

Appendix M: Sie scoring framework

SA/SEA Theme	Objective	Decision making criteria	Land Allocation Appraisal	Potential Indicators
<p>SA: Social Dimension</p> <p>SEA Theme - Population, Human health, Material assets</p>	<p>1. Housing</p> <p>To ensure that the housing stock meets the housing needs of Ashfield.</p>	<ul style="list-style-type: none"> Will it provide sufficient new homes taking into account need and demand? Will it support the range of housing types and sizes, including affordable, to meet the needs of all sectors in the community? Will it create sustainable, inclusive and mixed communities? Will it promote high standards of design and construction? Will it reduce the number of unfit homes? For a heritage asset will it help to reduce the number of vacant buildings through adaptive re-use? Will it meet the needs of the travelling community? 	<p>The development of houses is anticipated to have a positive effect in relation to this Objective. Major site offer the potential opportunity to bring forward affordable housing.</p> <ul style="list-style-type: none"> Major sites (> 1 ha) will have a significant positive effect (++). Small sites (≤ 1 ha) will have a minor positive effect (+). The allocation of a gypsy and traveller sites will have a significant positive effect (++). <p>Major development is identified as :</p> <ul style="list-style-type: none"> Small sites are defined in paragraph 68(a) of the 2019 NPPF as being 1 ha or less. Therefore, major sites have been identified as sites that are larger than 1 ha. 	<ul style="list-style-type: none"> Average property price against average workplace earnings Household size and composition Household projections Number of Affordable housing completions per annum Average property price against average workplace earnings Number of Housing completions (type and size) per annum Local Authority stock declared non decent Vacant dwellings by tenure Number of households on the housing register

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			<ul style="list-style-type: none"> • Employment the provision of a site of 10 ha or more <p>Mitigation – Considered whether constraints such as power lines, mines shaft, topography which impact on housing can potentially be mitigated against.</p>	
<p>SA : Social Dimension</p> <p>SEA Theme: Population/ Human health/ Material assets.</p>	<p>2. Health</p> <p>To improve health and wellbeing and reduce health inequalities.</p>	<ul style="list-style-type: none"> • Will it increase life expectancy? • Will it reduce health inequalities • Will it improve access to services? • Will it protect and enhance open spaces of amenity and recreational value? • Will it increase the opportunities for recreational physical activity? • Will it encourage healthy lifestyles, including travel and food choices? 	<p>Access</p> <p>Access to both services and open space has positive health impact. In this context:</p> <ul style="list-style-type: none"> • :If the site within 800 m of a GP Facilities and open space this will have a significant positive effect (++). • If the site within 800 m or 10 minutes walking of a GP Facilities this will have a minor positive effect (+). • If the site within 800 m of an open space this will have a minor positive effect (+). • If the site is within 2,000m of a GP facility and/or open space (0). • If the site is in excess of 2,000m and less than 5,000m from a GP Facility and/or open space (-). 	<ul style="list-style-type: none"> • Adults taking part in sport • Health inequalities • Life expectancy • Access to open space • Access to sports facilities • New/enhanced health facilities

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			<ul style="list-style-type: none"> If the site is 5,000m or greater from a GP Facility and/or open space (- -) <p>NB 800m distance is based off guidance provided in IHT (2000) Guidelines for Providing for Journeys and CIHT (2015) Foot and Planning for Walking.</p> <p>2,000m – Originally Planning Policy Guidance 13: Transport (PPG13) (DETR, 2001, para 75) provided basis of 2km distance. However, in 2012 PPG13 was withdrawn and replaced with the NPPF. WYG (2015) provided updated analysis - 85th percentile analysis of walking distances National Travel Survey data (2002 – 2012) confirms 2km for East Midlands.</p> <p>5,000m – PPG13 cited 5km as a trip distance where some substitution of car journey with public transport could be made. Repeated in NCC (2010) Guidance on the Preparation of Travel Plans.</p>	

