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Appendix I: Appraisal of Spatial Strategy policies

Score	Description	Symbol
Significant Positive Effect	The option contributes significantly to the achievement of the objective.	++
Minor Positive Effect	The option contributes to the achievement of the objective but not significantly.	+
Neutral	The option does not have any effect on the achievement of the objective	0
Minor Negative Effect	The option detracts from the achievement of the objective but not significantly.	-
Significant Negative Effect	The option detracts significantly from the achievement of the objective.	--
No Relationship	There is no clear relationship between the option and the achievement of the objective or the relationship is negligible.	~
Uncertain	The option has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an appraisal to be made.	?

NB: where more than one symbol/colour is presented in a box it indicates that the appraisal has identified both positive and negative effects. Where a box is coloured but also contains a '?', this indicates uncertainty over whether the effect could be a minor or significant effect although a professional judgement is expressed in the colour used. A conclusion of uncertainty arises where there is insufficient evidence for expert judgement to conclude an effect.

Spatial Strategy policies

SA Objective	S1	S2	S3	S4	S5	S6	S7	S8	S9	S10	S11	S12	S13	S14	S15	S16	S17	Cumulative
1. Housing To ensure that the housing stock meets the housing needs of Ashfield.	+	0	++	-/?	+	++	++/?	0	++	+	+	+	+	++	+/-/?	-/?	0	++/-/?
Likely Significant Effects The spatial strategy policies are the primary policies for setting out the strategic approach to development within the district and for meeting the housing needs of the district. The effects of the majority of the policies on this Objective are predicted to be positive or significantly positive given their role in helping to meet the housing needs for the district. S3 sets out the hierarchy which guides housing development within the District to the Main Urban Areas, New Settlements, Named Settlements with limited infill in small villages/settlements. This will positively support sustainable housing development in the district. The provision of strategic allocations (S6 and S7) would also significantly support the provision of housing in the district. However, some concerns are identified in the New Settlement Study about the viability of Cauldwell Road, but the draft Local Plan recognises that these concerns may be overcome during the plan period and therefore identifies development towards the end of the plan period. S9 sets out the housing requirement of a minimum of 8,226 dwellings within the district between 2020 and 2038 and supports housing for older people and for those with disabilities, including supported and specialist accommodation and the development of self-build and custom build, which would support the full range of housing needs in the district. The needs of Gypsies, Travellers and Travelling Showpeople would also be met. Policy S14 would support the provision of sufficient and suitable housing as part of a range of criteria to ensure sustainable communities. Ensuring appropriate infrastructure (S11 and S12) will also support housing development within the district. Green Belt policy (S4) may restrict housing development within the areas of proposed to be designated as Green Belt identified in the Local Plan but is not considered to unduly affect housing delivery overall within the district, given that sufficient sites have been identified to meet the housing need. However, it may affect the ability of some minor effects are identified. The presence of effects is uncertain. S15 would support high-quality housing development within the district but may restrict housing development. Policy S16 may also restrict development but the negative effects of the policies are dependent on location. Policy S10 would support economic development, indigenous growth and local employment which would support housing within the district. Similarly, retail development as set out within Policy S13 supports housing development.																		

Overall, the policies have been appraised as having significant positive effects on the achievement of this objective.

Mitigation

- None identified.

Assumptions

- That housing need will be met through the combination of sites and affordable housing requirements set out in the Local Plan.

Uncertainties

- The exact location of development.
- The extent to which the protection and enhancement of the natural and historic environment restrict housing delivery is uncertain.

SA Objective	S1	S2	S3	S4	S5	S6	S7	S8	S9	S10	S11	S12	S13	S14	S15	S16	S17	Cumulative
2. Health To improve health and wellbeing and reduce health inequalities.	+	+	+	0	+	+/-	+/-	+/-	+/-	+/-	++	+	0	++	++	0	~	++/-/?
Likely Significant Effects Achieving improvements to health and wellbeing is complex, however the policies set out this section are expected to help support improvements across a range of areas. The policies would support the provision, and protection, of infrastructure and services including health care (S11), ensure Green Infrastructure conservation and enhancement (S15) and promote sustainable communities and the promotion of proposals that support mental and physical health and wellbeing, and reduce health inequalities across the district (S14). These are considered to significantly contribute toward this objective. Policy S1 seeks to ensure that development would not be located where there may be conflicting uses. S2 would ensure development avoids areas of highest flood risk which supports wellbeing. Policies S6 and S7 would see the integration of multifunctional green spaces and play areas, and active transport (cycling and walking) which would support achievement of the objective. Policy S8 would support active transport links to neighbouring Sherwood Business Park and the integration of green space. Overall, mixed positive and negative effects are assessed for these policies. S9 supports the provision of specialist and supported housing which will support members of the community who may otherwise not be able to access such housing. However, the delivery of new housing would have some effects on noise and air pollution. Similarly, dependent																		

