Ashfield District Council

Ashfield Local Plan Sustainability Appraisal

Ashfield Local Plan 2023 to 2040: Regulation 19 Pre-Submission Draft

Sustainability Appraisal Report

WSP – November 2023

Report for

Forward Planning
Place and Communities
Ashfield District Council
Urban Road
Kirkby-in-Ashfield
Nottingham
NG17 8DA

Main contributors

Pete Davis
Robert East
Adam Mealing
Andrew Williamson

Issued by

.....
Andrew Williamson

Approved by

.....
Pete Davis

WSP

Canon Court
Abbey Lawn
Abbey Foregate
Shrewsbury SY2 5DE
United Kingdom
Tel +44 (0) 1743 342 000

Doc Ref. 42521-SA Report Regulation 19

x:\uk\gbsbr400-sal\sal-fs12-shared\projects\42521 sa of ashfield local plan\deliver stage\d design technical\report\regulation 19 sa report\final\sa report pre-submission draft local plan.docx

Copyright and non-disclosure notice

Third party disclaimer

Management systems

This document has been produced in full compliance with our management systems, which have been certified to ISO 9001, ISO 14001 and ISO 45001 by Lloyd's Register.

Document revisions

No.	Details	Date
1	Draft	October 2023
2	Final Draft	October 2023
3	Final	November 2023

Contents

See separate appendices

1. Introduction

1.1 Overview

1.1.1 Ashfield District Council (the Council) is currently preparing its Local Plan. The Local Plan will set out the vision, objectives, planning policies and site allocations that will guide development in the district to 2040. The Council is making available the contents of its Regulation 19 Pre-Submission Draft[1] (the Pre-Submission Draft Local Plan) for representations to be made during December 2023 and January 2024.

1.1.2 The Council is required to carry out a Sustainability Appraisal (SA) of the Local Plan to help guide the selection and development of policies and proposals[2]. In undertaking this requirement, the Council must[3] also incorporate the requirements of Strategic Environmental Assessment (SEA) Regulations[4]. The SEA Regulations require that the likely significant effects on the environment of implementing the plan, and the reasonable alternatives to it, are identified, described and evaluated.

1.1.3 The Council has engaged WSP UK Ltd[5] to undertake the Sustainability Appraisal (SA). The SA appraises the environmental, social and economic performance of the Pre-Submission Draft against a set of sustainability objectives in order to identify the likely significant social, economic and environmental effects. Where appropriate, the SA has highlighted areas where measures to avoid, minimise or mitigate any potential negative effects could be required. Similarly, and where appropriate, opportunities to enhance the contribution that the Pre-Submission Draft Local Plan could make to sustainability have also been identified.

1.2 Purpose of the SA Report

1.2.1 This SA Report supports the ongoing development and refinement of the Pre-Submission Draft Local Plan by appraising the sustainability strengths and weaknesses of the Council's preferred housing and employment growth figures, spatial strategy, policies and proposals that comprise the Pre-Submission Draft. This will help promote sustainable development through the integration of sustainability considerations into the preparation of the Local Plan and selection/refinement of options. More specifically, this SA Report sets out:

- An overview of the Ashfield Pre-Submission Draft Local Plan;
- A review of relevant international, national, regional, sub-regional and local plans, policy and programmes;
- Baseline information for the District across key sustainability topics;

[1] Regulation 19 is defined in the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)
[2] Under Section 19(5) of the Planning and Compulsory Purchase Act 2004
[3] Paragraph 32 of the National Planning Policy Framework (2023)
[4] The Environmental Assessment of Plans and Programmes Regulations 2004 (SI2004/1633), available at: SEA regulations
[5] Previous SA work in support of the Draft Local Plan was undertaken by Wood Group UK Ltd. The Wood E&I business was acquired by WSP in September 2022.

- Key economic, social and environmental issues relevant to the appraisal of the Local Plan
- The approach to undertaking the appraisal of the Pre-Submission Draft Local Plan;
- The findings of the appraisal of the Pre-Submission Draft Local Plan and the reasons for selecting the Spatial Strategy and for the rejection of reasonable alternatives; and
- Conclusions and an overview of the next steps in the SA process including an initial monitoring framework.

1.2.2 SA is an iterative process, and this SA Report has been completed to support the statutory Regulation 19 consultation on the Pre-Submission Draft Local Plan. This SA Report will be revised and updated, if necessary, to reflect changes that arise following the consultation prior to submission of the Local Plan to the Secretary of State (under Regulation 22).