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			<p><u>Suitability</u></p> <ul style="list-style-type: none"> • If the site is located in proximity to suitable neighbour uses which could have a significant positive effect on human health (++). • If the site is located in proximity to suitable neighbour uses which could have a positive effect on human health (+). • If site is not located in close proximity to either suitable or unsuitable neighbour uses (0). • Development located in close proximity to an unsuitable neighbour use, which has a potentially negative effect on health (-). • Development located in close proximity to an unsuitable neighbour use, which has a potentially significant negative effect on health (--). <p>If the proposal results in a loss of open space this will have a minor or significant negative impact.</p> <p>Open space is anticipated to include: urban parks, country parks, formal gardens, outdoor sport facilities, amenity green space, green corridors (including river banks,</p>	

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			footpaths, woodlands, allotments and community gardens	
<p>SA: Environmental Dimension</p> <p>SEA Theme: Cultural Heritage/ Human health/ Material assets.</p>	<p>3.Historic Environment</p> <p>To conserve and enhance Ashfield’s historic environment, heritage assets and their settings.</p>	<ul style="list-style-type: none"> • Will it conserve and/or enhance designated heritage assets and none designated heritage assets, the historic environment and the setting of heritage assets? • Will it respect, maintain and strengthen local character and distinctiveness? • Lead to the repair and adaptive reuse of a heritage asset? • Will it increase social benefit (e.g. education, participation, citizenship, health and wellbeing) derived from the historic environment? • Will it provide better opportunities for people to access and understand local heritage and to participate in cultural activities? • Will it increase the economic benefit from the historic environment? • Will it ensure that repair/ maintenance is sympathetic to local character? 	<p>The NPPF identifies that significance derives not only from a heritage asset’s physical presence, but also from its setting. It is acknowledged that the potential effects on the setting of an individual heritage asset will vary dependent on the nature of the asset or what mitigation can be achieved to avoid adverse effects or even achieve positive effects. Professional judgement will be required in assessments in relation to the nature of the heritage asset with the following criteria being utilised as a basis to assess sites:</p> <ul style="list-style-type: none"> • Sites that have potential for a designated heritage asset(s) (or its setting) to be enhanced or its significance better revealed will have a significant positive effect (++) (e.g. through removal from an ‘at risk’ register or reuse of a redundant building). Sites that have this potential but to a lesser degree will have a minor positive effect (+) • Sites which have potential for a non-designated heritage asset(s) or its setting 	<ul style="list-style-type: none"> • Museums & local heritage – number and attendance? • Historic Parks and Gardens – number. • Listed Buildings/Buildings at risk/locally listed building. • Scheduled ancient monuments –number and % at risk • Percentage of conservation areas where appraisals have been completed.

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			<p>to be enhanced will have a minor positive effect (+).</p> <ul style="list-style-type: none"> • Sites which are unlikely to impact on a designated or non-designated heritage asset or its setting (0). • Sites with potential for less than substantial harm to a designated heritage asset(s), including development in its setting, will have a minor negative effect (-). • Sites which include a non-designated heritage asset or part of its setting that cannot be enhanced will have a minor negative impact (-). • Sites which may have the potential for substantial harm or loss to a designated heritage asset(s), including development in its setting, will have a significant negative effect (- -). 	
<p>SA: Social Dimension</p> <p>SEA Theme: Population/ Human health.</p>	<p>4.Community Safety</p> <p>To improve community safety,</p>	<ul style="list-style-type: none"> • Will it help to create a safe environment? • Will it reduce crime and the fear of crime? • Will it contribute to a safe secure environment? • Does it design out crime? 	<p>This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development. It will reflect layout, lighting etc and these issues will not be influenced by the location of development sites. It is anticipated that all sites will have a neutral effect (N)</p>	<ul style="list-style-type: none"> • Number of fatalities / serious injuries from road accidents • Secure by design schemes • General crime levels in the area