	on location and design, it is expected that employment development (S10) would have a mix of positive and negative effects. The remaining policies are considered to have neutral effects. Overall, the policies are assessed as having a mix of significant positive and minor negative effects on the achievement of the objective although there is some uncertainty. Mitigation - None identified. Assumptions - That new and existing healthcare provision will be co-ordinated for the benefit of existing and new residents. Uncertainties - The consistency of implementation across the district in respect of service provision. - The exact location of development.
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SA Objective	S1	S2	S3	S4	S5	S6	S7	S8	S9	S10	S11	S12	S13	S14	S15	S16	S17	Cumulative
3. Historic Environment	+	0	+	0	+	+	+/-	+/-	-/?	-/?	-/?	-/?	-/?	0	+	++	~	++/-/?
To conserve and enhance Ashfield's historic environment, heritage assets and their settings. Likely Significant Effects Ashfield has a range of heritage assets including six Conservation Areas, 80 Listed Buildings, nine Scheduled Monuments and two Register Historic Parks and Gardens. The district also has a number of non-designated historic assets of local importance. Policy S16 sets out the strategic policy to protect and enhance Ashfield's historic environment and would contribute significantly to this objective. Policy S1 and S5 would seek to enhance the character of areas through new development which would support this objective. There is some uncertainty over policies S9, S10, S11, S12 and S13 dependent on the location of new development and historic assets. Minor negative effects are assessed, although the presence and magnitude is uncertain. However, it is considered that other policies in the plan would help mitigate any negative impacts. Policy S7 seeks the implementation of a buffer to Hamilton Hill Scheduled Monument which will provide positive response to the potential effects on this asset. Policy S8 references the integration of design that protects the Annesley Hall Registered Park and Gardens. Positive and negative effects are assessed for these policies. Overall, the section has been appraised as having significant positive effects but there is some uncertainty dependent on location.																		

	Mitigation • The implementation of other policies in the plan will support consideration of historic environment when new development is assessed. Assumptions • None identified. Uncertainties • The exact location of new development with regard to historic assets.
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SA Objective	S1	S2	S3	S4	S5	S6	S7	S8	S9	S10	S11	S12	S13	S14	S15	S16	S17	Cumulative
4.Community Safety To improve community safety, reduce crime and the fear of crime.	+	0	+	0	+	0/?	0/?	0/?	0/?	0/?	+	0	0/?	+	0	0	~	+/?
Likely Significant Effects Policy S5 would support the development of high quality and well-designed places, which is considered likely to help support developments that help to support community safety. Policy S14 seeks to improve community safety as part of the approach to achieve sustainable communities. There is some uncertainty over policies S6 to S10 and S13 due to the design and layout of development although it is considered that other policies regarding design in the plan (SD1) would help mitigate impacts. Overall, the section has been appraised as having a positive effect but there is some uncertainty dependent on the design and location development. Mitigation • None identified. Assumptions • None identified. Uncertainties • The specific design of new development.																		

SA Objective	S1	S2	S3	S4	S5	S6	S7	S8	S9	S10	S11	S12	S13	S14	S15	S16	S17	Cumulative
5.Social Inclusion Deprivation To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	+	0	++	0	+	++	+	+	+	++	++	+	+	++	+	0	~	++
Likely Significant Effects Policy S3 would ensure that development takes place in the most sustainable locations which would support access to services and facilities for all members of the community. S5 supports the development of high-quality places and good, design and supports community involvement in development Neighbourhood Plans. This is considered to support the objective. Policy S10 seeks to encourage the development of skills, including through (inter alia) working with education providers and learning and training bodies. Policy S11 requires the provision of requisite infrastructure to support development, including support for provision of school places, training opportunities, broadband connectivity, and improvements to transport. Policy S12 would ensure the provision of sustainable transport. This is considered to help support improvements for inclusion and accessibility across the district. Policy S14 would promote good quality access to health care facilities, healthy neighbourhoods, provision of community facilities, the provision of allotments and seeks to close the gap in educational attainment in Ashfield. These elements in new development can contribute to social inclusion and help alleviate deprivation. Policy S6 would support the provision of employment land and housing and a range of retail community facilities which would support achievement of this objective, particularly in combination of active transport routes to these facilities. Policy S7 would support the integration of active transport and community facilities, although given the likelihood of delivery towards the end of the plan period, this may not all be delivered in the plan period. Minor positive effects are assessed. Overall, the section has been assessed as having a significant positive effect on the achievement of this objective. Mitigation • None identified. Assumptions • None identified. Uncertainties • None identified.																		