1.3 Ashfield Local Plan – an overview

1.3.1 The Local Plan will be the statutory development plan for the district replacing the saved policies of the Ashfield Local Plan Review (2002). Together with any neighbourhood plans that have been made, it will provide the basis for determining planning applications and outlines the main criteria that the Council will employ in assessing planning proposals within the district. The Local Plan is informed by an evidence base of the key aspects of the social, economic and environmental characteristics of the district, including baseline information and supports planning policy positions and specific proposals for development. The new Local Plan will:

- Include strategic policies for the provision of homes, jobs, retail, leisure, infrastructure, social and community facilities, climate change mitigation / adaptation and conservation / enhancement of the natural and historic environment;
- Set out site allocations for housing, employment and other purposes;
- Identify areas of land where limits to development will be required or where development would be inappropriate;
- Set out detailed policies on the form, scale, access and quantum of development where appropriate;
- Set out detailed policies providing the criteria against which proposals for development will be determined;
- Consider deliverability and viability when assessing options and policies for the Plan; and
- Have regard to any other issues that meet government policy requirements, or other emerging, policy areas.[6]

1.3.2 The Council had progressed some way towards adoption of a Local Plan before ceasing work on its preparation. The Local Plan Publication (2016) was submitted for examination

[6] The High Speed 2 (HS2) rail line is no longer proposed to run through the district following the government announcement on 4 October 2023. However, the route through the district it is still subject to safeguarding directions.

on 24th February 2017 supported by a SA Report. A Main Modifications consultation of the Local Plan was undertaken and the Plan had reached a stage where the Inspector's Report was anticipated. However, on 6th September 2018, the Council resolved to withdraw the Local Plan from examination[7].

Sub-regional Context

1.3.3 Strategic policy making authorities are required to cooperate with each other and with other bodies in bring forward policies, which address strategic matters. In this context, Ashfield forms part of the Nottingham Outer Housing Market Area along with Mansfield District Council and Newark and Sherwood District Council (see **Figure 1.1**).

Figure 1.1 Nottingham Outer Housing Market Area

Source: Ashfield District Council

1.3.4 Given its geographic location, Ashfield is a member of Joint Planning Advisory Board for Greater Nottingham. Its purpose is to facilitate the sustainable development and growth of Greater Nottingham by discharging the Duty to Cooperate (S110 of the Localism Act 2011) on key Strategic Planning issues, and advising the constituent Councils on the alignment of planning work across the Greater Nottingham area and other spatial planning and transport matters of mutual concern. Key partners/stakeholders are Ashfield District Council, Broxtowe Borough Council, Derbyshire County Council – Planning & Transport, Erewash Borough Council, Gedling Borough Council, Nottingham City Council – Planning & Transport, Nottinghamshire County Council – Planning & Transport and Rushcliffe Borough Council (see **Figure 1.2**).

[7] Minutes of Extraordinary Council meeting on 6th September 2018 are available via: Extraordinary Council meeting minutes

Figure 1.2 Nottingham Core Housing Market Area

Source: Ashfield District Council

1.4 The Pre-Submission Draft Local Plan

Scope of the Pre-Submission Draft Local Plan

1.4.1 The Pre-Submission Draft Local Plan comprises the following draft components:

- Vision and Strategic Objectives;
- The preferred options in terms of the quantum of growth (housing and employment development requirements) and distribution of growth (Spatial Strategy);
- Proposed sites allocations;
- Proposed strategic and development management policies.

1.4.2 Each plan component is discussed in turn below.

Vision and Strategic Objectives

1.4.3 The Vision for Ashfield out to 2040 contained in the Preferred Options is reproduced below:

"Vision: 'Ashfield, a place to be proud of"

Ashfield is a District where people of all ages are proud to live, study, work, visit and aspire to stay.

High quality design and place making will shape the delivery of new development, responding to the infrastructure requirements of new and existing local communities and rising to the challenge of climate change.

New housing will be responsive to local needs, enhancing the built environment and reflecting the distinctive characteristics of Ashfield's towns and villages. The lifestyle of the community will be enhanced by accessible health, leisure, and education opportunities, which will reduce health and income inequality in the district.

Working in Partnership with other organisations and residents, Ashfield will have taken major steps towards becoming net- zero carbon by 2050. The design and layout of development will reflect the change to drier and hotter summers, including the utilisations of green roofs and green space with extensive tree planting. Green space will be utilised to minimising the increased risk of flooding from all sources. New houses and employment units will be energy efficient, utilising solar and other forms of low carbon energy, reflecting electricity generated from a low carbon grid, combined heat and power plants and local heat sources such as mine water. To minimise the impact of periods of drought, development will be designed to use water efficiently, which facilitate ecosystems with less water being taken out of rivers and aquifers. Vehicles will be substantially powered by electricity resulting in significant local air quality benefits. The emphasis on green infrastructure will facilitate cycling and walking to access local facilities and services, achieving a shift in travel behaviour reducing energy usage and improving the health of residents.

