and refers to the assessment information for planning application-related criteria. The retail hierarchy and shopping areas are defined in previous retail studies.		The NPPF (paragraph 2) focuses upon what a Local Authority should include within their Local Plan and Retail Studies. It discusses a focus upon town centres and primary shopping areas and sets a high level for a sequential test level for new retail units.	

## **Policy SH2: Local Shopping Centres, Shopping Parades and Single Shops**

### ***Alternative Option: Rely on the National Planning Policy Framework***

This is not considered to be a reasonable alternative as the NPPF focuses upon the community aspect, rather than the retail element, outside of town centres. This policy brings it together in a clear, concise manner.

<b>SA Objectives</b>	<b>Commentary</b> (Including secondary, cumulative and synergistic effects)	
	<b>Likely Effect</b>	<b>Policy SH2: Local Shopping Centres, Shopping Parades and Single Shops</b>
<b>1. Housing</b> - To ensure that the housing stock meets the housing needs of Ashfield.	<b>N</b>	Not relevant to policy.
<b>2. Health</b> - To improve health and wellbeing and reduce health inequalities.	<b>N</b>	Not specifically relevant to policy, but the continued provision of local shopping facilities facilitates reduced car usage and increased walking by local residents.
<b>3. Historic Environment</b> - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	<b>N</b>	Not relevant to policy.
<b>4. Community Safety</b> - To improve community safety, reduce crime and the fear of crime.	<b>N</b>	Not significantly relevant to policy. The retention of local shopping facilities could play a minor role in the fear of crime within an area, and potential litter or disturbance levels will be considered.
<b>5. Social Inclusion Deprivation</b> - To improve social inclusion and to close	<b>+</b>	The policy looks to protect local shopping facilities, and to focus on the re-use as community uses if retail units are no longer viable. The retention and encouragement of required retail facilities is stressed as important and this play an important role in community cohesion in some cases.

the gap between the most deprived areas and the rest of Ashfield.		
<b>6. Biodiversity &amp; Green Infrastructure</b> - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	<b>N</b>	Not relevant to policy.
<b>7. Landscape</b> - To protect, enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	<b>N</b>	Not relevant to policy
<b>8. Natural Resources</b> - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	<b>N</b>	Not relevant to policy
<b>9. Air &amp; Noise Pollution</b> - To reduce air pollution and the proportion of the local population subject to noise pollution.	<b>N</b>	The retention or encouragement of retail facilities in local communities may lead to some increased or continued levels of noise pollution, littering and odours from these facilities, but this can be conditioned and/or enforced if this goes beyond agreed limits.
<b>10. Water Quality</b> - To conserve and improve water quality and quantity.	<b>N</b>	Not relevant to policy.

<b>11. Waste</b> - To minimise waste and increase the re-use and recycling of waste materials.	-	New facilities have the potential to increase waste levels and have an impact on local areas, especially if they do not have adequate bins and recycling facilities.
<b>12. Climate Change and Flood Risk</b> - To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	N	Not relevant to policy.
<b>13. Climate Change and Energy Efficiency</b> - To adapt to climate change by minimising energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	N	Not relevant to policy.
<b>14. Travel and Accessibility</b> - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	+	Greater provision of local facilities enable local people to attend and reduce car journeys to alternative destinations.
<b>15. Employment</b> - To create high quality employment opportunities including opportunities for increased learning	+	Increased employment possibilities are possible, but limited in number. The type of job on offer within these ensures there is a supply of employment for those who require hours outside of traditional 9-5 hours.

and skills to meet the needs of the District.		
<b>16. Economy</b> – To improve the efficiency, competitiveness and adaptability of the local economy.	+	The retained or increased retail offer within local communities provides local people with a diverse range of retail facilities.
<b>17. Town Centres</b> - Increase the vitality and viability of Ashfield's town centres.	N	This policy supports retail units outside of the town centres, and is part of the retail hierarchy. It won't necessarily have a negative impact upon this though.
<b>Summary Policy Assessment against the Sustainability Objectives</b>	<p><b>Positive Effects</b></p> <ul style="list-style-type: none"> <li>• Social Inclusion Deprivation</li> <li>• Travel and accessibility</li> <li>• Employment</li> <li>• Economy</li> </ul> <p><b>Negative Effects</b></p> <ul style="list-style-type: none"> <li>• Waste</li> </ul> <p><b>Uncertain Effects</b></p> <ul style="list-style-type: none"> <li>• Health</li> <li>• Community Safety</li> <li>• Air and Noise Pollution</li> </ul>	
<b>Conclusion</b>	<p>Policy SH2 looks to encourage the retention of old and creation of new retail units within local communities. This can help to encourage people to walk to local shops, rather than drive to other facilities and has the potential to have a limited impact upon community safety and social deprivation levels, depending upon how the policy is implemented. Air and noise pollution and waste levels could be negatively affected, depending upon enforcement and the implementation of the policy.</p> <p>Car journeys could be reduced and the local economy could benefit from increased job opportunities from new units.</p>	

### **Policy SH3: Food, Drink and the Evening Economy**

#### ***Alternative Option: Rely on the National Planning Policy Framework***

This is not considered to be a reasonable alternative as the NPPF doesn't focus specifically onto the evening economy or the control of specific use classes in this context.

SA Objectives	<b>Commentary</b> (Including secondary, cumulative and synergistic effects)	
	Likely Effect	<b>Policy SH3: Food, Drink and the Evening Economy</b>
<b>1. Housing</b> - To ensure that the housing stock meets the housing needs of Ashfield.	<b>N</b>	Not relevant to policy.
<b>2. Health</b> - To improve health and wellbeing and reduce health inequalities.	<b>+</b>	The policy seeks to discourage poorly sited hot food take aways, especially when they are positioned within close vicinity of schools or youth clubs.
<b>3. Historic Environment</b> - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	<b>N</b>	Not relevant to policy.
<b>4. Community Safety</b> - To improve community safety, reduce crime and the fear of crime.	<b>N</b>	This policy has the potential to produce either positives or negatives. By controlling the spread of food, drink and entertainment facilities it could help to lessen potential crime levels or fear of crime within areas, but by facilitating such establishments the effects of noise, odour, litter or disturbance from future applications could lead to increases in the fear of crime or become places that groups congregate.
<b>5. Social Inclusion Deprivation</b> - To improve social inclusion and to close the gap between the	<b>+</b>	The policy looks to facilitate the development of appropriate facilities in suitable locations. Food, drink and entertainment establishments are places for people to socialise from all backgrounds; increased numbers of these may facilitate increased social inclusion.

most deprived areas and the rest of Ashfield.		
<b>6. Biodiversity &amp; Green Infrastructure</b> - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	<b>N</b>	Not relevant to policy.
<b>7. Landscape</b> - To protect, enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	<b>+</b>	The policy seeks to allow proposals that do not negatively affect the character, quality or amenity of an area, and backs schemes that are well designed and enhance or complement the street scene.
<b>8. Natural Resources</b> - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	<b>N</b>	Not relevant to policy
<b>9. Air &amp; Noise Pollution</b> - To reduce air pollution and the proportion of the local population subject to noise pollution.	<b>N</b>	The policy may lead to increased, but not significant, increases in noise pollution within surrounding areas of proposals. Although the policy seeks to control or reduce such impacts there is likely to be cases where the real impacts are worse than the ones proposed by the applicant. It is possible for enforcement or environmental protection to get involved at this point.
<b>10. Water Quality</b> - To conserve and improve water quality and quantity.	<b>N</b>	Not relevant to policy.

<b>11. Waste</b> - To minimise waste and increase the re-use and recycling of waste materials.	-	Hot food take aways in particular have a bad track record of producing waste that spreads from their units, with leaflets and the remnants of food and packaging disposed of nearby.
<b>12. Climate Change and Flood Risk</b> - To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	N	Not relevant to policy.
<b>13. Climate Change and Energy Efficiency</b> - To adapt to climate change by minimising energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	N	Not relevant to policy.
<b>14. Travel and Accessibility</b> - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	+	Greater provision of local facilities enable local people to attend and reduce car journeys to alternative destinations.
<b>15. Employment</b> - To create high quality employment opportunities including opportunities for increased learning	+	Increased employment possibilities are possible, but limited in number. The type of job on offer within these ensures there is a supply of employment for those who require hours outside of traditional 9-5 hours.

and skills to meet the needs of the District.		
<b>16. Economy</b> – To improve the efficiency, competitiveness and adaptability of the local economy.	+	The promotion of the food, drink and evening economy is anticipate to help expand the local economy.
<b>17. Town Centres</b> - Increase the vitality and viability of Ashfield's town centres.	+	This policy supports new facilities within town centres along as they are positioned suitably. It ensures that town centres have diverse range of units available to local people and may attract people to the town centres on an evening in increased numbers.
<b>Summary Policy Assessment against the Sustainability Objectives</b>	<p><b>Positive Effects</b></p> <ul style="list-style-type: none"> <li>• Health</li> <li>• Social Inclusion</li> <li>• Townscape</li> <li>• Travel and accessibility</li> <li>• Employment</li> <li>• Town Centres</li> </ul> <p><b>Negative Effects</b></p> <ul style="list-style-type: none"> <li>• Waste</li> </ul> <p><b>Uncertain Effects</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul>	
<b>Conclusion</b>	<p>Policy SH3 adds a lot more information than the NPPF in relation to food, drink and the evening economy, as this has a specific emphasis on controlling the spread of hot food take aways in unsuitable locations.</p> <p>Within Part 2, 3 and 8 of the NPPF the sections discuss the importance of how Local Authorities should approach food, drink and evening economy; this policy brings together several aspects into one clear policy.</p>	

## **Policy SH4: Shopfronts**

### ***Alternative Option: Rely on the National Planning Policy Framework***

This is not considered to be a reasonable alternative as the NPPF doesn't focus specifically on shopfronts.

<b>SA Objectives</b>	<b>Commentary</b> (Including secondary, cumulative and synergistic effects)	
	<b>Likely Effect</b>	<b>Policy SH4: Shopfronts</b>
<b>1. Housing</b> - To ensure that the housing stock meets the housing needs of Ashfield.	<b>N</b>	Not relevant to policy.
<b>2. Health</b> - To improve health and wellbeing and reduce health inequalities.	<b>N</b>	Not relevant to policy.
<b>3. Historic Environment</b> - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	<b>+</b>	This policy looks to retain shopfronts which have historical or architectural interest.
<b>4. Community Safety</b> - To improve community safety, reduce crime and the fear of crime.	<b>+</b>	This policy has the potential to reduce the fear of crime in an area by managing the spread of external shutters within the district.
<b>5. Social Inclusion Deprivation</b> - To improve social inclusion and to close the gap between the	<b>N</b>	Not relevant to policy.

most deprived areas and the rest of Ashfield.		
<b>6. Biodiversity &amp; Green Infrastructure</b> - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	<b>N</b>	Not relevant to policy.
<b>7. Landscape</b> - To protect, enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	<b>+</b>	The policy seeks to promote high quality shopfronts within the area, this is likely to have an influence upon the townscape of the area.
<b>8. Natural Resources</b> - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	<b>N</b>	Not relevant to policy
<b>9. Air &amp; Noise Pollution</b> - To reduce air pollution and the proportion of the local population subject to noise pollution.	<b>N</b>	Not relevant to policy.
<b>10. Water Quality</b> - To conserve and improve water quality and quantity.	<b>N</b>	Not relevant to policy.

<b>11. Waste</b> - To minimise waste and increase the re-use and recycling of waste materials.	<b>N</b>	Not relevant to policy.
<b>12. Climate Change and Flood Risk</b> - To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	<b>N</b>	Not relevant to policy.
<b>13. Climate Change and Energy Efficiency</b> - To adapt to climate change by minimising energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	<b>N</b>	Not relevant to policy.
<b>14. Travel and Accessibility</b> - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	<b>N</b>	Not relevant to policy.
<b>15. Employment</b> - To create high quality employment opportunities including opportunities for increased learning	<b>N</b>	Not relevant to policy.

and skills to meet the needs of the District.		
<b>16. Economy</b> – To improve the efficiency, competitiveness and adaptability of the local economy.	<b>N</b>	Not relevant to policy.
<b>17. Town Centres</b> - Increase the vitality and viability of Ashfield's town centres.	<b>+</b>	This policy supports high quality shopfronts within town centres, and other locations. This could help to increase the vitality of the area's town centres.
<b>Summary Policy Assessment against the Sustainability Objectives</b>	<p><b>Positive Effects</b></p> <ul style="list-style-type: none"> <li>• Historic Environment</li> <li>• Community Safety</li> <li>• Landscape</li> <li>• Town Centres</li> </ul> <p><b>Negative Effects</b></p> <ul style="list-style-type: none"> <li>• None</li> </ul> <p><b>Uncertain Effects</b></p> <ul style="list-style-type: none"> <li>• None</li> </ul>	
<b>Conclusion</b>	Policy SH4 brings into one clear policy the approach that the LPA has towards the redevelopment of shopfronts; this policy is to improve the standard of shopfronts and to give some design guidance for retailers.	

## **Policy SD6: Telecommunications**

The NPPF requires local planning authorities to set out the strategic priorities for the area in the Local Plan. This should include strategic policies to deliver ... the provision of infrastructure for transport, telecommunication... (NPPF para157). The NPPF requires that in preparing Local Plans, local planning authorities should support the expansion of electronic communications networks, including telecommunications and high speed broadband. They should aim to keep the numbers of radio and telecommunications masts and the sites for such installations to a minimum consistent with the efficient operation of the network. Therefore there is a requirement to have a policy or policies which support telecommunications. (Para 42 & 43).

Policy SD6: The Policy supports the development of communications infrastructure setting out criteria for minimising the impact in both the urban area and area sensitive from an environmental aspect or in relation to heritage assets.

Alternative Option 1: Have a less restrictive policy in respect of location in relation to the historic asset and environmentally sensitive areas.

The Policy approach requires more stringent controls where communications infrastructure may affect environmentally sensitive area or heritage assets.