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	reduce crime and the fear of crime.			
SA: Social Dimension SEA Theme: Population/ Human health/ Material assets.	5.Social Inclusion Deprivation To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	<ul style="list-style-type: none"> • Will it address the Indices of Multiple Deprivation and the underlying indicators? • Promote effective integration with existing communities? • Provide for affordable housing? • Provide for an appropriate housing mix? • Will it improve accessibility to key local services and facilities, including health, education and leisure? • Will it improve accessibility to shopping facilities? 	<ul style="list-style-type: none"> • If the site meets any two of the following requirements it will result in a significant positive effect (++). Otherwise a single element will result in a minor positive effect: <ul style="list-style-type: none"> ➤ If the site within 800 m or 10 minutes walking of Access to Services” comprising a primary school, or GP surgery, or bus stop or post office it will have a minor positive effect (+). ➤ Housing sites that result in affordable housing will have a minor positive effect (+). ➤ The employment land studies identify benefits from employments sites being located close to deprived areas. Where employment sources are within 800 metres or 10 minutes walk of a deprived area this will have a minor positive effect (+). • If the site is in excess of 2,000m but within 5,000m from all services/a town centre (-). • If the site is in excess of 5,000m or greater from all services/town centre (--). 	<ul style="list-style-type: none"> • Average score for Indices of Multiple Deprivation • Number of Jobseeker’s Allowance claimants • Percentage of people of working age that are economically active

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			<ul style="list-style-type: none"> • If the development would contribute to the provision of key services and facilities (++). • If the development would contribute to the provision of additional services and facilities (+). • Development which would not provide additional services or facilities will have a neutral score. (0). • Development that reduces any of these services will have a negative score. (-). <p>Whilst sites being within close proximity of a range of services is beneficial, sites being out of range of services would have clear negatives. Sites can be located away from existing services; however can also provide new services and facilities, which would provide positives depending on the number, nature and need for the new local services to be provided.</p>	
SA: Environmental Dimension	6. Biodiversity & Green Infrastructure	<ul style="list-style-type: none"> • Will it protect SPAs SAC and SSSI? • Will it protect, maintain and enhance or provide mitigation for sites designated for their local nature conservation interest? 	The potential effects on the interest feature of a SSSI or a local designated biodiversity site will vary dependent on the nature of the biodiversity site or what mitigation can be achieved to avoid adverse effects or even achieve positive effects. Therefore, this will	<ul style="list-style-type: none"> • Net loss/gain Local/National nature reserves • Net loss/gain Local wildlife sites (Biological SINCS) • Net loss/gain SSSIs

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SEA Theme: Biodiversity/ Human health/ Fauna/ Flora/ Climatic factors/ Landscape/ Material assets.	To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	<ul style="list-style-type: none"> • Does the plan seek to prevent habitat & wildlife corridor fragmentation? • Does it provide opportunities for provision & enhancement of priority habitat or species? • Does it provide opportunities for provision & enhancement of green space / green infrastructure? • Will it lead to a loss of or damage to a designated geological site? • Will it provide opportunities for people to access the natural environment? • Will it conserve and enhance biodiversity taking into account the impacts of climate change? • Will it promote carbon sequestration? <p>N.B. International or European designated site will be informed by a screening and, if necessary, a Habitat Regulations</p>	<p>need to take into account why the site is designated. In broad terms the following will be used in relation to sites:</p> <ul style="list-style-type: none"> • Does the site include a SSSI or Local Wildlife Site with an anticipated negative impact - a significant negative effect (- -) • Is the site within Impact Risk Zones for SSSI: <ul style="list-style-type: none"> • <ul style="list-style-type: none"> ➤ Within the Impact Risk Zone for all planning applications significant negative effect (- -). ➤ Within the Impact Risk Zone for residential development between 10 & 49 dwellings outside existing settlements minor negative impact (-). ➤ Within the Impact Risk Zone for residential development between 50 & 99 dwellings outside existing settlements minor negative impact (-). ➤ Within the Impact Risk Zone for residential development of 100 dwellings or more outside existing settlements minor negative impact. 	<ul style="list-style-type: none"> • Open space managed to green flag award standard • New and enhanced open space • Species at risk by development • Number of sites with mitigation work included in the project?