Building on our transport links, a more diverse and thriving economy will encourage higher educational attainment, business enterprise, quality jobs and provide opportunities for a skilled workforce. Improved interchange between transport modes and the use of innovative solutions will help to manage the utilisation of the highway network for all users.

Sutton in Ashfield, Hucknall and Kirkby-in-Ashfield will have thriving, vibrant town centres, offering local products from local sources. They will provide a mix of retail, cultural, employment and local services, being places where people want to visit and live.

The District's rich heritage, scenic countryside and biodiversity are valued resources which will be protected and enhanced for local residents to discover and provide opportunities for tourism and recreation."

1.4.4 The vision is supported by 14 Strategic Objectives, linked to the themes of either the community, the economy or the environment. The Pre-Submission Draft Local Plan sets out the objectives in full.

Preferred Development Requirements and Spatial Strategy

1.4.5 The Pre-Submission Draft Local Plan sets out development requirements:

- Housing – to deliver a minimum of 446 houses per annum, equivalent to 7,582 dwellings between 2023 and 2040;
- Employment land – to provide up to 81 hectares of employment land from 2023 to 2040.

Proposed allocations

1.4.6 The Pre-Submission Draft Local Plan sets out a range of allocations to help meet the identified needs of the district:

- A range of housing allocations in the Hucknall, Kirkby, Sutton and Selston parish areas.
- Strategic employment land:
  - Land to the North-East of Junction 27 and west of Sherwood Business Park comprising a gross site area of approximately 20.47 hectares.
  - Land to the South- East of Junction 27 comprising a gross area of approximately 25 hectares towards the latter part of the Plan Period.
- A range of employment land allocations across the district.

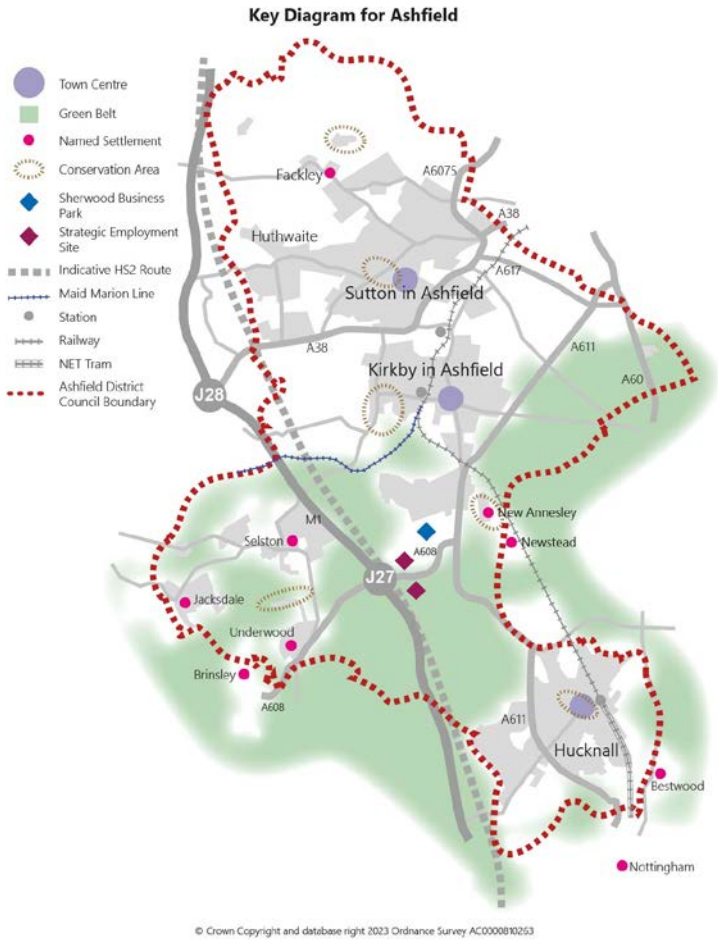
Local Plan policies

1.4.7 To support the overall strategy for development, the Pre-Submission Draft Local Plan sets out a range of policies to help guide new development across the following chapters:

- Sustainable development in Ashfield - Strategic policies;
- Meeting the challenge of climate change and adapt to its effects;
- Protecting and enhancing Ashfield's character through its natural environment and heritage;
- Meeting local housing needs and aspirations;
- Building a strong economy which provides opportunities for local people;
- Placing vibrant town and local centres at the heart of the community;
- Achieving successful development through well designed places.