SA Objectives	<b>Commentary</b> (Including secondary, cumulative and synergistic effects)			
	Likely Effect	Policy SD6: Telecommunications	Likely Effect	Alternative Option 1: Have a less restrictive policy in relation to historic assets and environmentally sensitive areas.
<b>1. Housing</b> - To ensure that the housing stock meets the housing needs of Ashfield.	<b>N</b>	There is no clear relationship between this policy and this SA objective.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>2. Health</b> - To improve health and wellbeing	<b>N</b>	There is no clear relationship between this policy and this SA objective. Health in the context of telecommunications are	<b>N</b>	See the response to The Policy.

and reduce health inequalities.		matters that are controlled and regulated by other legislation, not the planning system. The NPPF identifies that it is not the role of planning to determine health safeguards if the proposal meets International Commission guidelines for public exposure		
<b>3. Historic Environment</b> - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	+	The Policy identifies that any application that effects a historic asset it will be necessary to demonstrate that there is no other suitable alternative location in less sensitive areas.	N	There is not the emphasis on protecting historic assets although this may be picked up in relation to other policies in the Local Plan.
<b>4. Community Safety</b> - 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.
<b>5. Social Inclusion Deprivation</b> - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	++	The support for improving communications infrastructure is anticipated to have a positive impact on social inclusion.	++	See the response to The Policy.
<b>6. Biodiversity &amp; Green Infrastructure</b> - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	N	The Policy identifies that any application that effects an environmentally sensitive area it will be necessary to demonstrate that there is no other suitable alternative location in less sensitive areas.	N	There is not the emphasis on protecting environmental sensitive areas though this may be picked up in relation to other policies in the Local Plan.
<b>7. Landscape</b> - To protect, enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and	+	The Policy identifies that any application that effects an environmentally sensitive or historic assets it will be necessary to demonstrate that there is no other suitable alternative location in less sensitive areas. Therefore, the Policy may have a minor positive impact in relation to landscape.	N	There is not the emphasis on protecting environmental sensitive areas though this may be picked up in relation to other policies in the Local Plan.

strengthening local distinctiveness and sense of place.				
<b>8. Natural Resources</b> - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	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.
<b>9. Air &amp; Noise Pollution</b> - To reduce air pollution and the proportion of the local population subject to noise pollution.	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.
<b>10. Water Quality</b> - To conserve and improve water quality and quantity.	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.
<b>11. Waste</b> - To minimise waste and increase the re-use and recycling of waste materials.	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.
<b>12. Climate Change and Flood Risk</b> - To adapt to climate change by reducing and managing the risk of flooding and the resulting detriment to people, property and the environment.	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.
<b>13. Climate Change and Energy Efficiency</b> - To adapt to climate change by minimising	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.

energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.				
<b>14. Travel and Accessibility</b> - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	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.
<b>15. Employment</b> - To create high quality employment opportunities including opportunities for increased learning and skills to meet the needs of the District.	++	The expansion of the communications infrastructure has the potential to increase jobs opportunities. The defining of local criteria gives certainty, helping to support delivery of the infrastructure and increasing access to communications facilities. In turn this has positive indirectly effects in relation to retention and expansion of jobs. It also facilitates home working and expansion of businesses in rural areas.	++	See the response to The Policy.
<b>16. Economy</b> – To improve the efficiency, competitiveness and adaptability of the local economy.	++	The Policy facilitates the development of communications infrastructure which supports substantial economic and social activity by both consumers and businesses. The expansion of the network into rural areas through government funding has significant benefits for rural business. It also facilitates the opportunity for home working. Both these aspects have the potential to reduce the impact on the road network and associated greenhouse gases. It has positive impacts in relation to business efficiencies and communication, and has wide benefits in making the local economy more efficient and competitive.	++	See the response to The Policy.
<b>17. Town Centres</b> - Increase the vitality and viability of Ashfield's town centres.	+	The Policy is anticipated to facilitate the vitality and viability of town centres	+	See the response to The Policy.

<p><b>Summary Policy Assessment against the Sustainability Objectives</b></p>	<p><b>Positive Effects</b></p> <ul style="list-style-type: none"> <li>• There are significant positive effects in relation to employment, the economy and social inclusion.</li> <li>• Minor positive effects are identified in relation to the historic environment, social inclusions, biodiversity, landscape and town centres.</li> </ul> <p><b>Negative Effects</b></p> <ul style="list-style-type: none"> <li>• None</li> </ul> <p><b>Uncertain Effects</b></p> <ul style="list-style-type: none"> <li>• None</li> </ul>	<p><b>Positive Effects</b></p> <ul style="list-style-type: none"> <li>• There are significant positive effects in relation to employment, the economy and social inclusion.</li> <li>• Minor positive effects are identified in relation to town centres.</li> </ul> <p><b>Negative Effects</b></p> <ul style="list-style-type: none"> <li>• None</li> </ul> <p><b>Uncertain Effects</b></p> <p>None</p>
<p><b>Conclusion</b></p>	<p>The policy provides support for communication infrastructure which significant positive impacts in relation to the local economy and social inclusion. The Policy looks to provide a flexible approach, ensuring that the location and appearance of telecommunication equipment is acceptable and blends into the surrounding landscape while taking into account public concerns. The wording of the Policy also ensures that as far as possible, without acting as a major impediment to bringing forward communications infrastructure it minimises the impact on environmentally sensitive areas or heritage asset.</p>	<p>The alternative has a less restrictive approach but would potentially not provide the same degree of mitigation in relation to environmentally sensitive areas or heritage assets.</p>

## **Social**

### **Policy HG1: Provision for Gypsies, Travellers and Travelling Showpeople**

#### ***Alternative Option: rely upon the NPPF and Planning Policy for Traveller Sites (PPTS)***

This is not considered a reasonable alternative. The PPTS para. 11 (policy B) requires that Local Planning Authorities should set criteria to guide land supply allocations, and where there is no identified need, criteria –based policies should be included in Local Plans to provide a basis for decisions where applications come forward. This is restated in paragraph 24 (Policy H). Consequently, to have no policy is not an option.

SA Objectives	<b>Commentary</b> (Including secondary, cumulative and synergistic effects)	
	Likely Effect	<b>Policy HG1: Provision for Gypsies, Travellers and Travelling Showpeople</b>
<b>1. Housing</b> - To ensure that the housing stock meets the housing needs of Ashfield.	++	The policy will enable the development of traveller sites in appropriate locations and help ensure that any proposal meets the needs of the travelling community with regard to amenity. The policy will help to create sustainable, mixed communities.
<b>2. Health</b> - To improve health and wellbeing and reduce health inequalities.	+	The policy requires well serviced sites which facilitate greater access to local health facilities and basic amenities such as mains water and adequate sewerage disposal methods which are essential to maintaining good health. As such a minor positive effect is anticipated.
<b>3. Historic Environment</b> - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	+	The policy will not permit development which will lead to the loss of, or adverse impact on, important heritage assets.
<b>4. Community Safety</b> - To improve community safety, reduce crime and the fear of crime.	N	There is no clear relationship between this policy and this SA objective.

<b>5. Social Inclusion Deprivation</b> - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	++	This criteria-based policy will promote physical integration with existing communities through site specific design. In directing site location in accordance with Policy S2 and S3, accessibility to key local services will be improved, including health, education and leisure. Improved access and more regulated education should help improve the attainment levels of travelling community children.
<b>6. Biodiversity &amp; Green Infrastructure</b> - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	+	The policy will not permit development which will lead to the loss of, or adverse impact on, nature conservation and biodiversity assets. Development proposals are encouraged to include soft landscaping.
<b>7. Landscape</b> - To protect enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	N	The policy will very strictly limit development in the open countryside, thereby protecting the character and appearance of Ashfield's landscape. This is consistent with the requirements of PPTS paragraph 25 and NPPF Core Planning Principle to recognise the intrinsic character and beauty of the countryside. The policy will also help to ensure that a site is designed so as not to have a significant adverse effect on visual amenity. It is considered therefore, that although new development could impact on the landscape/townscape, the policy seeks to minimise any negative impact. Any proposal will be considered on its own merits and will also be capable of enhancing some areas if well designed.
<b>8. Natural Resources</b> - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	+	The policy will not permit development which will lead to the loss of, or adverse impact on the best and most versatile agricultural land. It is uncertain whether new pitches/plots Travellers will be located on previously developed land since this policy does not allocate land.
<b>9. Air &amp; Noise Pollution</b> - To reduce air pollution and the proportion of the local population subject to noise pollution.	-	The policy seeks to ensure that the amenity of any future occupiers if sites and existing occupants of neighbouring areas is protected. The council does not have any Air Quality Management Areas identified. Nevertheless, it is considered that any development will have a minor negative effect on noise and air pollution
<b>10. Water Quality</b> - To conserve and improve water quality and quantity.	N	There is no clear relationship between this policy and this SA objective. The policy does not allocate specific sites and therefore it cannot be determined if a proposed development may harm a protected aquifer, river quality or other water course.

<b>11. Waste</b> - To minimise waste and increase the re-use and recycling of waste materials.	<b>N</b>	There is no clear relationship between this policy and this SA objective. All new development may offer opportunities for incorporating sustainable waste management practices. Consequently, this is dependent on site specific design.
<b>12. Climate Change and Flood Risk</b> - To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	<b>N</b>	The policy will require a site specific Flood Risk Assessment where flooding is found to be an issue. Furthermore National Policy on Traveller Sites is clear that sites in areas at high risk of flooding, including functional floodplains is not acceptable. As such, significant adverse effects are unlikely. However, greenfield development may have the potential increase flood risk for which policy CC3 will require mitigation measures through SUDs.
<b>13. Climate Change and Energy Efficiency</b> - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	<b>N</b>	There is no clear relationship between this Policy and this SA objective as it is dependent on site specific design.
<b>14. Travel and Accessibility</b> - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	<b>+</b>	In directing site location in accordance with Policy S2 and S3, accessibility to key local services will be improved, including health, education and leisure, thereby reducing the need to travel by car.
<b>15. Employment</b> - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	<b>N</b>	There is no clear relationship between this Policy and this SA objective

<b>16. Economy</b> – To improve the efficiency, competitiveness and adaptability of the local economy.	<b>N</b>	There is no clear relationship between this Policy and this SA objective
<b>17. Town Centres</b> - Increase the vitality and viability of Ashfield's town centres.	<b>+</b>	Whilst specific site locations are unknown, the policy criteria 4a directs site location in accordance with Policy S2 and S3. It is considered therefore that developments approved in accordance with this criteria will have good access to the town centres, thereby improving the vitality and viability through greater usage.
<b>Summary Policy Assessment against the Sustainability Objectives</b>	<p><b>Positive Effects</b></p> <ul style="list-style-type: none"> <li>• Positive effect on housing with regard to permanent sites for the Travelling Community</li> <li>• Potential positive effect on health and wellbeing.</li> <li>• Helps to conserve and enhance the setting and special character of heritage assets.</li> <li>• Positive effect on Social Inclusion and deprivation</li> <li>• Helps to conserve biodiversity and green infrastructure.</li> <li>• Helps to conserve natural resources.</li> <li>• Helps to reduce travel and accessibility, thereby reducing the reliance on cars.</li> <li>• Potential to improve the vitality and viability of Ashfield's town centres.</li> </ul> <p><b>Negative Effects</b></p> <ul style="list-style-type: none"> <li>• Potential for minor increase in air and noise pollution as with any new development.</li> </ul> <p><b>Uncertain Effects</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul>	
<b>Conclusion</b>	Policy HG1 reflects national policy contained in Planning Policy for Traveller Sites, and the National Planning Policy Framework. It sets locally specific criteria and provides the key considerations for determining planning applications in respect of Traveller sites.	

## **Policy HG2: Affordable Housing**

**Alternative Option 1: Standardised Affordable Housing requirement across the District at a lower level of 10% and a site threshold of 10 dwellings.**

**Options Not Considered:** *Higher percentage not considered as not financially viable.*

*Rural exceptions policy not considered as doesn't meet definition of rural?*

*No policy - Requirement of the NPPF to provide for Affordable Housing where a need is identified (paragraph 50)*

SA Objectives	<b>Commentary</b> (Including secondary, cumulative and synergistic effects)			
	Likely Effect	Policy HG2: Affordable Housing	Likely Effect	Alternative Option: Standardised Affordable Housing requirement across the District at a lower level of 10% and a site threshold of 10 dwellings.
<b>1. Housing</b> - To ensure that the housing stock meets the housing needs of Ashfield.	++	<p>The policy will deliver affordable housing in line with the requirements of NPPF paras 47 and 50.</p> <p>The policy requires the maximum level of affordable housing which is financially viable across 3 distinct sub-market areas, with higher requirements in Selston Parish and Hucknall (25%).</p> <p>The site size threshold for requiring an affordable housing element as part of a development is lower in the Selston Parish area and where there is a greater need.</p> <p>The policy supports a mix of housing to meet the needs of the community.</p>	+	<p>This would deliver affordable housing in line with the requirements of NPPF paras 47 and 50.</p> <p>In order to have a flat rate of requirement across Ashfield, the lowest viable percentage will need to be adopted.</p> <p>Furthermore the higher site size threshold for requiring the affordable housing element would need to be adopted.</p> <p>This will deliver a lesser amount of affordable housing than the proposed policy, particularly in the Selston Parish area where development schemes are typically on smaller sites.</p>
<b>2. Health</b> - To improve health and wellbeing and reduce health inequalities.	+	<p>Access to decent, adequate and affordable housing can positively affect individual health and wellbeing.</p>	+	<p>Access to decent, adequate and affordable housing can positively affect individual health and wellbeing. However, less affordable housing is expected to be delivered under this option.</p>
<b>3. Historic Environment</b> - To conserve and enhance Ashfield's	N	<p>There is no clear relationship between this policy and this SA objective.</p>	N	<p>There is no clear relationship between this policy option and this SA objective.</p>

historic environment, heritage assets and their settings.				
<b>4. Community Safety</b> - To improve community safety, reduce crime and the fear of crime.	<b>N</b>	There is no clear relationship between this policy and this SA objective.	<b>N</b>	There is no clear relationship between this policy option and this SA objective.
<b>5. Social Inclusion Deprivation</b> - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	<b>+</b>	The policy has potential to score positively against this objective by enabling existing and future residents to rent/buy affordable housing, hence increasing social inclusion.	<b>+</b>	The policy has potential to score positively against this objective by enabling existing and future residents to rent/buy affordable housing, hence increasing social inclusion. However, less affordable housing would be delivered under this option.
<b>6. Biodiversity &amp; Green Infrastructure</b> - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	<b>N</b>	There is no clear relationship between this policy and this SA objective.  The policy refers to the type of housing to be provided, rather than to site location.	<b>N</b>	There is no clear relationship between this policy option and this SA objective.  The option would refer to the type of housing to be provided, rather than to site location.
<b>7. Landscape</b> - To protect enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	<b>N</b>	There is no clear relationship between this policy and this SA objective.  The policy refers to the type of housing to be provided, rather than to site location.	<b>N</b>	There is no clear relationship between this policy option and this SA objective.  The option would refer to the type of housing to be provided, rather than to site location.
<b>8. Natural Resources</b> - To minimise the loss of natural resources including soils, greenfield land and the	<b>N</b>	There is no clear relationship between this policy and this SA objective.  The policy refers to the type of housing to be provided, rather than to site location.	<b>N</b>	There is no clear relationship between this policy option and this SA objective.  The option would refer to the type of housing to be provided, rather than to site location.

best quality agricultural land.				
<b>9. Air &amp; Noise Pollution</b> - To reduce air pollution and the proportion of the local population subject to noise pollution.	-	The District does not have any Air Quality Management Areas identified. However, it is considered that any development will have a minor negative effect on noise and air pollution.	-	The District does not have any Air Quality Management Areas identified. However, it is considered that any development will have a minor negative effect on noise and air pollution.
<b>10. Water Quality</b> - To conserve and improve water quality and quantity.	N	There is no clear relationship between this policy and this SA objective.  The policy refers to the type of housing to be provided, rather than to site location.	N	There is no clear relationship between this policy option and this SA objective.  The option would refer to the type of housing to be provided, rather than to site location.
<b>11. Waste</b> - To minimise waste and increase the re-use and recycling of waste materials.	N	There is no clear relationship between this policy and this SA objective.  All new development may offer opportunities for incorporating sustainable waste management practices. Consequently, this is dependent on site specific design.	N	There is no clear relationship between this policy option and this SA objective.  All new development may offer opportunities for incorporating sustainable waste management practices. Consequently, this is dependent on site specific design.
<b>12. Climate Change and Flood Risk</b> - To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	N	There is no clear relationship between this policy and this SA objective.  The policy refers to the type of housing to be provided, rather than to site location.  Development may have the potential increase flood risk for which policy CC3 will require mitigation measures through SUDs.	N	There is no clear relationship between this policy option and this SA objective.  The option would refer to the type of housing to be provided, rather than to site location.  Development may have the potential increase flood risk for which policy CC3 will require mitigation measures through SUDs.
<b>13. Climate Change and Energy Efficiency</b> - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing	N	There is no clear relationship between this policy and this SA objective as it is dependent on site specific design.	N	There is no clear relationship between this policy option and this SA objective as it is dependent on site specific design.