SA Objective	S1	S2	S3	S4	S5	S6	S7	S8	S9	S10	S11	S12	S13	S14	S15	S16	S17	Cumulative
6. Biodiversity & Green Infrastructure To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	+	+	+/- /?	+	0	+	+	+	-/?	-/?	-/?	-/?	-/?	0	++	0	+	++/-/?
Likely Significant Effects There are no internationally designated conservation sites within the district although there is a possible potential SPA (ppSPA) for Sherwood Forest, which is recognised as being important for breeding woodlark and Nightjar, in the south and east of the District. There are nine SSSIs across Ashfield and there are several tracts of ancient woodland. There are also a number of Local Wildlife Sites (LWS) across the district and four Local Nature Reserves (LNR). Policy S15 seeks to conserve Green Infrastructure and biodiversity assets within the district. The policy is considered to have a significant positive effect on this objective. S4 will protect the Green Belt which will protect the countryside from development, and therefore support green and blue infrastructure and biodiversity within the district. Policies S6 to S8 seek the integration of green infrastructure and planting which is considered to support achievement of this objective. There is some uncertainty over the effects of policies S9 to 13 on achieving this objective due to the location, design and layout of development, which is unknown. Therefore, minor negative effects with uncertainty are assessed. However, it is considered that other policies in the plan would help mitigate negative impacts on biodiversity to some extent. Overall, the policies in this section have been assessed as having a mix of significant positive and minor negative effects on this objective. Mitigation • The Environment Bill will see the legal requirement for biodiversity net gain in all new development which will support the existing provision within the NPPF, and help to mitigate negative effects and provide enhancement. Assumptions • Development will avoid significant adverse effects on designated conservation sites. Uncertainties • The extent to which new development will contribute to a co-ordinated Green Infrastructure network.																		

SA Objective	S1	S2	S3	S4	S5	S6	S7	S8	S9	S10	S11	S12	S13	S14	S15	S16	S17	Cumulative
7.Landscape To protect enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	+	+	+	+	+	+	+	+	+/- /?	+/- /?	+/- /?	+/- /?	+/- /?	0	+	+	0	+/-/?
Likely Significant Effects Policies S3 and S4 will protect the Green Belt whilst S3 will also protect the countryside from inappropriate development. This will also support the protection of Ashfield's landscape. The development of new housing (S9), employment (S10) and retail (S13) is likely to have an impact on landscape and townscape although there may also be opportunities for improvements to townscapes. These effects are largely dependent on location and design of new development. Policies S6 to S8 require the integration of landscaping to create locally distinctive developments. S7 seeks the integration of landscape buffers and S8 the creation of attractive landscaped edges. This is considered to positively support achievement of the objective. Overall, the policies are assessed as having a mix of positive and minor negative effects on the achievement of the objective although there is some uncertainty. Mitigation • That the policies in the plan as a whole will ensure development mitigates any potential significant effects on the landscape. Assumptions • It is assumed that other policies in the plan provide detailed policy provision for consideration of landscape matters. Uncertainties • The location and design of development.																		

SA Objective	S1	S2	S3	S4	S5	S6	S7	S8	S9	S10	S11	S12	S13	S14	S15	S16	S17	Cumulative
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8.Natural Resources	+	0	+/-	++	0	--	--	--	+/- -/?	+/- -/?	+/-	+/-	+/-	0	+	0	++	++/--/?
To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	Likely significant effects Much of the available brownfield land has been developed in the District. Council monitoring shows that substantial areas of former employment land (33.22 hectares) have been reused for housing between 2001 and 2019. The development of new housing (S9), employment (S10) and retail (S13) is likely to have an impact on resources. The housing figure is likely to be reliant on greenfield sites given that there is a low supply of available previously developed sites. Development proposed under policies S6 to S9, is substantial and will take place on greenfield land. However, the retail policy is likely to support the reuse of buildings in town centres. Policy S17 ensures that Mineral Safeguarding Areas are taken into account for planning applications which will help safeguard these natural resources. Additionally, the protection of Green Belt land (S4) will support the protection of greenfield land, soils and areas of best and most versatile agricultural land. Overall, the policies are assessed as having a mix of significant positive and negative effects on the achievement of the objective although there is some uncertainty due to the location of new development and the total of development that would take place on greenfield. Mitigation • None identified. Assumptions • None identified. Uncertainties • The location of development and the quantum of development that could be accommodated on previously developed land.																	