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		<p>Assessment of their potential effects.</p>	<p>(-).</p> <ul style="list-style-type: none"> • Is the site next to a local wildlife site and anticipated to have a negative impact - it will have a minor negative impact (-). • Any proposal that impacts on ancient woodland, aged or veteran trees will have a significant negative effect (-). • If it involves the loss of a Biodiversity Action Plan Priority Habitat or Priority Species then it may have either a minor or significant negative impact. (-) or (-). • Will it enhance or inhibit connectivity of habitats. This will have either a minor or a significant positive or negative effect. (-) or (-). • If the site is within 400 m of an exclusion zone around the Sherwood Forest 'possible potential' SPA (ppSPA) it will have a significant negative effect (-). • Will the site have an adverse effect on the South Pennines Special Area of Conservation (SAC), the Birklands & Bilhaugh SAC and/or the Sherwood Forest possible potential Special Protection Area (SPA) (-). 	

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<p>SA: Environmental Dimension</p> <p>SEA Theme: Biodiversity/ Human health/ Fauna/ Flora/ Landscape/ Cultural heritage/ Material assets.</p>	<p>7.Landscape</p> <p>To protect enhance and manage the character and appearance of Ashfield’s landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.</p>	<ul style="list-style-type: none"> • Will it maintain and/or enhance the local distinctiveness and character of landscape? • Will it recognise and protect the intrinsic character and beauty of the countryside? • Will it promote development that is in scale and proportionate to host settlement? • Will it promote sites that are well planned or soft landscaped in such a way as to positively enhance the environment? • Will it protect the strategic function of the Green Belt? 	<p>Mitigation – Potential mitigations may include proposals to enhance a site for biodiversity</p> <p>The Nottinghamshire Landscape Assessment identifies the Strength of Landscape Character and the Landscape Condition. This Assessment together with specific site appraisals, where appropriate, will be utilised in assessing the landscape quality.</p> <ul style="list-style-type: none"> • If development will have a significant adverse effect on landscape/townscape character, and/or designated landscape and/or site is located in the Green Belt (- -). • If development will have a minor adverse effect on landscape/townscape character (-). • If the proposal will protect and enhance the landscape quality it will have either a minor (+) or significant positive (++) effect. 	<ul style="list-style-type: none"> • Landscape Character Assessment • Local Landscape Character Assessment

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			<p>Green Belt – Approximately 41% of land within Ashfield is designated as Green Belt land and the 2019 NPPF places considerable importance on the Green Belt (para 137 and 138).</p> <p>(N.B. The Notts Character Assessments are undertaken in broad terms. Therefore, these assessments may be modified by individual site assessments).</p>	
<p>SA: Environmental Dimension</p> <p>SEA Theme: Soil/ Fauna/ Flora/ Material assets</p>	<p>8.Natural Resources</p> <p>To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.</p>	<ul style="list-style-type: none"> • Will it use land that has been previously developed (brownfield land)? • Will it protect and enhance the best and most versatile agricultural land? • Will it prevent soil degradation & contamination? • Will it impact on a minerals safeguarded area? 	<p>The emphasis is on the development of brown field sites and avoiding the loss of best quality agricultural land.</p> <ul style="list-style-type: none"> • Major sites (> 1 ha) on brownfield land will have a significant positive effect (++). • Small sites (≤ 1 ha) on brownfield land will have a minor positive effect (+). 	<ul style="list-style-type: none"> • Greenfield land lost • Employment and housing developed on PDL • Loss of high quality agricultural land.