dependency on non-renewable sources.				
<b>14. Travel and Accessibility</b> - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	N	<p>There is no clear relationship between this policy and this SA objective.</p> <p>The policy refers to the type of housing to be provided, rather than to site location.</p>	N	<p>There is no clear relationship between this policy option and this SA objective.</p> <p>The option would refer to the type of housing to be provided, rather than to site location.</p>
<b>15. Employment</b> - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	N	<p>There is no clear relationship between this policy and this SA objective.</p>	N	<p>There is no clear relationship between this policy option and this SA objective.</p>
<b>16. Economy</b> – To improve the efficiency, competitiveness and adaptability of the local economy.	+	<p>Lack of affordable housing can be a barrier to young people and families seeking to live in the District. Provision of affordable housing would enable young people to remain in the District stimulating economic growth.</p> <p>Access to an affordable house in place of spending high amounts on rent could potentially result in more disposable income which in turn could help to boost the local economy.</p>	+	<p>Lack of affordable housing can be a barrier to young people and families seeking to live in the District. Provision of affordable housing would enable young people to remain in the District stimulating economic growth.</p> <p>Access to an affordable house in place of spending high amounts on rent could potentially result in more disposable income which in turn could help to boost the local economy.</p>
<b>17. Town Centres</b> - Increase the vitality and viability of Ashfield's town centres.	+	<p>Access to an affordable house in place of spending high amounts on rent could potentially result in more disposable income which in turn could help to boost the local economy and town centres.</p> <p>Whilst the policy does not relate to the location of sites, it can be expected that housing will come forward on allocated sites or other areas where such development would be consistent with policy. Developments approved in accordance with policy S2, S3, HA3, SKA3, RA3 will</p>	+	<p>Access to an affordable house in place of spending high amounts on rent could potentially result in more disposable income which in turn could help to boost the local economy and town centres.</p> <p>Whilst the policy does not relate to the location of sites, it can be expected that housing will come forward on allocated sites or other areas where such development would be consistent with policy. Developments approved in accordance with policy S2, S3, HA3, SKA3,</p>

		have good access to the town centres, thereby improving the vitality and viability through greater usage.		RA3 will have good access to the town centres, thereby improving the vitality and viability through greater usage.
<b>Summary Policy Assessment against the Sustainability Objectives</b>	<p><b>Positive Effects</b></p> <ul style="list-style-type: none"> <li>• Housing</li> <li>• Health</li> <li>• Social Inclusion and Deprivation</li> <li>• Economy</li> <li>• Town centres</li> </ul> <p><b>Negative Effects</b></p> <ul style="list-style-type: none"> <li>• Air and Noise pollution</li> </ul> <p><b>Uncertain Effects</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul>		<p><b>Positive Effects</b></p> <ul style="list-style-type: none"> <li>• Housing</li> <li>• Health</li> <li>• Social Inclusion and Deprivation</li> <li>• Economy</li> <li>• Town centres</li> </ul> <p><b>Negative Effects</b></p> <ul style="list-style-type: none"> <li>• Air and Noise pollution</li> </ul> <p><b>Uncertain Effects</b></p> <p>None identified.</p>	
<b>Conclusion</b>	<p>Policy HG2 fulfils the requirements of the National Planning Policy Framework Guidance to set policies for meeting the affordable housing needs.</p> <p>The SHMA identifies an affordable housing need of around 34% of the overall need (based on an affordability threshold of 30%), but acknowledges that a notable proportion of this need will be from existing households and that the private sector will continue to meet some of the need.</p> <p>The policy is therefore based on percentages and site size thresholds which have been deemed viable for delivery.</p> <p>Given the wide disparities between viability across Ashfield, the policy splits thresholds and targets into 3 distinct areas (ranging from a site threshold of 4 to 10 dwellings, and a target of 10% to 25%). This will achieve</p>		<p>This alternative option would standardised Affordable Housing requirement across the District at a lower level of 10% and a site threshold of 10 dwellings.</p> <p>Whilst the policy would be simplified and go some way to meeting the needs for the district, it would deliver a lower level of affordable housing.</p>	

	the highest proportion of affordable housing which is viably deliverable.	
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### **Policy HG3: Public Open Space in New Residential Developments**

**Alternative Option: No local policy – Rely on NPPF**

SA Objectives	<b>Commentary</b> (Including secondary, cumulative and synergistic effects)			
	Likely Effect	Policy HG2: Public Open Space in New Residential Developments	Likely Effect	Alternative Option: No Local Policy – Rely on NPPF
<b>1. Housing</b> - 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	.
<b>2. Health</b> - To improve health and wellbeing and reduce health inequalities.	++	<p>This policy is applicable to sites of more than 5 dwellings and will result in the enhancement or new provision of open space assets of amenity and recreational value, either on-site or through a planning obligation. These assets are integral to sustainable communities and will increase opportunities for recreational physical activity and general wellbeing.</p> <p>The policy provides a mechanism for delivery of such projects with regard to both funding and link to local evidence base.</p> <p>The policy is consistent with NPPF part 8: Promoting healthy Communities, in particular paragraphs 69, 70 and 73.</p>	+	<p>Providing new homes without considering the capacity of existing open space assets to serve additional households is likely to lead to a lack of provision, discouraging physical activity and adversely affecting mental wellbeing. Provision of open space assets is vital for promoting healthy communities which form a vital part of the social element in delivering sustainable development.</p> <ul style="list-style-type: none"> <li>• NPPF Paragraph 69 states that ‘Planning policies and decisions should aim to achieve....high quality public open space...’</li> <li>• NPPF Paragraph 70 states that ‘Planning policies and decisions should plan positively for provision and use of shared space...’</li> <li>• NPPF Paragraph 70 states that ‘Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and wellbeing of communities.’</li> </ul> <p>National policy therefore sets out the aim for local policy, but does not prescribe the mechanism for delivery.</p>
<b>3. Historic Environment</b> - To conserve and	N	There is no clear relationship between this policy and this SA objective.	N	

enhance Ashfield's historic environment, heritage assets and their settings.				
<b>4. Community Safety</b> - To improve community safety, reduce crime and the fear of crime.	+	Provision of good quality new projects and enhancements to open space assets have potential to reduce the fear of crime. Schemes can be planned in such a way as to 'design out crime'	-	Without a mechanism for delivery of new or improved open space assets, increased pressure will be put on existing provision. This could lead to neglected and out-dated facilities which in turn could increase the fear of crime.
<b>5. Social Inclusion Deprivation</b> - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	++	Provision of new or enhanced assets will promote effective integration with existing communities and improve accessibility to leisure and amenity facilities.	-	If new or improved open space assets are not achieved, accessibility will be more limited and may discourage usage from occupiers of new housing schemes, thereby not assisting with integration.
<b>6. Biodiversity &amp; Green Infrastructure</b> - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	++	The policy will provide opportunities for provision or enhancement of green space/infrastructure.	+	Some potential opportunity for provision or enhancement of green space/infrastructure.
<b>7. Landscape</b> - 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 promote sites that are well planned or soft landscaped in such a way as to positively enhance the environment.	N	Potential for development to be delivered with less opportunity to enhance the environment.
<b>8. Natural Resources</b> - To minimise the loss of natural resources including soils,	N	There is no clear relationship between this policy and this SA objective.  Policy is ancillary to housing provision policies.	N	

greenfield land and the best quality agricultural land.				
<b>9. Air &amp; Noise Pollution</b> - To reduce air pollution and the proportion of the local population subject to noise pollution.	<b>N</b>	The policy has potential to improve air quality through the provision of green open spaces.  Conversely, it could increase noise pollution due to increased usage.	<b>N</b>	
<b>10. Water Quality</b> - To conserve and improve water quality and quantity.	<b>+</b>	Some potential for new open space assets may provide the opportunity to provide effective SUDs.	<b>N</b>	
<b>11. Waste</b> - To minimise waste and increase the re-use and recycling of waste materials.	<b>N</b>	There is no clear relationship between this policy and this SA objective.	<b>N</b>	
<b>12. Climate Change and Flood Risk</b> - To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	<b>+</b>	Some potential for new open space assets may provide the opportunity to provide effective SUDs.	<b>N</b>	
<b>13. Climate Change and Energy Efficiency</b> - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	<b>N</b>	There is no clear relationship between this policy and this SA objective.	<b>N</b>	
<b>14. Travel and Accessibility</b> - To	<b>N</b>	There is no clear relationship between this policy and this SA objective.	<b>N</b>	

improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.				
<b>15. Employment</b> - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	N	There is no clear relationship between this policy and this SA objective.	N	
<b>16. Economy</b> – To improve the efficiency, competitiveness and adaptability of the local economy.	N	There is no clear relationship between this policy and this SA objective.	N	
<b>17. Town Centres</b> - Increase the vitality and viability of Ashfield's town centres.	++	<p>The policy provides the potential for improved public realm areas and as such could increase the vitality of existing town centres.</p> <p>The policy provides a mechanism for delivery of such projects with regard to both funding and link to local evidence base.</p>	+	<ul style="list-style-type: none"> <li>NPPF Paragraph 70 states that 'Planning policies and decisions should plan positively for provision and use of shared space...'</li> </ul> <p>National policy sets out the aim for local policy, but does not prescribe the mechanism for delivery.</p>
<b>Summary Policy Assessment against the Sustainability Objectives</b>	<p><b>Positive Effects</b></p> <ul style="list-style-type: none"> <li>Health</li> <li>Community safety</li> <li>Social Inclusion &amp; Deprivation</li> <li>Biodiversity and Green Infrastructure</li> <li>Landscape</li> <li>Water Quality</li> <li>Climate Change and Flood Risk</li> <li>Town Centres</li> </ul> <p><b>Negative Effects</b></p>		<p><b>Positive Effects</b></p> <ul style="list-style-type: none"> <li>Health</li> <li>Biodiversity and Green Infrastructure</li> <li>Town Centres</li> </ul> <p><b>Negative Effects</b></p> <ul style="list-style-type: none"> <li>Community safety</li> <li>Social Inclusion &amp; Deprivation</li> </ul> <p><b>Uncertain Effects</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>	

	<ul style="list-style-type: none"> <li>• None</li> </ul> <p><b><i>Uncertain Effects</i></b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul>	
<b>Conclusion</b>	<p>Policy HG3 assists in achieving sustainable development as set out in the NPPF, fulfilling a social and environmental role.</p> <p>In particular the policy will help to fulfil the NPPF aim of providing healthy communities, enhancing the environment and ensuring the vitality of the town centres.</p> <p>The policy provides a mechanism for delivery of such projects with regard to both funding and link to local evidence base.</p>	<p>National policy sets out the aim for local policy, but does not prescribe the mechanism for delivery.</p> <p>In order to achieve any planning obligations, projects will need to be linked to an evidence base for local need.</p>

## Policy HG4: Housing Mix

**Alternative Option: A less prescriptive policy, excluding requirement for Nationally Described Space Standard**

**Options not considered: No policy - Requirement of the NPPF to provide for a mix of housing reflecting local demand/needs as identified in a SHMA (paragraphs 50,159).**

SA Objectives	<b>Commentary</b> (Including secondary, cumulative and synergistic effects)			
	Likely Effect	Policy HG4: Housing Mix	Likely Effect	<b>Alternative Option: A less prescriptive policy, excluding requirement for Nationally Described Space Standard</b>
<b>1. Housing</b> - To ensure that the housing stock meets the housing needs of Ashfield.	++	This policy will support the delivery of a mix of housing, appropriate to the needs and demands of the local community. It allows for a level of flexibility whilst linking to evidence contained in the SHMA and other local evidence. The policy is consistent with NPPF paras. 50, 159	++	This policy will support the delivery of a mix of housing, appropriate to the needs and demands of the local community. It allows for a level of flexibility whilst linking to evidence contained in the SHMA and other local evidence. The policy is consistent with NPPF paras. 50, 159
<b>2. Health</b> - To improve health and wellbeing and reduce health inequalities.	++	The policy will promote access to good quality housing, with minimum space standards and an element of easily adaptable dwellings, enabling more people the choice of staying in their own home for longer. Provision of other specialist residential development and self/custom build is also supported. This will have a positive effect on individual health and well-being and is consistent with the requirements of the NPPF to meet the needs of different groups in the community.	+	The policy will promote access to good quality housing, and an element of easily adaptable dwellings, enabling more people the choice of staying in their own home for longer. Provision of other specialist residential development and self/custom build is also supported. This will have a positive effect on individual health and well-being and is consistent with the requirements of the NPPF to meet the needs of different groups in the community.
<b>3. Historic Environment</b> - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	N	There is no clear relationship between this policy and this SA objective.  The policy refers to the type of housing to be provided, rather than to site location.	N	There is no clear relationship between this policy option and this SA objective.  The option would refer to the type of housing to be provided, rather than to site location.
<b>4. Community Safety</b> - To improve	N	There is no clear relationship between this policy and this SA objective.	N	There is no clear relationship between this policy option and this SA objective.

community safety, reduce crime and the fear of crime.		The policy refers to the type of housing to be provided, rather than to site location.		The option would refer to the type of housing to be provided, rather than to site location.
<b>5. Social Inclusion Deprivation</b> - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	+	<p>The policy could have a minor positive effect on social inclusion by requiring developers to provide an appropriate range of house types to meet local needs.</p> <p>The long term aim will be to create sustainable mixed communities.</p>	+	<p>The policy could have a minor positive effect on social inclusion by requiring developers to provide an appropriate range of house types to meet local needs.</p> <p>The long term aim will be to create sustainable mixed communities.</p>
<b>6. Biodiversity &amp; Green Infrastructure</b> - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	N	<p>There is no clear relationship between this policy and this SA objective.</p> <p>The policy refers to the type of housing to be provided, rather than to site location.</p>	N	<p>There is no clear relationship between this policy option and this SA objective.</p> <p>The option would refer to the type of housing to be provided, rather than to site location.</p>
<b>7. Landscape</b> - To protect enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	N	<p>There is no clear relationship between this policy and this SA objective.</p> <p>The policy refers to the type of housing to be provided, rather than to site location.</p>	N	<p>There is no clear relationship between this policy option and this SA objective.</p> <p>The option would refer to the type of housing to be provided, rather than to site location.</p>
<b>8. Natural Resources</b> - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	N	<p>There is no clear relationship between this policy and this SA objective.</p> <p>The policy refers to the type of housing to be provided, rather than to site location.</p>	N	<p>There is no clear relationship between this policy option and this SA objective.</p> <p>The option would refer to the type of housing to be provided, rather than to site location.</p>
<b>9. Air &amp; Noise Pollution</b> - To reduce air pollution and the	-	The District does not have any Air Quality Management Areas identified. However, it is considered that any	-	The District does not have any Air Quality Management Areas identified. However, it is considered that any

proportion of the local population subject to noise pollution.		development will have a minor negative effect on noise and air pollution.		development will have a minor negative effect on noise and air pollution.
<b>10. Water Quality</b> - To conserve and improve water quality and quantity.	N	There is no clear relationship between this policy and this SA objective.	N	There is no clear relationship between this policy option and this SA objective.
<b>11. Waste</b> - To minimise waste and increase the re-use and recycling of waste materials.	N	There is no clear relationship between this policy and this SA objective.	N	There is no clear relationship between this policy option and this SA objective.
<b>12. Climate Change and Flood Risk</b> - To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	N	There is no clear relationship between this policy and this SA objective.  The policy refers to the type of housing to be provided, rather than to site location.	N	There is no clear relationship between this policy option and this SA objective.  The option would refer to the type of housing to be provided, rather than to site location.
<b>13. Climate Change and Energy Efficiency</b> - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	N	There is no clear relationship between this policy and this SA objective.	N	There is no clear relationship between this policy option and this SA objective.
<b>14. Travel and Accessibility</b> - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	N	There is no clear relationship between this policy and this SA objective.  The policy refers to the type of housing to be provided, rather than to site location.	N	There is no clear relationship between this policy option and this SA objective.  The option would refer to the type of housing to be provided, rather than to site location.