SA Objective	S1	S2	S3	S4	S5	S6	S7	S8	S9	S10	S11	S12	S13	S14	S15	S16	S17	Cumulative
9.Air & noise pollution	+	0	+/-	+	0	+/-	+/-	+/-	-/?	-/?	+/-	+/-	-/?	+	+	0	~	+/-
	Likely significant effects																	

To reduce air pollution and the proportion of the local population subject to noise pollution.	There is the potential for the construction and occupation of new residential development to have negative effects on air quality due to, for example, emissions generated from plant and HGV movements during construction and increased vehicle movements once construction is complete. Similarly, noise associated with construction of new dwellings would have adverse effects on the amenity of adjacent occupiers, although this would be temporary. In the long-term greater road congestion would increase levels of noise in the specific areas. Development in line with the spatial strategy (S3) will be directed to the most sustainable locations, which may support reductions in in pollution associated with transport in the long term. However, it is likely to increase the likelihood of air and noise pollution within the district. S7 includes the protection of the amenity with regards to (inter alia) noise and air quality. Employment (S10), retail (S13) and housing development (S9) are considered likely to contribute to the air and noise pollution, through construction and occupation, although the magnitude of such effects is dependent on location. The development of new settlements (S6 and S7) may enable the integration of effective measures to reduce the need to travel. However, overall, these policies are likely to have a mix of positive and negative effects. Development of strategic employment land is likely to lead to increased traffic along the M1 and on access routes leading to increases in noise and air pollution. Increases in public transport provision to support development would provide benefits. Overall, the policies have been assessed as having mixed minor positive and negative effects. Mitigation • None identified. Assumptions • None identified. Uncertainties • The specific location of new development. The extent to which potential sustainable travel measures are realised.
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SA Objective	S1	S2	S3	S4	S5	S6	S7	S8	S9	S10	S11	S12	S13	S14	S15	S16	S17	Cumulative
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10. Water Quality	+	++	+	+	0	-/?	-/?	-/?	-/?	-/?	-/?	-/?	-/?	+	+	0	~	++/-/?
To conserve and improve water quality and quantity. Likely significant effects Policy S2 is the strategic policy for climate change and the protection of water resources and water quality. It is considered to have significant positive effects on this objective. S2 requires that all new development includes measures to ensure water efficiency whilst S14 supports protection of waterbodies from contamination to support health and wellbeing. Policy S4 is considered likely to have minor positive effects on the objective as it protects Green Belt from development. Similarly, the protection and enhancement of Green Infrastructure assets (S15) is likely to provide minor positive effects on water resource and quality. Policies S9, S10 and S13 are considered likely to put additional pressure on water resources. However, development offers potential for the integration of sustainable water management initiatives through rainwater recycling, SuDS and water-efficient development which could minimise the magnitude of these effects. Similarly, this the case for strategic scale developments proposed in S6-S8, which explicitly require the integration of SuDS. Overall, the policies are assessed as having a mix of significant positive and minor negative effects on the achievement of the objective although there is some uncertainty. Mitigation • Other policies in the plan set out the approach to and the requirements for SuDS. Assumptions • None identified. Uncertainties The extent to which water efficiency measures reduce water demand and consumption in new development.																		

SA Objective	S1	S2	S3	S4	S5	S6	S7	S8	S9	S10	S11	S12	S13	S14	S15	S16	S17	Cumulative
11. Waste To minimise waste and increase the re-use and recycling of waste materials.	+/-	+	-	0	0	-	-	-	-	-	-	-	-	0	0	0	~	+/-
Likely significant effects The construction and use of new development would inevitably result in an increase in waste. This would have a negative effect in relation to this objective. Policy S2 would seek the reduction in resource use which would positively support this objective. S1 would be expected to have positive and negative effects. Overall, the policies have been appraised as having a mix of minor positive and minor negative effects on this objective. Mitigation • Policy wording in S1 could specifically include reference to the provision of waste infrastructure in new development. Assumptions • That implementation of policies will be consistent with other policies on encouraging the reduction in waste. • It is assumed that the Nottingham and Nottinghamshire Joint Waste Local Plan will make sufficient waste infrastructure provision available. Uncertainties • None identified.																		