1.4.8 **Figure 1.3** sets out the Pre-Submission Draft Local Plan Key Diagram showing the proposed strategic approach to development in the district.

Figure 1.3 Pre-Submission Draft Local Plan Key Diagram



Source: Ashfield District Council

Changes to the Plan since the 2021 consultation

1.4.9 The Council has made a range of changes to the Local Plan since the 2021 consultation. The changes include:

- Change in the plan period from 2020 to 2038 to 2023 to 2040.
- Amendments to the Local Plan vision and strategic objectives. See **Section 5.2**.
- Change to the preferred housing requirement to 446 dwellings per annum (dpa) based on the application of the latest standard methodology (reduced from 457 dpa identified at the 2021 Draft Local Plan stage). See **Section 5.3**.
- Change in the preferred employment quantum to 81 hectares (ha) of land between 2023 and 2040 reflecting the change in the base year and evidence updates. See **Section 5.4**.
- Change in spatial strategy with a revised focus on dispersed development (Option 3 - Dispersed Development (across the district) rather than the earlier focus on two new

settlements, further moderate Green Belt release and more limited development in/adjoining Sutton and Kirkby, and existing rural settlements (Option 10). The spatial strategy options were assessed in the Draft Local Plan (Regulation 18) SA Report 2021 and the appraisal has been reviewed in light of the Council's change in strategic approach. See **Section 5.5.**

- The change in the spatial strategy has led to the removal of two new settlements from the site options chosen. Additionally, there have been changes to a number of other proposed site allocations including additional sites and removal of others. See **Section 5.6** for the summary appraisal of the allocation options. **Appendix H** sets out the reasoning for the changes to the sites identified in the Pre-Submission Draft Local Plan.
- Further development and refinement of the strategic and development management policies, including taking into account recommendations from the HRA and Heritage Impact Assessment. See **Section 5.7** which sets out the appraisal summary.

Next steps in the preparation of the Local Plan

1.4.10 Following the statutory consultation on the Pre-Submission Draft Local Plan the Council will consider all the representations and intends to progress to submission to the Secretary of State for examination in May 2024 (Regulation 22). The Council then expects to adopt the final version of the Local Plan in April 2025.[8]

1.5 Sustainability Appraisal

The Requirement for Sustainability Appraisal

1.5.1 Under Section 19(5) of the Planning and Compulsory Purchase Act 2004, the Council is required to carry out a SA of the Local Plan to help guide the selection and development of policies and proposals in terms of their potential social, environmental and economic effects. In undertaking this requirement, local planning authorities must also incorporate the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004[9] (SEA Regulations). The SEA regulations seek to provide a high level of protection of the environment by integrating environmental considerations into the process of preparing certain plans and programmes.

1.5.2 At paragraphs 15-16, the National Planning Policy Framework (NPPF)[10] sets out that local plans provide a framework for addressing housing needs and other economic, social and environmental priorities and that they must be prepared with the objective of contributing to the achievement of sustainable development. In this context, paragraph 32 reiterates the requirement for SA/SEA as it relates to local plan preparation:

1.5.3 "*Local plans and spatial development strategies should be informed throughout their preparation by a sustainability appraisal that meets the relevant legal requirements. This*

[8] This reflect the timeframes in the updated Local Development Scheme (considered by the Local Plan Development Committee on 11 September 2023) Available via: LDS

[9] Statutory Instrument 2004 No. 1633 *The Environmental Assessment of Plans and Programmes Regulations 2004*. Available from SEA Regulations

[10] DLUHC (2023) National Planning Policy Framework. Available from: NPPF

should demonstrate how the plan has addressed relevant economic, social and environmental objectives (including opportunities for net gains). Significant adverse impacts on these objectives should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where significant adverse impacts are unavoidable, suitable mitigation measures should be proposed (or, where this is not possible, compensatory measures should be considered)."

1.5.4 The Planning Practice Guidance[11] (PPG) also makes clear that SA plays an important role in demonstrating that a local plan reflects (and contributes to) sustainability objectives and has considered reasonable alternatives. In this regard, SA will help to ensure that a local plan is "justified", a key test of soundness that concerns the extent to which the plan is an appropriate strategy, when considered against the reasonable alternatives and available and proportionate evidence.

Stages in the Sustainability Appraisal Process

1.5.5 There are five key stages in the SA process and these are highlighted in **Figure 1.3** together with links to the development of Local Plans.

1.5.6 The first stage (**Stage A**) led to the production of a SA Scoping Report which was consulted on between 20th December 2019 and 3rd February 2020.[12] Informed by a review of other relevant polices, plans and programmes as well as baseline information and the identification of key sustainability issues affecting the District, the Scoping Report set out the proposed framework for the appraisal of the Local Plan (the SA Framework).