<b>15. Employment</b> - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	<b>N</b>	<p>There is no clear relationship between this policy and this SA objective.</p> <p>The policy refers to housing types, rather than the quantum of housing provision.</p>	<b>N</b>	<p>There is no clear relationship between this policy option and this SA objective.</p> <p>The policy refers to housing types, rather than the quantum of housing provision.</p>
<b>16. Economy</b> – To improve the efficiency, competitiveness and adaptability of the local economy.	<b>N</b>	<p>There is no clear relationship between this policy and this SA objective.</p> <p>The policy refers to housing types, rather than the quantum of housing provision.</p>	<b>N</b>	<p>There is no clear relationship between this policy option and this SA objective.</p> <p>The policy refers to housing types, rather than the quantum of housing provision.</p>
<b>17. Town Centres</b> - Increase the vitality and viability of Ashfield's town centres.	<b>+</b>	<p>Whilst the policy does not relate to the location of sites, it can be expected that housing will come forward on allocated sites or other areas where such development would be consistent with policy. Developments approved in accordance with policy S2, S3, HA3, SKA3, RA3 will have good access to the town centres, thereby improving the vitality and viability through greater usage.</p>	<b>+</b>	<p>Whilst the policy does not relate to the location of sites, it can be expected that housing will come forward on allocated sites or other areas where such development would be consistent with policy. Developments approved in accordance with policy S2, S3, HA3, SKA3, RA3 will have good access to the town centres, thereby improving the vitality and viability through greater usage.</p>
<b>Summary Policy Assessment against the Sustainability Objectives</b>	<p><b>Positive Effects</b></p> <ul style="list-style-type: none"> <li>• Housing</li> <li>• Health</li> <li>• Social inclusion &amp; Deprivation</li> <li>• Town Centres</li> </ul> <p><b>Negative Effects</b></p> <ul style="list-style-type: none"> <li>• Air and noise pollution</li> </ul> <p><b>Uncertain Effects</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul>		<p><b>Positive Effects</b></p> <ul style="list-style-type: none"> <li>• Housing</li> <li>• Health</li> <li>• Social inclusion &amp; Deprivation</li> <li>• Town Centres</li> </ul> <p><b>Negative Effects</b></p> <ul style="list-style-type: none"> <li>• Air and noise pollution</li> </ul> <p><b>Uncertain Effects</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul>	

<b>Conclusion</b>	Policy HG4 reflects the National Planning Policy Framework Part 6 and supplementary guidance. It provides the key considerations for determining an appropriate mix of house types on planning applications, including applying minimum space standards.	A less prescriptive approach would still reflect the National Planning Policy Framework Part 6 and provide key considerations for determining an appropriate mix of house types on planning applications. However, it would not include applying minimum space standards which aim to provide a satisfactory environment for occupants as set out in the Nationally Described Space Standards.
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## **Policy HG5: Housing Density**

**Alternative Option 1: More prescriptive policy with 3 levels of minimum density requirement (30dph/ 34dph/ 40dph) related to distance from key transport nodes and town centres.**

**Options not considered: No policy – NPPF paragraph 47 states that ‘local planning authorities should set out their own approach to housing density to reflect local circumstances’.**

SA Objectives	<b>Commentary</b> (Including secondary, cumulative and synergistic effects)			
	Likely Effect	<b><u>Policy HG5: Housing Density</u></b>	Likely Effect	<b>Alternative Option 1: More prescriptive policy with 3 levels of minimum density requirement (30dph/ 34dph/ 40dph) related to distance from key transport nodes and town centres.</b>
<b>1. Housing</b> - To ensure that the housing stock meets the housing needs of Ashfield.	<b>N</b>	There is no clear relationship between this policy and this SA objective.  The policy does not refer to housing types or the overall quantum of housing provision.	<b>N</b>	There is no clear relationship between this policy and this SA objective.  The policy does not refer to housing types or the overall quantum of housing provision.
<b>2. Health</b> - To improve health and wellbeing and reduce health inequalities.	<b>+</b>	The policy will seek to deliver higher densities in more sustainable locations where appropriate, thereby directing the more housing development in areas with better access to services. This includes access to health facilities and recreational/amenity spaces, and will also encourage healthy lifestyles through choice of travel.	<b>+</b>	This policy is more prescriptive and would require higher minimum densities in key locations where appropriate, thereby directing the more housing development in areas with better access to services. This includes access to health facilities and recreational/amenity spaces, and will also encourage healthy lifestyles through choice of travel.  Conversely, higher densities often result in less private amenity space which could have an adverse effect on wellbeing and healthy lifestyles.
<b>3. Historic Environment</b> - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	<b>+</b>	The policy supports lower densities where local character will be compromised by higher density development.	<b>-</b>	This policy is less flexible, requiring a minimum of 30 dwellings per hectare or more which may not always respect local character.

<b>4. Community Safety</b> - To improve community safety, reduce crime and the fear of crime.	<b>N</b>	There is no clear relationship between this policy and this SA objective.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>5. Social Inclusion Deprivation</b> - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	<b>+</b>	This policy will focus development in areas with good accessibility to local services and facilities including health, education and leisure.	<b>++</b>	This policy will focus more development in areas with good accessibility to local services and facilities including health, education and leisure.
<b>6. Biodiversity &amp; Green Infrastructure</b> - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	<b>N</b>	There is no clear relationship between this policy and this SA objective.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>7. Landscape</b> - To protect enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	<b>+</b>	<p>This policy encourages development which respects local character, thereby assisting in protecting the character of Ashfield's townscape.</p> <p>The policy is flexible and does permit densities lower than 30 dph where appropriate.</p>	<b>N</b>	<p>This policy is less flexible, requiring a minimum of 30 dwellings per hectare or more which may not always respect local character and townscape.</p> <p>Conversely higher minimum densities could potentially provide a higher quantum of housing per hectare, thereby requiring less sites and helping to protect the landscape from loss of greenfield land.</p>
<b>8. Natural Resources</b> - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	<b>+</b>	This policy requires that housing developments should not normally be lower than 30% density optimising efficient use of land where appropriate. Higher densities will minimise the loss of natural resources.	<b>++</b>	This policy is more prescriptive and would require higher minimum densities, thereby potentially further reducing the loss of natural resources.
<b>9. Air &amp; Noise Pollution</b> - To reduce air pollution and the proportion of the local population subject to noise pollution.	<b>N</b>	There is no clear relationship between this policy and this SA objective.	<b>N</b>	There is no clear relationship between this policy and this SA objective.

<b>10. Water Quality</b> - To conserve and improve water quality and quantity.	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.
<b>11. Waste</b> - To minimise waste and increase the re-use and recycling of waste materials.	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.
<b>12. Climate Change and Flood Risk</b> - To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	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.
<b>13. Climate Change and Energy Efficiency</b> - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	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.
<b>14. Travel and Accessibility</b> - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	+	The policy will encourage more of the housing supply to be provided in the most sustainable locations, whilst taking account of the local character and any site constraints.	++	The policy will encourage more of the housing supply to be provided in the most sustainable locations.
<b>15. Employment</b> - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	+	The policy will encourage more of the housing supply to be provided in the most sustainable locations, improving access to employment by means other than single occupancy car.	+	The policy will encourage more of the housing supply to be provided in the most sustainable locations, improving access to employment by means other than single occupancy car.

<b>16. Economy</b> – To improve the efficiency, competitiveness and adaptability of the local economy.	<b>N</b>	<p>There is no clear relationship between this policy and this SA objective.</p> <p>The policy does not refer to the quantum of housing provision.</p>	<b>N</b>	<p>There is no clear relationship between this policy and this SA objective.</p> <p>The policy does not refer to the quantum of housing provision.</p>
<b>17. Town Centres</b> - Increase the vitality and viability of Ashfield's town centres.	<b>N</b>	There is no clear relationship between this policy and this SA objective.	<b>+</b>	Whilst the policy does not relate to the location of sites, it encourages higher densities in areas which have good access to the town centres, thereby improving the vitality and viability through greater usage
<b>Summary Policy Assessment against the Sustainability Objectives</b>	<p><b>Positive Effects</b></p> <ul style="list-style-type: none"> <li>• Health</li> <li>• Historic Environment</li> <li>• Social inclusion and Deprivation</li> <li>• Landscape</li> <li>• Natural Resources</li> <li>• Travel and accessibility</li> <li>• Employment</li> </ul> <p><b>Negative Effects</b></p> <ul style="list-style-type: none"> <li>• None</li> </ul> <p><b>Uncertain Effects</b></p> <ul style="list-style-type: none"> <li>• None</li> </ul>		<p><b>Positive Effects</b></p> <ul style="list-style-type: none"> <li>• Health</li> <li>• Social inclusion and Deprivation</li> <li>• Natural Resources</li> <li>• Travel and accessibility</li> <li>• Employment</li> <li>• Town Centres</li> </ul> <p><b>Negative Effects</b></p> <ul style="list-style-type: none"> <li>• Historic Environment</li> </ul> <p><b>Uncertain Effects</b></p> <ul style="list-style-type: none"> <li>• None</li> </ul>	
<b>Conclusion</b>	<p>Policy HG5 reflects the National Planning Policy Guidance, as well as providing the key considerations for determining planning applications. It sets out the council's approach to housing density as required by NPPF paragraph 47.</p> <p>The policy is flexible in that it permits lower densities in appropriate circumstances. The policy aims to optimise density, whilst reflecting the specific characteristics of a site and its surroundings.</p>		<p>This policy is more prescriptive and would potentially provide higher densities overall.</p> <p>The policy is consistent with part 10 of the NPPF (para. 95) which requires LPAs to plan in ways which reduce greenhouse gas emissions. Encouraging higher density development in locations which reduce the need to travel by car will assist in achieving this objective.</p>	

	<p>The policy is consistent with part 10 of the NPPF (para 95) which requires LPAs to plan in ways which reduce greenhouse gas emissions. It is also consistent with NPPF Part 7, Requiring Good Design and fulfils the social and environmental roles of sustainable development.</p>	<p>However, there is less flexibility to take account local character which is an integral aspect of good design. NPPF part 7 emphasises the need for good design. Paragraph 61 sets out that 'planning policies ... should address ... the integration of new development into the natural, built and historic environment'.</p> <p>Whilst some aspects of this policy alternative score more positively than the preferred policy, it scores negatively for potential impact on the historic environment and could have an adverse impact on townscape.</p>
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## **Policy HG6: Conversions to Houses in Multiple Occupation, Flats and Bedsits**

***Alternative Option: No policy – Rely on Design SPD and NPPF Part 7***

SA Objectives	<b>Commentary</b> (Including secondary, cumulative and synergistic effects)			
	Likely Effect	Policy HG6: Conversions to houses in multiple Occupation, Flats and Bedsits	Likely Effect	Alternative Option: No policy – Rely on Design SPD and NPPF Part 7
<b>1. Housing</b> - To ensure that the housing stock meets the housing needs of Ashfield.	+	The policy has the potential to provide additional dwelling units to meet local need.	+	Having no local policy in place would not preclude sub-division of housing units as the market dictates.
<b>2. Health</b> - To improve health and wellbeing and reduce health inequalities.	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.
<b>3. Historic Environment</b> - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	+	The policy requires that the individual characteristics of the building or site and immediate locality should be considered with regard to HMO proposals.	N	No specific reference in National Policy to HMO development. General policy for conserving and enhancing the historic environment is contained in NPPF Part 12.
<b>4. Community Safety</b> - To improve community safety, reduce crime and the fear of crime.	+	The policy aims to avoid over concentration of HMOs in one particular area. It has been recognised Government report that high concentrations can have a negative impact on anti-social behaviour, noise, nuisance, crime and imbalanced communities.	-	No specific reference in National Policy to HMO development. Potential for over concentration and associated negative impacts.
<b>5. Social Inclusion Deprivation</b> - To improve social inclusion and to close the gap between the most deprived areas	+	The policy aims to avoid over concentration of HMOs in one particular area, thereby promoting an appropriate mix of housing.	-	No specific reference in National Policy to HMO development. Potential for over concentration and associated negative impacts.

and the rest of Ashfield.				
<b>6. Biodiversity &amp; Green Infrastructure</b> - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	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.
<b>7. Landscape</b> - 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 requires that the individual characteristics of the building or site and immediate locality should be considered with regard to HMO proposals.	N	No specific reference in National Policy to HMO development. General policy for requiring good design is contained in NPPF Part 7.
<b>8. Natural Resources</b> - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	+	The policy has the potential to provide additional dwelling units to meet local need without any uptake of greenfield land.	+	Having no local policy in place would not preclude sub-division of housing to provide additional dwelling units without any uptake of greenfield land.as the market dictates.
<b>9. Air &amp; Noise Pollution</b> - To reduce air pollution and the proportion of the local population subject to noise pollution.	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.
<b>10. Water Quality</b> - To conserve and improve water quality and quantity.	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.
<b>11. Waste</b> - To minimise waste and increase	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.

the re-use and recycling of waste materials.				
<b>12. Climate Change and Flood Risk</b> - To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	<b>N</b>	There is no clear relationship between this policy and this SA objective.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>13. Climate Change and Energy Efficiency</b> - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	<b>N</b>	There is no clear relationship between this policy and this SA objective.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>14. Travel and Accessibility</b> - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	<b>N</b>	There is no clear relationship between this policy and this SA objective.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>15. Employment</b> - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	<b>N</b>	There is no clear relationship between this policy and this SA objective.	<b>N</b>	There is no clear relationship between this policy and this SA objective.

<b>16. Economy</b> – To improve the efficiency, competitiveness and adaptability of the local economy.	<b>N</b>	There is no clear relationship between this policy and this SA objective.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>17. Town Centres</b> - Increase the vitality and viability of Ashfield's town centres.	<b>N</b>	There is no clear relationship between this policy and this SA objective.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>Summary Policy Assessment against the Sustainability Objectives</b>	<p><b>Positive Effects</b></p> <ul style="list-style-type: none"> <li>• Housing</li> <li>• Historic Environment</li> <li>• Community Safety</li> <li>• Social Inclusion and Deprivation</li> <li>• Landscape</li> <li>• Natural Resources</li> </ul> <p><b>Negative Effects</b></p> <ul style="list-style-type: none"> <li>• None</li> </ul> <p><b>Uncertain Effects</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul>		<p><b>Positive Effects</b></p> <ul style="list-style-type: none"> <li>• Housing</li> <li>• Natural Resources</li> </ul> <p><b>Negative Effects</b></p> <ul style="list-style-type: none"> <li>• Community Safety</li> <li>• Social Inclusion and Deprivation</li> </ul> <p><b>Uncertain Effects</b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul>	
<b>Conclusion</b>	<p>Policy HG6 provides the key considerations for determining planning applications in respect of HMOs, flats and bedsits.</p> <p>The policy assists in promoting safe inclusive and mixed communities as set out in the NPPF. It also helps to achieve good quality design (NPPF Part 7) and respect the local townscape.</p>		<p>Having no local policy could undermine the aspirations of the NPPF to achieve safe inclusive mixed communities and good quality design.</p>	

## **Policy SD2: Amenity**

### **Alternative Option: Rely on the National Planning Policy Framework**

This is not considered to be a reasonable alternative as the NPPF (para. 58 & 59) states that the local plan should develop robust and comprehensive policies that set out the quality of development that will be expected.