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			<p>Major/Small Sites – In accordance with the NPPF para 68 and to keep internally consistent within the SA Framework.</p> <ul style="list-style-type: none"> • If the site meets any two of the following requirements it will result in a significant negative effect (- -). Otherwise a single element will result in a minor negative effect: • Development is on greenfield land (-). • Development will result in the loss of the best quality agricultural (where known) (-). • Development is within a Minerals Safeguarded Area, excluding urban areas identified by the Ashfield Local Plan Review 2002 (-). 	
SA: Environmental Dimension	<p>9.Air & noise pollution</p> <p>To reduce air pollution and the proportion of the</p>	<ul style="list-style-type: none"> • Will it limit or reduce emissions of air pollutants & improve air quality? • Will it limit or reduce noise pollution? 	<p>The Council does not currently have any Air Quality Management Areas identified. If development sites result in increased vehicle traffic and are anticipated to result in an AQMA being designated the site will be regarded as having a significant negative effect (- -).</p>	<ul style="list-style-type: none"> • Carbon dioxide emissions • Households in Air Quality Management Areas • Number of days moderate/high air pollution

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SEA Theme: Air/ Human health/ Material assets	local population subject to noise pollution.		Assumed that any development will have a minor negative effect (-) unless there is evidence to the contrary.	
SA: Environmental Dimension SEA Theme: Water/ Climatic factors	10.Water Quality To conserve and improve water quality and quantity.	<ul style="list-style-type: none"> • Will it reduce water consumption? • Will it maintain or enhance water quality? • Will it implement SUDs, where appropriate, to avoid run off of polluted water to water courses or aquifers? 	<p>This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.</p> <p>All sites will have potentially have an effect but the effect cannot be typically determined. However, if it is identified that the proposed site will harm a protected aquifer, river quality or other water resources it could have a minor or significant negative effect.</p> <p>If it is identified that a development will specifically improve water quality this would be scored as a minor or significant positive effect.</p>	<ul style="list-style-type: none"> • Biological/chemistry levels in rivers, canals and freshwater bodies – water bodies classified as having a good ecological status under Water Framework Directive. • Water usage in the district. • Proportionate of schemes that have SUDs incorporated.
SA: Environmental Dimension	11.Waste	<ul style="list-style-type: none"> • Will it move management of waste up the waste hierarchy? • Will it help in increase waste recovery and recycling? 	All new development may offer opportunities for incorporating sustainable waste management practices. Consequently, this is not anticipated to be applicable at site level	<ul style="list-style-type: none"> • Recycling rates in the area?

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SEA Theme: Climatic factors/ Landscape/ Material assets.	To minimise waste and increase the re-use and recycling of waste materials.	<ul style="list-style-type: none"> • Will it reduce waste in the construction industry? 	<p>as it is not dependent on location but the design of the development.</p> <p>It is anticipated that all sites will have a neutral effect (N). However, if a site does offer additional opportunities or waste management then it may be regarded as have a minor or significant positive effect.</p>	<ul style="list-style-type: none"> • Tonnage of the household waste going to landfill. • Recycling levels of construction industry.
SA: Environmental Dimension SEA Theme: Water/ Climatic factors/ Material assets	12. Climate Change and Flood Risk To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	<ul style="list-style-type: none"> • Will it manage or reduce flooding? • Will it attenuate the flow and run off of water? • Does it avoid locations within Flood Zones 2 and 3? • Will it promote Sustainable Drainage systems? • Will it impact on of ground and surface water flooding? • In relation to heritage assets does it integrate climate change mitigation and adaptation measures into the historic environment sensitively? • Will it support mitigation and adaption measures that increase biodiversity resilience? 	<p>Developments in certain locations may be more vulnerable to flooding. The Council's Strategic Flood Risk Assessment identifies that in general terms there is no requirement for development in Flood Zones 2 or 3. An additional factor that needs to be taken into account is the risk of flooding from other sources such as surface water or reservoirs.</p> <ul style="list-style-type: none"> • Sites that are entirely or partly within Flood Zones 2 or 3 will have a significant negative effect (- -). • Site where there is surface water flooding with have a minor negative effect (-) unless the majority of the site is flooded, 	<ul style="list-style-type: none"> • Flood risk house numbers in area. • Developments incorporating SUDS into their design. • Planning applications granted contrary to advice of EA or Lead Local Flood Authority.