SA Objective	S1	S2	S3	S4	S5	S6	S7	S8	S9	S10	S11	S12	S13	S14	S15	S16	S17	Cumulative
12. Climate Change and Flood Risk To adapt to climate change by reducing and manage	+	++	+	+	0	0	0	0	0	0	0	0	0	0	+	0	~	++
Likely significant effects Ashfield has relatively low risk of flooding from watercourses. Flood risk is mainly away from the urban areas. However, it is recognised that additional water in the River Leen could cause flood issues for Nottingham to the south. Policy S2 is the primary strategic policy that seeks to ensure development avoids areas of highest flood risk and it also achieves greenfield run off rates within the catchment of the River Leen.																		

the risk of flooding and the resulting detriment to people, property and the environment.	Indirectly, policies on Green Infrastructure (S15) and Green Belt (S4) could also retain open areas that make a make contribution to effective water management by helping to reduce surface water run-off. New development proposals associated with S6 to S8, S9, S10 and S13 are expected to take into account site specific Flood Risk Assessment (FRA) where required and avoid contributing to flood risk within the district. However, it is recognised that parts of Hucknall's town centre is subject to flood risk. Overall, the policies in this have been appraised as having a significant positive effect on this objective. Mitigation • None identified. Assumptions • Development proposals would be informed by an FRA with up-to-date assessment of flood risk. • flood risk modelling to inform consideration of development proposals at application stage. Uncertainties The exact location of development
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SA Objective	S1	S2	S3	S4	S5	S6	S7	S8	S9	S10	S11	S12	S13	S14	S15	S16	S17	Cumulative
13.Climate Change and Energy Efficiency To adapt to climate change by minimise energy usage and to develop	+	++	+/-	0	0	+/-	+/-	+/-	+/-	+/-	+	+	+/-	0	0	0	~	++/-
	Likely significant effects Policy S2 sets out the strategic policy for the promotion of energy from renewable and low carbon sources and that new development is energy efficient and makes use of renewable resources. Significant positive effects have been assessed. Positive effects are also assessed from the integration and delivery of community and transport infrastructure that reduces the need to travel and supports sustainable transport measures and walking and cycling (S11 and S12). Employment (S10), retail (S13) and housing development (S9) will create greenhouse gases during construction and once development is complete. However, new development allows for more energy efficient buildings and the integration of renewable and low carbon																	

Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	technologies could provide opportunities to mitigate these effects. Policies S6 to S8 encourage development to exceed Building Regulations for carbon emissions where possible, which would achieve greater efficiency for occupants. However, the embodied carbon in construction would still result in negative effects. Overall, the policies have been assessed as having a mix of significant positive and minor negative effects. Mitigation • Other policies support the implementation of low carbon technologies (CC1). • Policies S6, S7 and S8 could be enhanced by requiring higher standards of energy efficiency in new buildings. Assumptions • It is assumed that over the plan period there will be a decarbonisation of the electricity generation mix with renewable energy sources displacing fossil fuels. Uncertainties • The ability to deliver renewable and low carbon technologies in new development.
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SA Objective	S1	S2	S3	S4	S5	S6	S7	S8	S9	S10	S11	S12	S13	S14	S15	S16	S17	Cumulative
14.Travel and Accessibility To improve travel choice and accessibility, reduce the need for travel by car and shorten	+	0	++	0	+	++	+	+	+/-	+/-	++	++	+/-	+	+	0	~	++/-
	Likely significant effects S3 sets out the spatial strategy which focuses development in the most sustainable settlements in the district. The policy would also support the connectivity and more sustainable travel patterns supported by improvements to public transport under Policies S11 and S12. Significant positive effects have there been assessed. S1 seeks development that would not adversely affect highways safety or capacity, which may not improve travel choice, but is likely to support efficient transportation movements. S15 would support Green Infrastructure provision which would encourage walking and cycling opportunities whilst S10 encourages good access to facilities and services.																	