SA Objectives	<b>Commentary</b> (Including secondary, cumulative and synergistic effects)	
	Likely Effect	Policy SD2: Amenity
<b>1. Housing</b> - To ensure that the housing stock meets the housing needs of Ashfield.	+	The policy helps to create sustainable communities and promote high standards of design and construction.
<b>2. Health</b> - To improve health and wellbeing and reduce health inequalities.	+	The policy encourages access to open space and adequate garden space, increasing opportunities for recreational physical activity and encouraging healthy lifestyles. The policy aims to protect and enhance the amenity of new and existing occupiers of land which is considered to be essential to well-being.
<b>3. Historic Environment</b> - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	N	There is no clear relationship between this policy and this SA objective. The policy does not refer to site specific location of development
<b>4. Community Safety</b> - To improve community safety, reduce crime and the fear of crime.	++	The policy will contribute to achieving a safe secure environment, including specific reference to secured by design standards which seek to reduce crime and the fear of crime.
<b>5. Social Inclusion Deprivation</b> - To improve social inclusion and to close	+	The policy is likely to have positive benefit in ensuring that new development does not adversely affect neighbouring development.

the gap between the most deprived areas and the rest of Ashfield.		
<b>6. Biodiversity &amp; Green Infrastructure</b> - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>7. Landscape</b> - To protect, enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	<b>+</b>	Inherent in protecting amenity, the policy requires consideration of the appearance, scale and siting of development proposals, including their resultant physical relationships with neighbouring sites. This will promote development that is in scale and proportionate to host settlements.
<b>8. Natural Resources</b> - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>9. Air &amp; Noise Pollution</b> - To reduce air pollution and the proportion of the local population subject to noise pollution.	<b>+</b>	The policy seeks to protect any new development and surrounding areas from air and noise pollution.
<b>10. Water Quality</b> - To conserve and improve water quality and quantity.	<b>+</b>	The policy seeks to protect any new development and surrounding areas from contamination of land, groundwater or surface water.

<b>11. Waste</b> - To minimise waste and increase the re-use and recycling of waste materials.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>12. Climate Change and Flood Risk</b> - To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>13. Climate Change and Energy Efficiency</b> - To adapt to climate change by minimising energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>14. Travel and Accessibility</b> - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>15. Employment</b> - To create high quality employment opportunities including opportunities for increased learning	<b>N</b>	There is no clear relationship between this policy and this SA objective.

and skills to meet the needs of the District.		
<b>16. Economy</b> – To improve the efficiency, competitiveness and adaptability of the local economy.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>17. Town Centres</b> - Increase the vitality and viability of Ashfield's town centres.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>Summary Policy Assessment against the Sustainability Objectives</b>	<p><b>Positive Effects</b></p> <ul style="list-style-type: none"> <li>• Sustainability of Housing</li> <li>• Health</li> <li>• Community safety</li> <li>• Social Inclusion Deprivation</li> <li>• Landscape</li> <li>• Air and Noise Pollution</li> <li>• Water quality</li> </ul> <p><b>Negative Effects</b> None</p> <p><b>Uncertain Effects</b></p> <ul style="list-style-type: none"> <li>• None</li> </ul>	
<b>Conclusion</b>	<p>Policy SD2 reflects the National Planning Policy, as well as providing the key considerations for determining detailed planning applications. It outlines the council's response to NPPF paragraph 58 which requires that Local Plans develop robust and comprehensive policies that set out the quality of development that will be expected.</p> <p>The policy is also consistent with NPPF Part 8, Promoting Healthy Communities, in particular paragraph 69 which promotes safe and accessible environments/developments.</p>	

## **Policy SD12: Provision and Protection of Health and Community Facilities**

Policy SD12: The Policy intends to ensure that there is supporting community infrastructure in relation to new development encouraging the co-location of education, health and community facilities where possible. It provides for protection of community assets while having flexibility to allow other uses in certain circumstances. The Policy also provides for new development to contributions towards new health and community facilities, where appropriate.

Alternative Option 1: Not to require contributions.

This option who see amendments to the policy to exclude the provision for contributions towards health and community facilities.

Alternative Option 2: Not to protect health or community facilities.

This would allow existing community and health buildings and land to be release for alternative uses. Given the requirements of NPPF for inclusive communities set out in para 69 and 70 and health infrastructure in para 157 and 162 this is not considered to be an option that could be taken forward.

SA Objectives	<b>Commentary</b> (Including secondary, cumulative and synergistic effects)			
	Likely Effect	Policy SD12: Provision and Protection of Health and Community Facilities	Likely Effect	Alternative Option 1: Not to require contributions.
<b>1. Housing</b> - To ensure that the housing stock meets the housing needs of Ashfield.	<b>N</b>	There is no clear relationship between this policy and this SA objective.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>2. Health</b> - To improve health and wellbeing and reduce health inequalities.	<b>++</b>	The Policy is expected to have a significant positive effect against this SA objective as it support exiting and the provision of additional health and community facilities where there is a need generated by new development. The Policy is anticipated to supporting the provision of community-based health care encouraging the co-location of facilities. It should ensure that health and community infrastructure is maintained	<b>+</b>	This Policy would not have the same level of potential impact as the Policy as there is no provision through the planning system, subject to viability of development, to contribute to health and community facilities to take account of the additional demands from new development. The

		and enhanced. The Policy also looks to enhance sport and leisure provision providing opportunities for recreational physical activity by residents, which will contribute to improved health outcomes.		community and health infrastructure would need to be funded from other sources if available.
<b>3. Historic Environment</b> - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	<b>N</b>	There is no clear relationship between this policy and this SA objective.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>4. Community Safety</b> - To improve community safety, reduce crime and the fear of crime.	<b>N</b>	There is no clear relationship between this policy and this SA objective.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>5. Social Inclusion Deprivation</b> - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	<b>++</b>	The Policy support existing and provide for new community and health infrastructure and supports opportunities to co-locate with other services wherever practicable. This is anticipated to help promote social inclusion and which may help support those living in deprived areas with limited access to facilities.	<b>+</b>	This Policy would not have the same level of potential impact as the Policy as there is no provision through the planning system, subject to viability of development, to contribute to health and community facilities to take account of the additional demands from new development. The community and health infrastructure would need to be funded from other sources if available.
<b>6. Biodiversity &amp; Green Infrastructure</b> - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	<b>N</b>	There is no clear relationship between this policy and this SA objective.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>7. Landscape</b> - To protect, enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local	<b>N</b>	There is no clear relationship between this policy and this SA objective.	<b>N</b>	There is no clear relationship between this policy and this SA objective.

distinctiveness and sense of place.				
<b>8. Natural Resources</b> - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	<b>N</b>	There is no clear relationship between this policy and this SA objective.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>9. Air &amp; Noise Pollution</b> - To reduce air pollution and the proportion of the local population subject to noise pollution.	<b>N</b>	There is no clear relationship between this policy and this SA objective.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>10. Water Quality</b> - To conserve and improve water quality and quantity.	<b>N</b>	While water quality does have implication in relation to health the Policy is not directly related to this SA objective.	<b>N</b>	See the response to The Policy.
<b>11. Waste</b> - To minimise waste and increase the re-use and recycling of waste materials.	<b>N</b>	There is no clear relationship between this policy and this SA objective.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>12. Climate Change and Flood Risk</b> - To adapt to climate change by reducing and managing the risk of flooding and the resulting detriment to people, property and the environment.	<b>N</b>	While flood risk assess does have implication in relation to health and safety in flood conditions the Policy is not directly related to this SA objective.	<b>N</b>	
<b>13. Climate Change and Energy Efficiency</b> - To adapt to climate change by minimising energy usage and to	<b>N</b>	There is no clear relationship between this policy and this SA objective.	<b>N</b>	There is no clear relationship between this policy and this SA objective.

develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.				
<b>14. Travel and Accessibility</b> - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	+	The provision of and health facilities at a local level is anticipated to have a minor positive effect as it reduces the need to travel and ensure facilities are available within the local community.	N	This Policy would not have the same level of potential impact as the Policy as there is no provision through the planning system, subject to viability of development, to contribute to health and community facilities to take account of the additional demands from new development. The community and health infrastructure would need to be funded from other sources if available.
<b>15. Employment</b> - To create high quality employment opportunities including opportunities for increased learning and skills to meet the needs of the District.	N	There is no direct relationship between this policy and this SA objective. However, the ELF Study identifies that in general the health sector will be an expanding area of employment in Ashfield.	N	
<b>16. Economy</b> – To improve the efficiency, competitiveness and adaptability of the local economy.	+	The Policy may lead to the improvement of infrastructure within an area to support development.	N	This Policy would not have the same level of potential impact as the Policy as there is no provision through the planning system, subject to viability of development, to contribute to health and community facilities to take account of the additional demands from new development. The community and health infrastructure would need to be funded from other sources if available.
<b>17. Town Centres</b> - Increase the vitality and viability of Ashfield's town centres.	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.
<b>Summary Policy Assessment against the Sustainability Objectives</b>	<b>Positive Effects</b> <ul style="list-style-type: none"> <li>There are significant positive effects in relation to health and social inclusion.</li> </ul>		<b>Positive Effects</b> <ul style="list-style-type: none"> <li>There are minor positive effects in relation to health, and social inclusion.</li> </ul>	

	<ul style="list-style-type: none"> <li>Minor positive effects are identified in relation to travel &amp; accessibility and the economy.</li> </ul> <p><b>Negative Effects</b></p> <ul style="list-style-type: none"> <li>None</li> </ul> <p><b>Uncertain Effects</b></p> <ul style="list-style-type: none"> <li>None</li> </ul>	<p><b>Negative Effects</b></p> <ul style="list-style-type: none"> <li>None</li> </ul> <p><b>Uncertain Effects</b></p> <p>None</p>
<b>Conclusion</b>	<p>The link between planning and health has been long established with the built and natural environments being major determinants of health and wellbeing. Health aspects can be seen to follow from a significant number of the policies in the Local Plan. Policy SD11 looks at specific aspects of health and community facilities. It supports existing and provides for new, community and health facilities, supports to co-locate with other services, wherever practicable and makes provision for contributions, where appropriate.</p> <p>This is identified as having significant positive aspects for health and social inclusion with minor positive effects in relation to travel &amp; accessibility and the economy. The approach enables the local Clinical Commissioning Group and NHS England to respond regarding the impact of new development, which would have a significant or cumulatively significant effect on health infrastructure and/or the demand for healthcare services. It also enables the local authority to have a similar approach to community facilities.</p>	<p>The alternative option is not considered to have the same level of positive effects as The Policy. It is reliant on other sources of funding for both health and community infrastructure. It does not make provision for the additional infrastructure demands potential arising from a development in a S106 agreement or a planning condition.</p>

## **Policy SD13: Crime & the Fear of Crime**

*Alternative Option: rely on paragraph 69 of the NPPF related to Promoting healthy communities*

SA Objectives	<b>Commentary</b> (Including secondary, cumulative and synergistic effects)			
	Likely Effect	Policy SD13: Crime & the Fear of Crime	Likely Effect	Rely on NPPF paragraph 69
<b>1. Housing</b> - To ensure that the housing stock meets the housing needs of Ashfield.	N	This objective is not directly relevant to this policy, however it may aid residential environments.	N	This objective is not directly relevant to this policy, however it may aid residential environments.
<b>2. Health</b> - To improve health and wellbeing and reduce health inequalities.	++	<p>The policy seeks to ensure that new developments do not enhance the potential for crime or a community's fear of crime. In doing so, it could aid the health and well-being of those communities.</p> <p>The focus on Partnership Plus Areas, will ensure new development support the project work being undertaken to improve crime issues within that area. In turn this may have health and well-being benefits to these communities.</p>	+	Paragraph 69 of the NPPF seeks to ensure that crime, disorder and the fear of crime does not undermine quality of life or community cohesion.
<b>3. Historic Environment</b> - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	N	Not relevant to policy	N	Not relevant to policy
<b>4. Community Safety</b> - To improve community safety, reduce crime and the fear of crime.	++	The policy seeks to ensure that uses that may have the potential to create or enhance elements of crime are appropriate access prior to receiving planning permission. A particular focus is given to Partnership Plus Areas, where a range of projects driven by the Ashfield Community Partnership,	+	In order to create healthy communities paragraph 69 of the NPPF promotes the application of urban design principles such as active street frontages and high quality public spaces, which should help create safe and accessible environments that help to reduce the potential for crime and the fear of crime.

		<p>hope to reduce the high levels of identified crime within these communities.</p> <p>The policies requires development proposals to demonstrate how they will reduce the potential for crime arising from their use and the management arrangements in place to support and control this.</p> <p>The policy also encourages the application of Secure-by-Design standards.</p>		
<b>5. Social Inclusion Deprivation</b> - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	N	<p>This objective is not directly relevant to this policy, however by supporting Partnership Plus initiatives the policy may help aid deprived communities.</p>	N	<p>This objective is not directly relevant to this policy</p>
<b>6. Biodiversity &amp; Green Infrastructure</b> - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	N	<p>This objective is not directly relevant to this policy</p>	N	<p>This objective is not directly relevant to this policy</p>
<b>7. Landscape</b> - To protect enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	N	<p>This objective is not directly relevant to this policy</p>	N	<p>This objective is not directly relevant to this policy</p>
<b>8. Natural Resources</b> - To minimise the loss of natural resources	N	<p>This objective is not directly relevant to this policy</p>	N	<p>This objective is not directly relevant to this policy</p>

including soils, greenfield land and the best quality agricultural land.				
<b>9. Air &amp; Noise Pollution</b> - To reduce air pollution and the proportion of the local population subject to noise pollution.	<b>N</b>	This objective is not directly relevant to this policy	<b>N</b>	This objective is not directly relevant to this policy
<b>10. Water Quality</b> - To conserve and improve water quality and quantity.	<b>N</b>	This objective is not directly relevant to this policy	<b>N</b>	This objective is not directly relevant to this policy
<b>11. Waste</b> - To minimise waste and increase the re-use and recycling of waste materials.	<b>N</b>	This objective is not directly relevant to this policy	<b>N</b>	This objective is not directly relevant to this policy
<b>12. Climate Change and Flood Risk</b> - To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	<b>N</b>	This objective is not directly relevant to this policy	<b>N</b>	This objective is not directly relevant to this policy
<b>13. Climate Change and Energy Efficiency</b> - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	<b>N</b>	This objective is not directly relevant to this policy	<b>N</b>	This objective is not directly relevant to this policy