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			<p>which will have a significant negative effect (- -).</p> <ul style="list-style-type: none"> Sites at risk of flooding from other sources may have a minor or significant negative effect dependent on their anticipate impact. (-) or (- -). <p>Mitigation:</p> <ul style="list-style-type: none"> It is not anticipated that surface water flood will prevent development unless this is specifically identified by the Local Flood Authority. Does development enable opportunities to reduce flood risk. 	
<p>SA: Environmental Dimension</p> <p>SEA Theme: Climatic factors/ Material assets</p>	<p>13.Climate Change and Energy Efficiency</p> <p>To adapt to climate change by minimise energy usage and to develop Ashfield's</p>	<ul style="list-style-type: none"> Will it improve energy efficiency of new buildings? Will it support the generation and use of renewable energy? Will it increase carbon admissions. Will it encourage the use of clean, low carbon, energy efficient technologies? 	<p>This is not anticipated to be applicable at site level as it is not dependent on location but the design of the development.</p> <p>It is anticipated that all sites will have a neutral effect (N)</p>	<ul style="list-style-type: none"> Energy use – renewables and non-renewable products Renewable energy capacity installed by type and KW Energy trends at LA level.

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	renewable energy resource, reducing dependency on non-renewable sources.			
SA: Social Dimension SEA Theme: Population/ Human health/ Climatic factors/ Landscape/ Material assets	14.Travel and Accessibility To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	<ul style="list-style-type: none"> • Will it utilise and enhance existing transport infrastructure? • Will it help to develop a transport network that minimises the impact on the environment? • Will it potentially reduce journeys undertaken by car by encouraging alternative modes of transport? • Will it give rise to a significant net increase in private car journeys? • Will it have access to pedestrian & cycle routes for localised leisure opportunities? 	Good access and access to public transport as key aspects of travel choice and accessibility particularly for housing sites. <ul style="list-style-type: none"> • If the site within 800 m or 10 minutes walk of a bus stop/railway station together with any one from a primary school, GP surgery and post office being within 800 m or 10 minutes walk it will have a significant positive effect (++) • If the site within 800 m or 10 minutes walk of a bus stop/railway station it will have a minor positive effect (+) • If the site is not within 800 m or 10 minutes walking of a bus stop/railway station it will have a minor negative effect (-) • If the site is not within 800 m or 10 minutes walking of a bus stop or any other services comprising a primary school, GP surgery and Post Office it will have a significant negative effect (--) 	<ul style="list-style-type: none"> • Percentage of major residential developments located within 30 mins public transport time of health, education, retail and employment facilities • Development of transport infrastructure that assists car use reduction • Levels of bus and light rail patronage • New major non-residential development with travel plans • People using car and non-car modes of travel to work • Robin Hood Line railway usage

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			<p>For employment sites there is less emphasis on access to local services. The emphasis is on alternative forms of transport. Sites with access to a bus stop will have a minor positive effect those without access will have a minor negative effect.</p> <p>Mitigation may include that the site is of a sufficient size to justify new/changed bus route or includes new facilities such as school, retail outlets, health facilities</p>	<ul style="list-style-type: none"> • Congestion – average journey time per mile during the morning peak
<p>SA: Economic Dimension</p> <p>SEA Theme: Population/ Human Health/ Material assets</p>	<p>15.Employment</p> <p>To create high quality employment opportunities including opportunities for increased learn and skills to meet the</p>	<ul style="list-style-type: none"> • Will it provide employment opportunities for local people? • Will it provide land and buildings of a type required by businesses? • Will it support and improve education/training facilities to meet local needs? • Will it contribute towards meeting skill shortages? 	<p>It is recognised that there is some cross over between this Objective and Objective 16, Economy. The effect of both these objectives will be to increase employment opportunities.</p> <p>The allocation of employments sites in relation to this option is anticipated to be positive (+). However, if the employment site is within 800 m or 10 minutes walking</p>	<ul style="list-style-type: none"> • Average gross weekly pay (male and female) • Benefit claimants • Shops vacancies • Unemployment rate • Businesses per 1000 population • 15 year olds achieving 5 or more GCSEs at Grade A* - C • 19 year olds qualified to NVQ level 2 or equivalent