1.5.7 The Scoping Report was subject to a six-week consultation period in December 2019. Two responses were received to the consultation from the statutory SEA consultation bodies (Historic England, Natural England) as well as a range of other stakeholders. Responses related to all aspects of the Scoping Report and resulted in amendments to the SA Framework. **Appendix B** contains a schedule of the consultation responses received to the Scoping Report, the Council's response and the subsequent action taken that is to be reflected in subsequent SA Reports.

1.5.8 **Stage B** is an iterative process involving the appraisal and refinement of the Local Plan with the findings presented in a series of interim SA Reports. The Council consulted on a Draft Local Plan (Regulation 18) document between 4 October and 16 November 2021[13]. This was accompanied by a SA Report[14] and the appraisal contained therein forms part of **Stage B** of the SA process and through the appraisal of the preferred housing and employment growth options, spatial strategy, land allocations (and reasonable alternatives) and policies is intended to help further refine the emerging Ashfield Local Plan.

1.5.9 At **Stage C**, (this current stage) a final SA Report is prepared and made available for consultation alongside the Regulation 19 Pre-Submission Draft Local Plan prior to submission and consideration by an independent planning inspector (**Stage D**).

[11] MHCLG (2019), Planning Practice Guidance, Strategic environmental assessment and sustainability appraisal, Paragraph: 001 Reference ID: 11-001-20190722

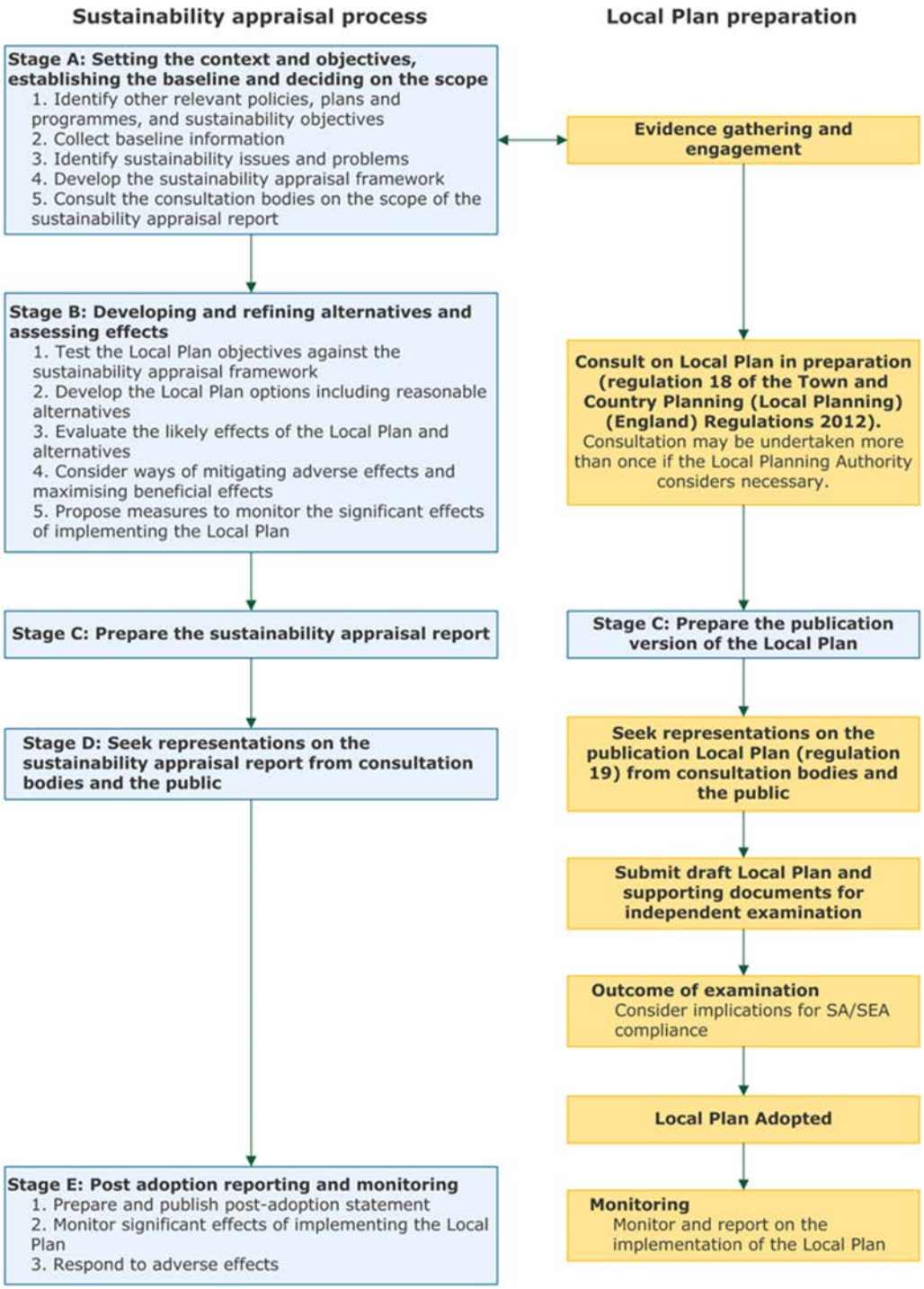
[12] Available to view via: Sustainability Appraisal Scoping Report