<b>14. Travel and Accessibility</b> - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	<b>N</b>	This objective is not directly relevant to this policy	<b>N</b>	This objective is not directly relevant to this policy
<b>15. Employment</b> - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	<b>N</b>	This objective is not directly relevant to this policy	<b>N</b>	This objective is not directly relevant to this policy
<b>16. Economy</b> – To improve the efficiency, competitiveness and adaptability of the local economy.	<b>N</b>	This objective is not directly relevant to this policy	<b>N</b>	This objective is not directly relevant to this policy
<b>17. Town Centres</b> - Increase the vitality and viability of Ashfield's town centres.	<b>++</b>	The policy focuses on major developments and on A3, A4, A5, C2 & C4 uses, elements of which are often associated with town centres. By its appropriate application the policy should help support the vitality and viability of the District's town centres by ensuring the potential for crime often associated with particular uses are considered and appropriately managed. This in turn should help reduce the potential for negative impact on surrounding uses and users.	<b>+</b>	Paragraph 69 of the NPPF highlights the importance of creating well design places and spaces that encourage use, in turn limiting the potential for crime. Applied to a town centre setting, these requirements could aid town centre vitality and viability.  However, the policy does not focus on specific uses or policy requirements related to those uses.
<b>Summary Policy Assessment against the Sustainability Objectives</b>	<b>Positive Effects</b> <ul style="list-style-type: none"> <li>Potential to enhance health</li> <li>Potential to enhance community safety</li> <li>Potential to aid the vitality &amp; viability of town centres</li> </ul> <b>Negative Effects</b>		<b>Positive Effects</b> <ul style="list-style-type: none"> <li>Potential to enhance health</li> <li>Potential to enhance community safety</li> <li>Potential to aid the vitality &amp; viability of town centres</li> </ul> <b>Negative Effects</b> <ul style="list-style-type: none"> <li>None identified.</li> </ul>	

	<ul style="list-style-type: none"> <li>None identified</li> </ul> <p><b>Uncertain Effects</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>	<p><b>Uncertain Effects</b></p> <ul style="list-style-type: none"> <li>None identified.</li> </ul>
<b>Conclusion</b>	<p>The policy builds on the national policy detailed within paragraph 69 of the NPPF, providing more detailed requirements for major developments and proposals in A3, A4, A5, C2 &amp; C4 uses.</p> <p>It is recognised that the identified uses can have, often unintentional, crime and anti-social behaviour related to them. In some areas of the District this has led to the designation of Partnership Plus Areas, where the Ashfield Community Safety Partnership is undertaken targeted project work to try and reduce the levels of crime within the area.</p> <p>Policy SD13 attempts to support the work of the Community Safety Partnership, by enabling the assessment of development proposals within these areas, to ensure they will not undermine the work being undertaken and contribute to the issues already present.</p> <p>Overall it is considered the policy will help support crime reduction across the District and help developments consider and mitigate against any potential for crime related to their use.</p>	<p>NPPF paragraph 69 focuses on the importance of creating places that encourage activity and feel safe for users. It highlights that in doing so proposals should create '<i>safe and accessible environments where crime and disorder, and the fear of crime, do not underline quality of life or community cohesion.</i>'</p> <p>Whilst this policy outlines a requirement for development proposals and local planning authorities to consider crime, it is not considered detailed enough to help support and address the crime issues Ashfield suffers from.</p>

## Contributing to Successful Development

### Policy SD1: Good Design Considerations for Development

#### ***Alternative Option 1: Rely upon the National Planning Policy Framework***

This is not considered to be a reasonable alternative as the NPPF (paragraph 58) states that 'Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area.'

#### ***Alternative Option 2: Apply a more prescriptive approach to design***

This is not considered to be a reasonable alternative as the NPPF (paragraph 59) states that '...design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.'

It is considered that the approach taken by the Council with this policy, is a balanced approach between the two options identified above.

SA Objectives	Commentary (Including secondary, cumulative and synergistic effects)	
	Likely Effect	Policy SD1: Good Design Considerations for Development
<b>1. Housing</b> - To ensure that the housing stock meets the housing needs of Ashfield.	++	The overall aim of this policy is to ensure that all new development is designed to make a positive contribution to the District's public realm. Better designed housing will help to stimulate local demand and make the district a more attractive place to live, improving residents' satisfaction with the quality of the housing stock.
<b>2. Health</b> - To improve health and wellbeing and reduce health inequalities.	+	The policy will look to encourage the integration of cycle and pedestrian routes through the site or linked to nearby routes.
<b>3. Historic Environment</b> - To conserve and enhance Ashfield's historic environment,	++	The policy seeks to ensure that developers must take into account the existing character of the area in which they are planning to build; including materials, architectural style, natural and historic features and the style and layout of the street in general.

heritage assets and their settings.		
<b>4. Community Safety</b> - To improve community safety, reduce crime and the fear of crime.	++	The policy looks to ensure that development proposals should incorporate measures to reduce crime and the fear of crime as a high priority. Through the encouragement of certain layout principles natural surveillance can be increased.
<b>5. Social Inclusion Deprivation</b> - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	N	There is no clear relationship between this policy and this SA objective.
<b>6. Biodiversity &amp; Green Infrastructure</b> - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	+	The supporting text to the policy requires a high standard of landscape treatment. This will provide opportunities for provision and enhance levels of biodiversity.
<b>7. Landscape</b> - To protect, enhance and manage the character and appearance of Ashfield's landscape /townscape; maintaining and strengthening local distinctiveness and sense of place.	++	The main thrust of this policy is to ensure good design, and where appropriate this should reinforce positive local, historic and cultural characteristics of the district. The policy requires all new development to be designed to make a positive contribution to the public realm and create a sense of place.
<b>8. Natural Resources</b> - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	N	There is no clear relationship between this Policy and this SA objective.
<b>9. Air &amp; Noise Pollution</b> - To reduce air pollution	N	Although this policy relates to the design of new developments, it does not refer to pollution and is therefore not expected to directly affect this objective.

and the proportion of the local population subject to noise pollution.		
<b>10. Water Quality</b> - To conserve and improve water quality and quantity.	N	There is no clear relationship between this policy and this SA objective.
<b>11. Waste</b> - To minimise waste and increase the re-use and recycling of waste materials.	N	There is no clear relationship between this policy and this SA objective.
<b>12. Climate Change and Flood Risk</b> - To adapt to climate change by reducing and managing the risk of flooding and the resulting detriment to people, property and the environment.	+	The policy requires all new development to be of a high quality sustainable design and be adaptable to the evolving effects of climate change. The policy also requires the public realm elements of a development to have an appropriate balance of hard and soft landscaping. Well-designed public realm could manage or reduce flooding by using permeable surfacing that allows for infiltration and reduce surface water run-off that may otherwise contribute to flood risk.
<b>13. Climate Change and Energy Efficiency</b> - To adapt to climate change by minimising energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	+	The policy includes a criterion (6) to ensure that development meets sustainable construction, design and place making standards.
<b>14. Travel and Accessibility</b> - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	+	The policy looks to encourage cycle and pedestrian usage, which will provide sustainable alternatives to the private motor car.

<b>15. Employment</b> - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>16. Economy</b> – To improve the efficiency, competitiveness and adaptability of the local economy.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>17. Town Centres</b> - Increase the vitality and viability of Ashfield's town centres.	<b>+</b>	The overall aim of this policy is to ensure that all new development is designed to make a positive contribution to the District's public realm. Better designed town centres will help to stimulate the local economy and make the district a more attractive place to live, work and visit.
<b>Summary Policy Assessment against the Sustainability Objectives</b>	<p><b>Positive Effects</b></p> <ul style="list-style-type: none"> <li>• Better designed housing</li> <li>• Improve health and well-being</li> <li>• Conserve and enhance the historic environment</li> <li>• Improve community safety</li> <li>• Assist in the conservation and enhancement of biodiversity and green infrastructure.</li> <li>• Help to protect the landscape and townscape of Ashfield.</li> <li>• Adapt to climate change by reducing and managing flooding.</li> <li>• Adapt to climate change by minimising energy usage.</li> <li>• Improve travel choices.</li> <li>• Increase vitality and viability of town centres.</li> </ul> <p><b>Negative Effects</b></p> <ul style="list-style-type: none"> <li>• None identified</li> </ul> <p><b>Uncertain Effects</b></p> <ul style="list-style-type: none"> <li>• None identified</li> </ul>	

<b>Conclusion</b>	<p>Policy SD1 fulfils the requirements of the National Planning Policy Framework Guidance to develop policies that set out the quality of development that will be expected for the area.</p> <p>It is considered that this approach will be beneficial in ensuring that all new development will be of a high quality sustainable design, with no negative or uncertain effects identified.</p>
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### **Policy SD3: Recycling and Refuse Provision in New Development**

Policy SD3: The Policy emphasis the factors to facilitates the design and layout of development in relation to waste collection in order to further the objective of the Waste Local Plan to increase recycling rates.

**Alternative Option 1** – Not to have a policy

### **Alternative Option 2: Rely on the National Planning Policy Framework**

This is not considered a reasonable alternative as recycling and refuse provision is not specifically set out in national guidance and therefore the Council considers it necessary to set out a criteria based approach.

SA Objectives	<b>Commentary</b> <b>(Including secondary, cumulative and synergistic effects)</b>			
	Likely Effect	Policy SD3: Recycling and Refuse provision in New Development	Likely Effect	Alternative Option 1 – Not to have a policy
<b>1. Housing</b> - To ensure that the housing stock meets the housing needs of Ashfield.	+	The Policy will promote a higher standard of design. It seeks to minimise the visual impact of recycling and refuse provision. This will ensure that necessary storage for waste does not adversely affect the quality of housing developments.	N	The lack of a policy will not have a direct impact on the housing stock. However, it likely to have a negative impact on the design and appearance of the townscape.
<b>2. Health</b> - To improve health and wellbeing	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.

and reduce health inequalities.				
<b>3. Historic Environment</b> - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	<b>N</b>	There is no clear relationship between this policy and this SA objective.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>4. Community Safety</b> - To improve community safety, reduce crime and the fear of crime.	<b>N</b>	There is no clear relationship between this policy and this SA objective.		There is no clear relationship between this policy and this SA objective.
<b>5. Social Inclusion Deprivation</b> - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	<b>N</b>	There is no clear relationship between this policy and this SA objective.		There is no clear relationship between this policy and this SA objective.
<b>6. Biodiversity &amp; Green Infrastructure</b> - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	<b>N</b>	There is no clear relationship between this policy and this SA objective.		There is no clear relationship between this policy and this SA objective.
<b>7. Landscape</b> - To protect enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	<b>+</b>	The policy seeks to minimise the visual impact of recycling and refuse provision. This will ensure that necessary storage for waste does not adversely affect the quality of the built environment.	<b>-</b>	The lack of a policy is likely to have a negative impact on the design and appearance of the townscape.

<b>8. Natural Resources</b> - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	N	There is no clear relationship between this policy and this SA objective.	N	
<b>9. Air &amp; Noise Pollution</b> - To reduce air pollution and the proportion of the local population subject to noise pollution.	N	There is no clear relationship between this policy and this SA objective.	N	
<b>10. Water Quality</b> - To conserve and improve water quality and quantity.	N	There is no clear relationship between this policy and this SA objective.	N	
<b>11. Waste</b> - To minimise waste and increase the re-use and recycling of waste materials.	++	The policy will ensure that all new development has access to recycling provision, which will minimise waste and encourage recycling of waste materials.	-	While the lack of policy will not prevent waste collection it does not facilitate the design of the development itself in relation to recycling, which is required to reach 70% of waste by 2025 under the Waste Core Strategy or the efficient collection of the waste.
<b>12. Climate Change and Flood Risk</b> - To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	N	There is no clear relationship between this policy and this SA objective.	N	
<b>13. Climate Change and Energy Efficiency</b> - To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing	+	The policy will ensure that all new development has access to recycling provision. Recycling and waste reduction are very much related to climate change. The energy used in the industrial processing of virgin materials and in their transportation, involves burning fossil fuels such as gasoline, diesel, and coal, all major	-	The lack of a policy will not assist in the facilities required to achieve good design and recycling rates required.

dependency on non-renewable sources.		sources of carbon dioxide and other greenhouse gases.		
<b>14. Travel and Accessibility</b> - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	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.
<b>15. Employment</b> - To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	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.
<b>16. Economy</b> – To improve the efficiency, competitiveness and adaptability of the local economy.	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.
<b>17. Town Centres</b> - Increase the vitality and viability of Ashfield's town centres.	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.
<b>Summary Policy Assessment against the Sustainability Objectives</b>	<b>Positive Effects</b> <ul style="list-style-type: none"> <li>Minimise the visual impact of recycling and refuse provision.</li> <li>Minimise waste and encourage recycling of waste materials.</li> <li>Help to adapt to climate change.</li> </ul> <b>Negative Effects</b> <ul style="list-style-type: none"> <li>None identified.</li> </ul>		<b>Positive Effects</b>  <b>Negative Effects</b> <ul style="list-style-type: none"> <li>The lack of a policy is anticipated to have a number of minor negative effects in relation to landscape. Waste, energy efficiency.</li> </ul>	

	<p><b><i>Uncertain Effects</i></b></p> <ul style="list-style-type: none"> <li>• None identified.</li> </ul>	
<b>Conclusion</b>	<p>Policy SD3 will ensure that adequate refuse and recycling provision is provided in all new development, and will provide a criteria based approach for determining planning applications.</p> <p>It is considered that this approach will be beneficial for the provision of refuse and recycling facilities, with no negative or uncertain effects identified.</p>	<p>There are a number of a negative aspect to not having a policy. Therefore, it is recommended that Policy SD3 is taken forward.</p>

#### **Policy SD4: Infrastructure Provision and Developer Contributions**

The NPPF requires that in bring forward a local plan the Council has to take account of the need for strategic infrastructure, assessing the capacity and quality of infrastructure (para 162) Paragraph s 176 and 177 identify that safeguards may be necessary and that infrastructure should be delivered in a timely fashion. The use of planning obligations is emphasised in paragraphs 203 to 205. Effectively, there is no other choice than either taking forward a policy for infrastructure being provided through S106 Contributions or through a CIL. Neither S106 Agreements or CIL can pay for all new infrastructure and other funding streams are necessary to meet infrastructure requirements.

Policy SD4: Emphasises that the Council will work with infrastructure providers developer and stakeholders to bring forward infrastructure arising from development proposals. It requires development contributions to infrastructure through a variety of measures but as the Council does not have a CIL the emphasis is upon negotiate planning obligations on a site specific basis to meet identified needs in the locality through Section 106.

#### **Alternative Option 1: Take forward a Community Infrastructure Levy (CIL)**

The alternative approach to relying a combination of S106 contributions and the introduction of a CIL.

#### **Alternative Option 2: Utilising the New Homes Bonus**

The New Homes Bonus could be utilised to facilitate infrastructure associated with new dwellings<sup>6</sup>. However, the evidence identifies that Bonus receipts were largely being used to support core local authority services. By relying on the New Homes Bonus, there would be a high level of uncertain associated with whether any of the Bonus would be spent on infrastructure. The New Homes Bonus is not ring-fenced for infrastructure and therefore with increase it is likely to be utilised for other spending commitments and priorities. It is not seen as a realistic option that would be taken forward by Ashfield.