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	needs of the District.	<ul style="list-style-type: none"> • Will it improve access to employment by means other than single occupancy car? 	<p>distance of a residential area it will have a significant positive effect (++).</p> <p>Development of housing sites facilitates the local economy, but this is not the main emphasis of this Objective. Therefore housing site will have a minor positive effect (+). However, the loss of an active exiting employment sites or employment allocation will have a significant negative impact (--).</p>	<ul style="list-style-type: none"> • 21 year olds qualified to NVQ level 3 or equivalent • Working age population qualifications
<p>SA: Economic Dimension</p> <p>SEA Theme: Population/ Human Health/ Material assets</p>	<p>16. Economy</p> <p>To Improve the efficiency, competitiveness and adaptability of the local economy.</p>	<ul style="list-style-type: none"> • Will it improve business development and enhance competitiveness? • Will it make land and property available to encourage investment and enterprise taking into account current and future working environments? • Will it provide supporting infrastructure? • Will it provide business clusters? • For a heritage asset will it promote heritage-led regeneration? 	<p>In general it is anticipated that larger employment sites will provide more opportunities:</p> <ul style="list-style-type: none"> • Large sites (10 ha or more) may have a significant positive effect (++). • Small sites (less than 10 ha) will have a minor positive effect. (+). <p>The loss of active employment sites is anticipated to have a negative impact on the economy as follows:</p> <ul style="list-style-type: none"> • Large active exiting employment sites (10 ha or more) will have a significant negative effect (--) 	<ul style="list-style-type: none"> • Employment land available • Completed business development floorspace • Land developed for employment • Employment land lost • Profile of employment by sector • Percentage of vacant employment floorspace

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			<ul style="list-style-type: none"> The loss of a small exiting employment sites (less than 10 ha) will have a minor negative effect (-). 	
<p>SA: Economic Dimension</p> <p>SEA Theme: Population/ Material assets</p>	<p>17. Town Centres</p> <p>Increase the vitality and viability of Ashfield's town centres.</p>	<ul style="list-style-type: none"> Will it improve the vitality of existing town? Will it improve the viability of existing town centres? Will it provide for the needs of the local community? Will it make the town centre a place to attract visitors? 	<p>The emphasis is upon encouraging development of Ashfield town centres. Development that are identified as 'main town centre uses' in the NPPF (Annex Two: Glossary) will:</p> <ul style="list-style-type: none"> Have a significant positive effect if within the town centre (++) Have a minor positive effect if within the edge of the town centre as set out in the NPPF Appendix Two: Glossary. (+) Main town centre uses outside the town centre or edge of centre will have a minor negative effect (-) Large main town centre uses (as defined by the Ashfield Retail Study) outside the town centre or edge of centre will have a significant negative effect (- -) <p>The NPPF identifies main town centre uses. In addition, the town centre masterplans identify that housing development is considered to facilitate the town centres:</p>	<ul style="list-style-type: none"> Residential development in town centres New floor space developed in town centres Vacancy rates in town centres Changes to retail, food, drink and entertainment uses Expansion of retail units.

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			<ul style="list-style-type: none"> • If housing development is within the town centre or edge of centre it will have a significant positive effect. (++) • If the retail study identifies that the housing development is located in an area where the largest percentage share for main food shop is a specific town centre this will have a minor positive effect on the town centre. (+) 	