the length and duration of journeys.	Policies S6 and S7 seek to provide opportunities for active travel and comprehensive transport improvements. Policy S6 seeks the inclusion of a variety of transport improvements to enable greater connectivity within and to the proposed new settlement, including potential extension of the NET tram link. The transport improvements for S6 are potentially significant. S8 would also support the integration of walking and cycling to the existing Sherwood Business Park and highway improvements. Employment (S10), retail (S13) and housing (S9) development may support improved accessibility dependent on specific location and the transport links and infrastructure that can be secured. However, new development is likely to also lead to an increase in car use. These policies have been assessed as having a mix of positive and negative effects. Overall, the policies have been assessed as having a mix of significant positive and minor negative effects. Mitigation • None identified. Assumptions • It is assumed that suitable contributions to onsite and offsite transport improvements are secured from new development. Uncertainties The exact location of development and the sustainable transport improvements that can be secured.
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SA Objective	S1	S2	S3	S4	S5	S6	S7	S8	S9	S10	S11	S12	S13	S14	S15	S16	S17	Cumulative
15. Employment To create high quality employment opportunities including opportunities for increased	+	0	++	0/?	+	++	+	++	+	++	+	+	+	+	-/?	-/?	~	++/-/?
Likely significant effects Policy S10 specifically supports economic growth through the allocation of employment land to meet current and future needs. The policy also seeks to (inter alia) promote local employment opportunities and training initiatives and work with educational providers and skills and training bodies to raise workforce skills. S8 would see the development of strategic employment land, which could be																		

learn and skills to meet the needs of the District.	expected to contribute to high-quality employment opportunities. Overall, the policies have been assessed as having a significant positive effect on this objective. Policies S11 and S12 would support infrastructure delivery, including sustainable transport, which would complement the accessibility of employment opportunities in the district. New development of housing and other uses (S6, S7) would support employment during construction, which may support accessible job opportunities. S6 includes 13ha of employment land delivery, whilst S8 would deliver around 45ha of employment land in total. This is considered significant. Overall, the section has been appraised as having mixed significant positive and minor negative effects but there is some uncertainty dependent on location. Mitigation • None identified. Assumptions • None identified. Uncertainties • The exact location of development. The extent to which the protection and enhancement of the natural and historic environment restrict employment land delivery is uncertain.
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SA Objective	S1	S2	S3	S4	S5	S6	S7	S8	S9	S10	S11	S12	S13	S14	S15	S16	S17	Cumulative
16. Economy To Improve the efficiency, competitiveness and adaptability of the local economy.	+	0	++	0/?	+	++	+	++	+	++	+	+	++	0	-/?	-/?	~	++/-/?
	Likely significant effects Policy S10 specifically supports economic growth through the allocation of employment land to meet current and future needs. The policy seeks to (inter alia): make provision for up to 83ha of employment land from 2018 to 2038; allocate employment land; safeguard employment areas; support the growth of rural businesses; develop priority sectors; and support tourism. This policy should also ensure that jobs are accessible. Policy S8 sets out the allocation of strategic employment land. S13 would ensure the vitality and vibrancy of																	

	town centres is maintained which will also support the local economy. Overall, these policies have been assessed as having a significant positive effect on this objective. The protection of the Green Infrastructure and biodiversity (S15) and the historic environment (S16) may restrict the delivery of economic development within the district. However, this is dependent on the location of development and sensitivity of receptors. Overall, the section has been appraised as having mixed significant positive and minor negative effects but there is some uncertainty dependent on location. Mitigation • None identified. Assumptions • None identified. Uncertainties • The exact location of development. • The extent to which the protection and enhancement of the natural and historic environment restrict employment land delivery is uncertain.
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SA Objective	S1	S2	S3	S4	S5	S6	S7	S8	S9	S10	S11	S12	S13	S14	S15	S16	S17	Cumulative
17. Town Centres Increase the vitality and viability of Ashfield's	+	0	+/?	0	0	+	0	0	+/?	+	+/?	+/?	++	0	-/?	-/?	~	++/-/?
	Likely significant effects Ashfield's main town centres are Sutton in Ashfield/Kirkby-in-Ashfield and Hucknall. Policy S13 sets out the approach to locate retail, leisure and cultural development in these town centres and the retail hierarchy would strengthen the role that these areas play in the district. Delivery of sustainable transport infrastructure (S11 and S12) could support greater accessibility of town centres, however this is dependent on delivery enabling greater connectivity to the town centres. S6 supports accessibility of Hucknall town centre, which is considered to positively support this objective.																	

town centres.	Policies S9 and S10 could support town centres dependent on the specific location of housing and employment development. Policies seeking to protect biodiversity assets (S15) and the historic environment (S16) may potentially restrict development of retail and leisure uses although the magnitude of effect is uncertain. Overall, the section has been appraised as having mixed significant positive and minor negative effects but there is some uncertainty dependent on location. Mitigation • None identified. Assumptions • Other policies in the plan will provide the town centre first approach to town centre use development. Uncertainties The exact location of development is unknown at this stage.
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