[13] The Preferred Options and SA Report are available here: Preferred Option consultation

[14] Wood (2021) Ashfield Local Plan Consultation Draft Local Plan (Regulation 18) Sustainability Appraisal Report

1.5.10 Following Examination in Public (EiP), and subject to any significant changes to the draft Local Plan that may require appraisal as a result of the EiP, the Council will issue a Post Adoption Statement as soon as reasonably practicable after the adoption of the Local Plan. This will set out the results of the consultation and SA process and the extent to which the findings of the SA have been accommodated in the adopted Local Plan. During the period of the Local Plan, the Council will monitor its implementation and any significant social, economic and environmental effects (**Stage E**).

Figure 1.4 The Sustainability Appraisal process and linkages with local plan preparation



1.6 Other assessments

1.6.1 Various other assessments are also carried out on the Local Plan in addition to SA reports. These are not part of the SA process but nevertheless cover sustainability issues:

- **Habitats Regulation Assessment (HRA)** is an additional requirement, required under the Conservation of Habitats and Species Regulations 2017. This has been undertaken separately and is not a component part of the SA. The findings of the HRA have been taken into account in this SA Report. The HRA assessment[15] found no adverse effects on the integrity of any National Site Network (formerly known as 'European') sites with the application of general mitigation in policy. The HRA also includes a shadow assessment for Sherwood Forest possible potential Special Protection Area (ppSPA) and identified that adverse effects with mitigation measures incorporated into the plan.
- **Heritage Impact Assessment –** a Heritage Impact Assessment has been undertaken to examine the impacts of potential development on the historic environment. The Heritage Impact Assessment has informed consideration of the potential effects on the historic environment within the SA.
- **Equalities Impact Assessment (EqIA)** - undertaking Equality Impact Assessments allows the identification of any potential discrimination caused by their policies or the way they work and take steps to make sure that it is removed. An EqIA to support the Pre-Submission Draft Local Plan has been completed.
- **Health Impact Assessment (HIA)** - a HIA has been undertaken for the Pre-Submission Draft Local Plan. Nottinghamshire County Council has prepared a Planning and Health engagement protocol setting out arrangements for how health partners including Nottinghamshire County Council should be consulted on local plans and planning applications. This initiative to improve engagement between the health partners and local planning authorities builds on the Health and Wellbeing Strategy previously produced by Nottinghamshire County Council which recommended the use of the Planning and Health checklist to assess development proposals.

1.7 Structure of this SA Report

1.7.1 The remainder of this SA Report is structured as follows:

- **Section 2: Review of Plans and Programmes** - provides an overview of the review of those plans and programmes relevant to the Local Plan and SA that is contained at **Appendix C**;
- **Section 3: Baseline Analysis** - presents a summary of the baseline analysis of the District's social, economic and environmental characteristics and identifies the key sustainability issues that have informed the SA Framework and appraisal (baseline is contained at **Appendix D**);

[15] Lepus Consulting (2023) Habitats Regulations Assessment of the Draft Ashfield District Council Local Plan: Habitats Regulations Assessment Report

- **Section 4: SA Approach** - outlines the approach to the SA of the draft Local Plan including the SA Framework;
- **Section 5: Appraisal of the Effects of the Pre-Submission Draft Local Plan** – presents the findings of the appraisal of the draft Local Plan;
- **Section 6: Conclusions, Monitoring and Next Steps** – presents the conclusions of the SA of the Local Plan, an initial monitoring framework and details of the next steps in the appraisal process.

1.8 How to comment on this SA Report

1.8.1 The consultation on the Pre-Submission Draft Local Plan and accompanying SA Report will take place from Friday 1 December 2023 to 5.00pm on Monday 29 January 2024. Further details about the statutory consultation are set out below.