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<sup>6</sup> Evaluation of the New Homes Bonus, Dec 2014. Department of Communities and Local Government

SA Objectives	<b>Commentary</b> (Including secondary, cumulative and synergistic effects)			
	Likely Effect	Policy SD4: Infrastructure Provision and Developer Contributions	Likely Effect	Alternative Option 1: Take forward A Community Infrastructure Levy
<b>1. Housing</b> - To ensure that the housing stock meets the housing needs of Ashfield.	++	This policy helps to provide the necessary physical, social and green infrastructure to support the provision of houses in the District. However, for any development there is likely to be limits to which it can contribute towards infrastructure. Ultimately, if the S106 and other contributions are too great this will result in no development being brought forward. It is recognised in the Local Plan and in the NPPF and Planning Practice Guidance that obligations need to take into account changing market conditions in relation to the level of contributions.	++	The adoption of a CIL would help to provide the necessary physical, social and green infrastructure to support the provision of houses in the District. However, in relation to viability there may be an impact on affordable housing and effectively in most circumstances the CIL rates is not open for negotiation.
<b>2. Health</b> - To improve health and wellbeing and reduce health inequalities.	++	<p>The policy option may lead to positive effects on healthy lifestyles, through the provision and contributions towards open space and the public realm.</p> <p>The Policy also provides for contributions toward healthcare facilities to accommodate the additional population arising from new housing. This will be dependent on the scale of the development proposed.</p>	++	The adoption of a CIL may lead to positive effects on healthy lifestyles, through the provision and contributions towards open space and the public realm. It also provides a means to contribute towards health facilities.
<b>3. Historic Environment</b> - To conserve and enhance Ashfield's historic environment,	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.

heritage assets and their settings.				
<b>4. Community Safety</b> - 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.
<b>5. Social Inclusion Deprivation</b> - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	++	The provision of affordable housing and improvements to skills and training are anticipated to have a positive impact on this SA objective	++	Affordable housing would still be required through a S106 Agreement. However, CIL potentially has an indirect effect on this aspect. In circumstances where viability is an issue in general the CIL rate is not negotiable. Consequently, the cost, in term of developer contributions, it is variable and this affects the level of affordable housing.
<b>6. Biodiversity &amp; Green Infrastructure</b> - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	++	This policy may lead to positive effects on green infrastructure and biodiversity, where provision and contributions are sought through the planning process which will lead to provision and enhancement through green infrastructure/ biodiversity improvements.	++	The adoption of a CIL may lead to positive effects on green infrastructure and biodiversity, where provision and contributions are sought through the planning process which will lead to provision and enhancement through green infrastructure/ biodiversity improvements.
<b>7. Landscape</b> - 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 may lead to positive effects on landscape where provisions and contributions are made toward the green infrastructure and public realm provision and enhancements.	+	The adoption of a CIL may lead to positive effects on landscape where provisions and contributions are made toward the green infrastructure and public realm provision and enhancements.

<b>8. Natural Resources</b> - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	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.
<b>9. Air &amp; Noise Pollution</b> - To reduce air pollution and the proportion of the local population subject to noise pollution.	?	The Transport Assessment has identified a number of improvements will be required towards specific junctions of main roads and towards traffic management schemes. This may facilitate the extra demand imposed on the road network and as the Transport Assessment anticipates a rise in the number of cars on the roads over time. This may result in associated air pollution. However, s106 payments may also be used to undertake improvements to public transport, and other form of transport which may have a positive impact the other way.	?	A CIL is anticipated to have a similar effect as outlined in the Policy.
<b>10. Water Quality</b> - To conserve and improve water quality and quantity.	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.
<b>11. Waste</b> - To minimise waste and increase the re-use and recycling of waste materials.	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.
<b>12. Climate Change and Flood Risk</b> - To adapt to climate change by reducing and managing the risk of flooding and the resulting detriment to people, property and the environment.	+	The SFRA identifies that flood risk is minimal for Kirkby-in-Ashfield and Sutton in Ashfield, In Hucknall the Baker Lane Brook (classified as a main river) is culverted through Hucknall town centre and has the potential to flood parts of the town centre and surrounding areas. Generally, it is not anticipated that contributions would be required for reducing flood risk, but in specific circumstances in relation to specific development, particularly in Hucknall, it may be a requirement.	+	A CIL is anticipated to have a similar effect as outlined in the Policy.

<b>13. Climate Change and Energy Efficiency</b> - To adapt to climate change by minimising energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	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.
<b>14. Travel and Accessibility</b> - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	++	Contributions may be required toward improving travel choice and supporting alternative forms of transport to and from development sites including cycleway and improved pedestrian access.	++	The sums raised by a CIL may be utilised toward improving travel choice and supporting alternative forms of transport to and from development sites including cycleway and improved pedestrian access.
<b>15. Employment</b> - To create high quality employment opportunities including opportunities for increased learning and skills to meet the needs of the District.	++	This policy may lead to positive effects on skills and employability, where provision and contributions sought through the planning process leads to improved education facilities. S106 payment will be used for the provision of additional pupil places by extension and/or adaptation of existing schools, and as such a potentially positive effect on this SA objective.	++	The adoption of a CIL may lead to positive effects on skills and employability, where provision and contributions sought through the planning process leads to improved education facilities.
<b>16. Economy</b> – To improve the efficiency, competitiveness and adaptability of the local economy.	++	<p>This policy helps to provide the necessary physical, social and green infrastructure to support the provision of development in the District and therefore has a significant positive approach. However, by negotiating planning obligations on a site specific basis, there is some uncertainty in relation to developer contributions due to a lack of strategic approach.</p> <p>Viability may be an issue. Requiring developers to contribute through s106 payment to infrastructure may have a negative effect on the provision of employment generating developments by making</p>	++	<p>The adoption of a CIL helps to provide the necessary physical, social and green infrastructure to support the provision of development in the District. It reflects a strategic approach based on a tariff system. However, based on neighbouring authorities CILs, employment land development will not be subject to a CIL.</p> <p>In terms of viability these issues are transferred to an issue regarding the potential delivery of affordable housing.</p>

		them less viable. The ability to secure pooled funding contributions from S106 has being reduced from April 2015.		
<b>17. Town Centres -</b> Increase the vitality and viability of Ashfield's town centres.	+	Where development relates to the town centre there may be a requirement to contribute towards improvements to town centres.	+	The adoption of a CIL may result in contributions toward the improvements to the town centres.
<b>Summary Policy Assessment against the Sustainability Objectives</b>	<b>Positive Effects</b> <ul style="list-style-type: none"><li>The Policy has significant positive effects for housing, health, social inclusion, biodiversity/green infrastructure, Travel &amp; Accessibility, employment and the economy</li><li>Minor positive effect may be seen in relation to landscape and flooding</li></ul> <p>(These effects need to be seen in the context of viability)</p> <b>Negative Effects</b> <ul style="list-style-type: none"><li>None</li></ul> <b>Uncertain Effects</b> <ul style="list-style-type: none"><li>Air and noise pollution.</li></ul>		<b>Positive Effects</b> <ul style="list-style-type: none"><li>The Policy has significant positive effects for housing, health, social inclusion, biodiversity/green infrastructure, Travel &amp; Accessibility, employment and the economy</li><li>Minor positive effect may be seen in relation to landscape and flooding</li></ul> <p>(These effects need to be seen in the context of viability)</p> <b>Negative Effects</b> <ul style="list-style-type: none"><li>None</li></ul> <b>Uncertain Effects</b> <ul style="list-style-type: none"><li>Air and noise pollution.</li></ul>	
<b>Conclusion</b>	The Policy provide for funding for infrastructure, facilities, services and skills improvements arising from a development through a variety of means. However, they are largely going to be related to S106 Agreements which are negotiated in relation to an individual planning permission. Typically for Ashfield these relate to affordable housing requirements, schools, open spaces highways and regeneration.  The SA presents that this Policy has a number of significant positive effects in relation to SA		CIL reflects a tariff based approach to funding strategic infrastructure delivery. It funding infrastructure through planning charges that the Council can ask developers to pay for most new building projects. The money raised can be used to fund a wide range of infrastructure, which is not necessarily in the location where the money is raised.  From a SA aspect is has assessed as the same potential benefits as the Policy approach. However, for Ashfield there are potentially issues with utilising a CIL.	

	<p>objectives. However, this has to be seen in relation to viability. Within Ashfield there is unlikely to be sufficient margin in development to fund contributions towards all these aspects. In practice, for some developments there may not be any possibility of contributing towards infrastructure due to abnormal costs, in others there is likely to be a choice of what infrastructure is necessary for the development to proceed.</p> <p>Further issues have been introduced to the introduction of “pooling restriction” (CIL Regulations S123(3) ) which means that it is more difficult to meet wider local infrastructure needs through S106 contributions.</p>	<p>Based on neighbouring authorities CILs it is questionable whether a CIL may be viable in parts of Ashfield. The Whole Plan Viability Study concluded that the value of commercial property in Ashfield is insufficient to warrant a CIL other than for food supermarkets and general retail. For housing developments there is a possibility of a CIL based on greenfield development but with a possibility of a £0 CIL rate in certain areas.</p> <p>CIL is generally chargeable on development that meets the regulations and the rate is not negotiable. Therefore, if there are viability issues the implication of a CIL is that it is the affordable housing element, which may well be reduced.</p>
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### **Policy SD5: Assessing Viability**

The NPPF requires that the costs of planning policy requirements should allow for competitive returns to a willing land owner and willing developer to enable development to be deliverable (NPPF para 173). Paragraph 174 further states that Local Planning Authorities should assess the likely cumulative impacts of policies and standards on development, which should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle. The Policy clarifies, in broad terms, the requirements for assessing viability of a development as viability has the potential to be effected by the level of Section 106 contributions being sought which are a development cost in relation to making the development acceptable in planning terms.

### **Alternative Option: Rely on the National Planning Policy Framework and Planning Practice Guidance**

The NPPF does not address how viability should be assessed but additional information is provided in Planning Practice Guidance. Therefore, the alternative would be to rely on PPG in relation to viability assessments.

SA Objectives	Commentary (Including secondary, cumulative and synergistic effects)	
	Likely Effect	Policy SD5: Assessing Viability
1. <b>Housing</b> - To ensure that the housing stock meets the housing needs of Ashfield.	++	The Policy may have a positive impact in relation to bring forward development schemes for housing where there are significant infrastructure requirements, which make the proposed development unviable. In these circumstances, flexibility based on a understanding of the viability of the development arising from a viability assessment may result in the housing development being brought forward. However, this has to be balanced against contributions which are necessary to make a particular development acceptable in planning terms.
2. <b>Health</b> - To improve health and wellbeing and reduce health inequalities.	?	Policies require contributions towards open space in housing developments and there may also be a requirement to contribute towards health facilities arising from the increased demands of an additional population. In terms of viability, there may be issues with providing improvements to open space and health due to the overall costs of the development scheme. However, the impact on health is uncertain as it will depend on the overall viability of the development and what are the priorities in terms of S106 contributions from the development and the area in question.

<b>3. Historic Environment</b> - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	<b>N</b>	There is no clear relationship between this Policy and this SA objective.
<b>4. Community Safety</b> - To improve community safety, reduce crime and the fear of crime.	<b>N</b>	There is no clear relationship between this Policy and this SA objective.
<b>5. Social Inclusion Deprivation</b> - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	<b>?</b>	Policies have a requirement to contribute towards affordable housing as well as other infrastructure requirements such as skills and training which have the potential to have an effect on this SA objective. However, the effect is uncertain as it will depend on the overall viability of the development and what are the priorities in terms of S106 contributions from the development and the area in question.
<b>6. Biodiversity &amp; Green Infrastructure</b> - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	<b>N</b>	The Policy is not anticipated to have an impact on this SA objective. The impact on biodiversity is a key factor in the determination of any planning application and is only likely to be given permission if there is no effect on biodiversity or any negative effects can be mitigated. Links to Green /Blue infrastructure are also an important factor in integrating any development with the surrounding environment.
<b>7. Landscape</b> - To protect, enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	<b>N</b>	There is no clear relationship between this Policy and this SA objective.
<b>8. Natural Resources</b> - To minimise the loss	<b>N</b>	There is no clear relationship between this Policy and this SA objective.

of natural resources including soils, greenfield land and the best quality agricultural land.		
<b>9. Air &amp; Noise Pollution</b> - To reduce air pollution and the proportion of the local population subject to noise pollution.	<b>N</b>	There is no clear relationship between this Policy and this SA objective.
<b>10. Water Quality</b> - To conserve and improve water quality and quantity.	<b>?</b>	The Policy could have an impact on this SA Objective. It is not acceptable if a development has a negative effect on water quality. However, there may be some costs associated with achieving water efficiency which form part the overall costs of the scheme. However, the effect is uncertain as it will depend on the overall viability of the development and what are the priorities in terms of S106 contributions from the development and the area in question.
<b>11. Waste</b> - To minimise waste and increase the re-use and recycling of waste materials.	<b>N</b>	There is no clear relationship between this Policy and this SA objective.
<b>12. Climate Change and Flood Risk</b> - To adapt to climate change by reducing and managing the risk of flooding and the resulting detriment to people, property and the environment.	<b>N</b>	The Policy is not anticipated to have an impact on this SA objective. The impact of flooding from all sources is a key factor in the determination of any planning application and is only likely to be given permission if there is no flood risk or where flood risk can be mitigated, typically through the use of SuDS.
<b>13. Climate Change and Energy Efficiency</b> - To adapt to climate change by minimising energy usage and to develop Ashfield's renewable energy resource, reducing	<b>N</b>	The Policy is not anticipated to have an impact on this SA objective. The requirements for energy efficiency as a minimum are set out in the Building Regulations and the NPPF.

dependency on non-renewable sources.		
<b>14. Travel and Accessibility</b> - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	?	The Policy could have an impact on this SA Objective. While highway improvements may be directly related to a development there are also other aspects such as green travel and wider measures to facilitate travel choice that could form part of a S106 agreement. However, the effect is uncertain as it will depend on the overall viability of the development and what are the priorities in terms of S106 contributions from the development and the area in question.
<b>15. Employment</b> - To create high quality employment opportunities including opportunities for increased learning and skills to meet the needs of the District.	?	<p>The Policy could have an impact on this SA Objective. There are possible requirements for contributing towards educational facilities, training and skills which could impact on the viability of a scheme. However, the effect is uncertain as it will depend on the overall viability of the development and what are the priorities in terms of S106 contributions from the development and the area in question.</p> <p>In Ashfield typically S106 contributions are identified with housing development. However other forms of development such as employment space retail and leisure development of employment space will not typically be impacted by S106 Contributions other than in relation to aspects such as necessary improvements to highways. However, there may be a requirement for S106 contributions such as providing travel choice or linking/improving green and blue infrastructure. Therefore, the Policy could apply to other forms of development.</p>
<b>16. Economy</b> – To improve the efficiency, competitiveness and adaptability of the local economy.	?	It is recognised that there is an effect in terms of employment and skills but this is reflected in SA 15 and the lack of infrastructure could have a negative impact on the local economy.
<b>17. Town Centres</b> - Increase the vitality and viability of Ashfield's town centres.	?	The Policy could have an impact on this SA Objective. S106 Contribution may be sought where the development is anticipated to have an impact on the town centre.
<b>Summary Policy Assessment against the Sustainability Objectives</b>		<p><b>Positive Effects</b></p> <ul style="list-style-type: none"> <li>The policy is anticipated to have significant positive effect in its potential to bring forward housing schemes that may have otherwise be unviable.</li> </ul> <p>Negative Effects</p> <ul style="list-style-type: none"> <li>Minor negative effects have been identified in relation to landscape, water quality and waste.</li> </ul> <p><b>Uncertain Effects</b></p>

	<ul style="list-style-type: none"> <li>Effectively, as the Policy relates to viability of a development, there are a substantial number of uncertainties in relation to factors where S106 contributions or requirements for higher standards in relation to water efficiency may be sought. This is reflected in relation to health, social inclusion, water quality, travel and accessibility, employment, economy and town centres.</li> </ul>
<b>Conclusion</b>	<p>The economic viability of development has become an important consideration as part of the planning system. An assessment of whole plan viability does provide evidence that in broad terms the Local Plan and its requirements does not prevent development from proceeding. However, the NPPF requires that planning should coordinating development requirements such as the provision of infrastructure and by seeking to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing. Therefore, different contributions may be required in relation to specific schemes and there can be issues over the total cost of development including S106 and other contributions. There remains a relatively wide scope and discretion for how viability matters are dealt with. The Policy and its supporting justification looks to provide some clarity with regard to viability assessment.</p> <p>While the Policy identified that the local planning authority should be flexible I relation to viability issues, Planning Practice Guidance confirms the principle set out in the NPPF that where safeguards are necessary to make a particular development acceptable in planning terms, and these safeguards cannot be secured, planning permission should not be granted for unacceptable development (Viability, Viability and decision taking. (Viability and decision taking, paragraph 019).</p>

## **Policy SD9: Traffic Management and Highway Safety**

### ***Alternative Option: Rely on the National Planning Policy Framework***

This is not considered to be a reasonable alternative as the NPPF focuses upon traffic management and highway safety in less detail.