Consultation

The consultation takes place between Friday 1 December 2023 and 5.00pm on Monday 29 January 2024. Responses should be submitted via the interactive form which can be found on the Council's website. Address:

Forward Planning

Ashfield District Council,

Urban Road,

Kirkby-in- Ashfield,

NG17 8DA

All comments must be received by 5.00pm on Monday 29 January 2024. Those received after the deadline will not be considered.

If you need any further information please contact the Local Plans Team at localplan@ashfield.gov.uk

2. Review of Plans and Programmes

2.1 Introduction

2.1.1 The SEA Regulations require a report containing *"an outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes"* (Schedule 2(1)) as well as *"The environmental protection objectives, established at international (European) Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation"* (Schedule 2(5)).

2.1.2 In consequence, one of the first steps in undertaking the SA of the Pre-Submission Draft Local Plan is therefore to identify and review other relevant plans and programmes which could influence the plan. There is no definitive list of plans that must be reviewed, although the issues listed at Schedule 2(6) provide a valuable guide, covering "*biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage, including architectural and archaeological heritage, and landscape*"[16]. These issues have been considered in conjunction with the provisions of the NPPF, to determine relevant plans, policies and programme. These may be plans and programmes at an international/European, national, regional, or sub-regional level, commensurate with the scope of the Pre-Submission Draft Local Plan. The review aims to identify the relationships between the Daft Local Plan and these other documents i.e., how the Pre-Submission Draft Local Plan could be affected by the aims of other plans and programmes, objectives and/or targets, or how it could contribute to the achievement of their environmental and sustainability objectives. It is also a valuable source of information to support the completion of baseline analysis and to determine the key issues for SA.

2.1.3 The various 'chapters' in the NPPF have been used as broad basis to consider the sustainability aspects which are summarised in **Table 2.1**. Additionally, reference has been made to the National Planning Policy for Waste for waste issues. A more detailed analysis of the sustainability objectives, targets and indicators derived from the plans, policies and programmes is provided in **Appendix C**. As this review spans the period of departure from the European Union (EU), relevant EU directives are referenced, as they remained part of the retained EU law. The analysis (in conjunction with the baseline information presented in **Section 3**) is used to contribute towards the identification of key issues for the SA, and are reflected in the SA Objectives developed.

[16] Whilst the SEA Regulation lists a number of effects on the environment to be considered, there is no definition as to what they encompass. **Appendix A** sets out a definition of the various effects. Population is considered to include information on demographics and generic socio-economic issues.

Table 2.1 Key messages from the review of the relevant plans, policies and programmes

Key messages from review of relevant plans, policies and programmes	Source of message	Implications for the SA Framework
ACHIEVING SUSTAINABLE DEVELOPMENT From a planning perspective NPPF identifies sustainable development has having three Three objectives : • Economic objective • Social objective • Environmental objective At a high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. (Reflects resolution 42/187 of the United Nations General Assembly).	• 42/187. Report of the World Commission on Environment and Development • Johannesburg Declaration on Sustainable Development • 2009 Review of the EU Sustainable Development Strategy (EU SDS, 2006) • UK Sustainable Development Strategy - Securing the Future (Final, HM Government, 2005) • National Planning Policy Framework (NPPF) • Planning Practice Guidance (PPG)	Sets out the requirement for sustainable development in planning.
DELIVERING A SUFFICIENT SUPPLY OF NEW HOMES **Housing** Identification that not enough housing is being developed to meet housing needs. The NPPF requires that local planning authorities should significantly boost the supply of housing for market and affordable housing' are met. The aims should be to creating 'sustainable, inclusive and mixed communities'. Other aspects identified are: • Reduce homelessness • Opportunities for self build • Reduce the number of empty homes • Improve affordability across the housing market • Increase the supply of houses • Provide a supply of high quality, well designed, energy efficient housing appropriate to needs of the community including family homes, homes to meet the needs of the ageing population and social housing • New homes to be energy efficient, and able to cope with the effects of climate change • Provide adequate amount of land for gypsies and travellers	• Build Back Better: Our Plan for Growth HM Treasury 2021 • NPPF • PPG • Planning policy for travellers sites • UK Climate Change Programme • Self Build and Custom Build Act 2015 • D2N2 Local Enterprise Partnership Vision 2030 Strategic Economic Plan, • Nationally Described Space Standard, March 2015 • Appraisal of Sustainable Urban Extensions - Nottingham Core HMA (June 2008) • Nottinghamshire and Erewash Older Peoples Housing Needs Study • Disabled People's Housing Needs Study - An Assessment of the Housing Needs of People with Physical Disabilities Notts and Derbyshire Authorities. • Ashfield Local Plan Review • Ashfield Corporate Plan • Greater Nottingham and Ashfield Housing Needs Assessment 2020 • Greater Nottingham and Ashfield District Council Gypsy and Traveller Accommodation Assessment, 2021 • Ashfield Whole Plan and CIL Viability Assessment 2016 and Ashfield Whole Plan Viability Assessment 2023 • First Homes Assessment, Greater Nottingham 2022	Requires objectives to ensure that it meets the housing requirements of the District and, where necessary and appropriate, neighbouring districts and the housing stock is of a high quality and meets the requirements of all sectors of the community.