SA Objectives	<b>Commentary</b> (Including secondary, cumulative and synergistic effects)	
	Likely Effect	Policy SD9: Traffic Management and Highway Safety
<b>1. Housing</b> - To ensure that the housing stock meets the housing needs of Ashfield.	+	The policy seeks to ensure that development proposals should be well designed in terms of the site layout, connectivity, legibility and landscaping. Better designed housing schemes will help to stimulate local demand and make the district a more attractive place to live, improving residents' satisfaction with the quality of the housing stock.
<b>2. Health</b> - To improve health and wellbeing and reduce health inequalities.	+	This policy supports development where it reduces the need to travel by private motor car and promotes smarter choices (walking and cycling) of travel. Increased physical activity is linked to improving health and well-being.
<b>3. Historic Environment</b> - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	N	There is no clear relationship between this policy and this SA objective.
<b>4. Community Safety</b> - To improve community safety, reduce crime and the fear of crime.	N	There is no clear relationship between this policy and this SA objective.

<b>5. Social Inclusion Deprivation</b> - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>6. Biodiversity &amp; Green Infrastructure</b> - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>7. Landscape</b> - To protect, enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>8. Natural Resources</b> - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>9. Air &amp; Noise Pollution</b> - To reduce air pollution and the proportion of the local population subject to noise pollution.	<b>+</b>	This policy supports development where it reduces the need to travel by private motor car and promotes smarter choices (walking and cycling) which support sustainable patterns of travel. Smarter choices of travel will reduce air and noise pollution.

<b>10. Water Quality</b> - To conserve and improve water quality and quantity.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>11. Waste</b> - To minimise waste and increase the re-use and recycling of waste materials.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>12. Climate Change and Flood Risk</b> - To adapt to climate change by reducing and managing the risk of flooding and the resulting detriment to people, property and the environment.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>13. Climate Change and Energy Efficiency</b> - To adapt to climate change by minimising energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	<b>+</b>	This policy looks to reduce the need to travel by private motor vehicle
<b>14. Travel and Accessibility</b> - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	<b>++</b>	This policy seeks to ensure that new development provides good access to a range of transport modes to enable Ashfield residents to access services, facilities and employment opportunities. It looks to protect established footpaths; cycle routes; and bridleways and where possible include these into schemes; this is to encourage smarter choices (walking and cycling) of travel and reduce the need to travel by car.
<b>15. Employment</b> - To create high quality	<b>N</b>	There is no clear relationship between this policy and this SA objective.

employment opportunities including opportunities for increased learning and skills to meet the needs of the District.		
<b>16. Economy</b> – To improve the efficiency, competitiveness and adaptability of the local economy.	+	This policy encourages a well-connected public transport network and the efficient flow of traffic. This will help to make the district function better and become more attractive to inward investors.
<b>17. Town Centres</b> - Increase the vitality and viability of Ashfield's town centres.	+	An efficient transport network, including well designed and integrated parking, public transport, footpaths, cycle routes and bridleways can help to ensure the vitality and viability of a town centre.
<b>Summary Policy Assessment against the Sustainability Objectives</b>	<p><b>Positive Effects</b></p> <ul style="list-style-type: none"> <li>• Housing</li> <li>• Health</li> <li>• Natural Resources</li> <li>• Air and Noise Pollution</li> <li>• Climate Change and Energy Efficiency</li> <li>• Travel and Accessibility</li> <li>• Economy</li> <li>• Town Centres</li> </ul> <p><b>Negative Effects</b></p> <ul style="list-style-type: none"> <li>• None identified</li> </ul> <p><b>Uncertain Effects</b></p> <ul style="list-style-type: none"> <li>• None identified</li> </ul>	
<b>Conclusion</b>	Policy SD9 aligns with the requirements of the National Planning Policy Framework to promote sustainable transport modes. The policy will also ensure that traffic management and highway safety are considered at an early stage in the planning process.	

	It is considered that this approach will be beneficial in ensuring that all new development will aim to reduce the need to travel by private motor car, ease traffic flow, reduce congestion and offer pedestrian and driver safety. No negative or uncertain effects were identified.
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### **Policy SD10: Parking**

Alternative Option 1: New parking standards (maximum)

The Option would seek to ensure that appropriate levels of off-street provision are provided to serve new developments set out maximum standards in relation to parking.

Alternative Option 2: New parking standards (maximum)

The Option would seek to ensure that appropriate levels of off-street provision are provided to serve new developments set out minimum standards in relation to parking.

SA Objectives	<b>Commentary</b> (Including secondary, cumulative and synergistic effects)					
	Likely Effect	Policy SD10: Parking	Likely Effect	Alternative Option 1 - New Parking Standards (Maximum)	Likely Effect	Alternative Option 2 - New Parking Standards (Minimum)
<b>1. Housing</b> - To ensure that the housing stock meets the housing needs of Ashfield.	+	The policy seeks to ensure that parking for all modes of travel, is well designed and integrated into development proposals at an early stage in the planning process. Well-designed housing schemes will help to stimulate local demand and make the district a more attractive place to live, improving residents'	N	Could discourage some housing investment in terms of their impact on design? But equally it can increase density of schemes and thereby bolster viability.	N	Could encourage some housing investment in terms of their impact on design? But equally it can decrease density of schemes and thereby bolster viability.

		satisfaction with the quality of the housing stock.				
<b>2. Health</b> - To improve health and wellbeing and reduce health inequalities.	<b>N</b>	It will dependent on the technical standards brought forward.	<b>+</b>	By encouraging reduction of car use this could have a positive health impact but it could reduce good access for some groups. Health benefits could be gained through increased walking and cycling – as alternatives to car use.	<b>-</b>	By accommodating car use this could have a negative health impact as people continue to use cars rather than consider healthier options such as walking and cycling.
<b>3. Historic Environment</b> - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	<b>N</b>	There is no clear relationship between this policy and this SA objective.	<b>N</b>	There is no clear relationship between this policy and this SA objective.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>4. Community Safety</b> - To improve community safety, reduce crime and the fear of crime.	<b>N</b>	There is no clear relationship between this policy and this SA objective.	<b>N</b>	There is no clear relationship between this policy and this SA objective.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>5. Social Inclusion Deprivation</b> - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	<b>N</b>	There is no clear relationship between this policy and this SA objective.	<b>N</b>	There is no clear relationship between this policy and this SA objective.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>6. Biodiversity &amp; Green Infrastructure</b> - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	<b>N</b>	There is no clear relationship between this policy and this SA objective.	<b>N</b>	There is no clear relationship between this policy and this SA objective.	<b>N</b>	There is no clear relationship between this policy and this SA objective.

<b>7. Landscape</b> - To protect, enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	<b>N</b>	The level of parking required may have an effect on townscape.	<b>-</b>	Maximum parking standards could lead to an increase of on street parking and therefore have a negative impact on the landscape and townscape around development sites. The adverse impacts may reduce in the long term as car use/ ownership decreases.	<b>+</b>	Minimum parking standards should reduce unacceptable on street parking and therefore have a positive impact on the landscape and townscape around development sites – however, the impact is difficult to determine.
<b>8. Natural Resources</b> - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	<b>N</b>	There is no clear relationship between this policy and this SA objective.	<b>N</b>	There is no clear relationship between this policy and this SA objective.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>9. Air &amp; Noise Pollution</b> - To reduce air pollution and the proportion of the local population subject to noise pollution.	<b>N</b>	The level of car use has the potential to impact on noise and air pollution. This may be effected by the amount of parking provision made.	<b>N</b>	Possibly beneficial – through encouraging more sustainable travel patterns. By discouraging car use - could be beneficial on noise but it could just displace cars onto streets and actually increase noise disturbance	<b>-</b>	More generous standards could encourage more car use, therefore negative impact on air and noise pollution.
<b>10. Water Quality</b> - To conserve and improve water quality and quantity.	<b>N</b>	There is no clear relationship between this policy and this SA objective.	<b>N</b>	There is no clear relationship between this policy and this SA objective.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>11. Waste</b> - To minimise waste and increase the re-use and recycling of waste materials.	<b>N</b>	There is no clear relationship between this policy and this SA objective.	<b>N</b>	There is no clear relationship between this policy and this SA objective.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>12. Climate Change and Flood Risk</b> - To adapt to climate change by	<b>N</b>	It will dependent on the technical standards brought forward.	<b>N</b>	Reduced levels of parking could help minimise surface water run-off – through the reduction in	<b>N</b>	Could encouraging larger hard surfaced car parking areas. However, this could be mitigated

reducing and managing the risk of flooding and the resulting detriment to people, property and the environment.				impermeable surface area. However, the effect is likely to be offset by using permeable construction.		through using permeable construction.
<b>13. Climate Change and Energy Efficiency</b> - To adapt to climate change by minimising energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	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
<b>14. Travel and Accessibility</b> - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	N	It will dependent on the technical standards brought forward.	+	The application of maximum standards could help to encourage more sustainable travel patterns by serving as a disincentive to car use. Policy is intended to deliver sustainable transport solutions.	-	The application of minimum standards may accommodate the use of the car having a negative effect on sustainable travel solutions.
<b>15. Employment</b> - To create high quality employment opportunities including opportunities for increased learning and skills to meet the needs of the District.	N	It will dependent on the technical standards brought forward.	-	Restrictions on parking could discourage some commercial investment which has the potential to impact on employment	+	Could encourage some commercial investment.
<b>16. Economy</b> – To improve the efficiency, competitiveness and adaptability of the local economy.	+	The policy seeks to ensure that parking for all modes of travel is well designed and integrated into development proposals at an early stage in the planning process. Well-designed schemes	-	Restrictions on parking could discourage some commercial investment which has the potential to impact on employment	+	Could encourage some commercial investment.

		will make the district a more attractive place to invest.				
<b>17. Town Centres -</b> Increase the vitality and viability of Ashfield's town centres.	+	The policy seeks to ensure that parking is well designed and integrated into development proposals, including town centre schemes. Better designed town centres will help to stimulate the local economy and make the district's towns more attractive places to live, work and visit.	-	Restrictions on parking could discourage some commercial investment	+	Could encourage some commercial investment.
<b>Summary Policy Assessment against the Sustainability Objectives</b>	<b>Positive Effects</b> <ul style="list-style-type: none"><li>There are anticipated to be minor positive effects in relation to housing, economy and town centres.</li></ul> <b>Negative Effects</b> <ul style="list-style-type: none"><li>None</li></ul> <b>Uncertain Effects</b> <ul style="list-style-type: none"><li>None</li></ul>		<b>Positive Effects</b> <ul style="list-style-type: none"><li>There are anticipated to be minor positive effects in relation to health and travel.</li></ul> <b>Negative Effects</b> <ul style="list-style-type: none"><li>There is anticipated to be minor negative effects in relation to landscape, employment, economy and town centres</li></ul> <b>Uncertain Effects</b> <ul style="list-style-type: none"><li>None</li></ul>		<b>Positive Effects</b> <ul style="list-style-type: none"><li>There is anticipated to be minor positive effects in relation to landscape, employment, economy and town centres.</li></ul> <b>Negative Effects</b> <ul style="list-style-type: none"><li>There are anticipated to be minor negative effects in relation to health and travel</li></ul> <b>Uncertain Effects</b> <ul style="list-style-type: none"><li>None</li></ul>	
<b>Conclusion</b>	Policy SD10 will ensure that parking is well designed and integrated into the planning process at an early stage.  It is considered that this approach will be beneficial in ensuring that parking in new development schemes will be of a high quality sustainable design, with no negative or uncertain effects identified.  It can be seen that there are a number of positive as well as negative effects associated with maximum and minimum standards of parking.					

## **Policy SD11: Advertisements**

### ***Alternative Option: Rely on the National Planning Policy Framework***

This is not considered to be a reasonable alternative as the NPPF focuses upon advertisements in less detail.

<b>SA Objectives</b>	<b>Commentary</b> (Including secondary, cumulative and synergistic effects)	
	<b>Likely Effect</b>	<b>Policy SD11: Advertisements</b>
<b>1. Housing</b> - To ensure that the housing stock meets the housing needs of Ashfield.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>2. Health</b> - To improve health and wellbeing and reduce health inequalities.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>3. Historic Environment</b> - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	<b>+</b>	This policy looks to preserve the character of an area or building, in particular Conservation Areas, Listed Buildings, Scheduled Ancient Monuments and other heritage assets. In particular it looks to prevent inappropriately designed advertisements from negatively affecting these areas/sites.
<b>4. Community Safety</b> - To improve community safety, reduce crime and the fear of crime.	<b>N</b>	There is no clear relationship between this policy and this SA objective.

<b>5. Social Inclusion Deprivation</b> - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>6. Biodiversity &amp; Green Infrastructure</b> - To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>7. Landscape</b> - To protect, enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	<b>+</b>	The policy looks to prevent advertisements, including boards and signs, which would have a negative impact on the visual amenity of the street scene, or the character of an area or building with heritage value.
<b>8. Natural Resources</b> - To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>9. Air &amp; Noise Pollution</b> - To reduce air pollution and the proportion of the local population subject to noise pollution.	<b>N</b>	There is no clear relationship between this policy and this SA objective.

<b>10. Water Quality</b> - To conserve and improve water quality and quantity.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>11. Waste</b> - To minimise waste and increase the re-use and recycling of waste materials.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>12. Climate Change and Flood Risk</b> - To adapt to climate change by reducing and managing the risk of flooding and the resulting detriment to people, property and the environment.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>13. Climate Change and Energy Efficiency</b> - To adapt to climate change by minimising energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>14. Travel and Accessibility</b> - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>15. Employment</b> - To create high quality	<b>N</b>	There is no clear relationship between this policy and this SA objective.

employment opportunities including opportunities for increased learning and skills to meet the needs of the District.		
<b>16. Economy</b> – To improve the efficiency, competitiveness and adaptability of the local economy.	<b>N</b>	There is no clear relationship between this policy and this SA objective.
<b>17. Town Centres</b> - Increase the vitality and viability of Ashfield's town centres.	<b>+</b>	The overall aim of this policy is to ensure that all new advertisements are well designed and make a positive impact on the visual amenity of the street scene. Better designed town centres will help to stimulate the local economy and make the district a more attractive place to live, work and visit.
<b>Summary Policy Assessment against the Sustainability Objectives</b>	<p><b>Positive Effects</b></p> <ul style="list-style-type: none"> <li>• Historic Environment</li> <li>• Landscape</li> <li>• Town Centres</li> </ul> <p><b>Negative Effects</b></p> <ul style="list-style-type: none"> <li>• None</li> </ul> <p><b>Uncertain Effects</b></p> <ul style="list-style-type: none"> <li>• None</li> </ul>	
<b>Conclusion</b>	<p>Policy SD11 supports the requirements of the National Planning Policy Framework (para. 67) to ensure that advertisements do not have a negative impact on the appearance of the built and natural environment.</p> <p>It is considered that this approach will be beneficial in ensuring that all new advertisements will be of an appropriate design, which will not have a negative impact of the street scene. No negative or uncertain effects have been identified.</p>	

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