Key messages from review of relevant plans, policies and programmes	Source of message	Implications for the SA Framework
BUILDING A STRONG, COMPETITIVE ECONOMY **Business development & the economy** Emphasis upon economic growth and productivity from a variety of policies. The NPPF stresses the importance of considering market and economic signals, together with understanding business needs. Planning can make a contribution by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by coordinating development requirements, including the provision of infrastructure'. Emphasis is upon the local plan supporting sustainable growth and expansion of business and enterprise. Includes: • Ensure supply of employment land. • Support efficient, competitive and innovative retail, leisure and other sectors. • Support digital infrastructure in the District to support growth and technological change. • Regenerate deprived areas through business development. • Ensure location of development makes efficient use of existing infrastructure. • Develop economic capacity and expertise. • Increase economic diversity. • Maximise economic benefit from tourism. • Encourage growth in high value, high growth, high knowledge economic activities. • Ensure that economic growth goes hand-in-hand with high quality environment. • Understand future demands for land including type of land and location. • Ensure that the location of industry and commerce brings benefit and not harm to local communities. • Positive approach to employment opportunities in rural areas should be supported, including through support for tourism where appropriate. • Encourage inward investment. **Employment** • Reduce worklessness • Improve skills to help reduce unemployment and deprivation	• EU Growth Strategy - Europe 2020, Recommendations for the United Kingdom • NPPF • PPG • Build Back Better: Our Plan for Growth HM Treasury 2021 • Skills for Growth. BIS • National Infrastructure Plan • Fixing the foundations: creating a more prosperous nation 2015 • Future Telecoms Infrastructure Review 2018 • The Digital Economy Act 2017 • Digital Connectivity Portal • Heritage and the Economy Heritage Counts 2019 • The heritage sector in England and its impact on the economy An updated report for Historic England June 2019 • D2N2 Vision 2030 Strategic Economic Plan and supporting evidence base Greater Nottingham Accessibility Strategy • A report on skills mismatches in Derby, Derbyshire, Nottingham, and Nottinghamshire LEP June 2017 • Ashfield Corporate Plan • Ashfield & Mansfield a Plan for Growth • Employment Land Forecasting Study 2015 Nottingham Core and HMA and Nottingham Outer HMA. • Experian (June 2009) Ashfield and Mansfield Economic Analysis for Ashfield District Council and Mansfield District Council. • Clayton.N & Wright.J. The Work Foundation (June 2010) Ashfield and Mansfield City Relationships. • Centre for Local Economic Strategies (June 2010) Understanding the Resilience of Ashfield and Mansfield Economy. • The Nottingham Core HMA and Nottingham Outer HMA Employment Land Needs Study, Litchfield, 2021. • Nottinghamshire Core & Outer HMA Logistics Study Final Report 2022. • Maid Marian Rail Extension Economic Impact Analysis - Ashfield Benefits Report 2020 • Maid Marian rail extension masterplan report Ashfield Masterplan Report 2021 • Innes England (2009) Mansfield and Ashfield Districts Joint Property Strategy. December 2009 • Ashfield IDP • Greater Nottingham IDP	Requires objectives to ensure there is sufficient land for business development; to ensure that businesses are located in the correct places and that local communities (especially deprived communities) benefit from them; to ensure that businesses do not cause harm to the communities in which they are situated; and to encourage diversity and high value, high growth, knowledge intensive economic activities, including tourism. Requires objectives to improve employment skills and levels.

Key messages from review of relevant plans, policies and programmes	Source of message	Implications for the SA Framework
Rural • Prevent decline in some rural communities • Promote rural renewal • Development of dynamic, competitive and sustainable economies in the countryside	• NPPF • PPG • Natural Environment and Rural Communities (NERC) Act 2006 • National Rural Proofing Defra • Rural Economy Growth Review, 2011 and updates • Towards a one nation economy: A 10-point plan for boosting rural productivity (2015)	Requires objectives to ensure sustainable communities in the countryside.
ENSURING THE VITALITY OF TOWN CENTRES **Town Centres** • Promote the vitality of town centres by promoting and enhancing existing centres. • Connectivity within town centres. • Diversity of uses within town centres • Take advantage of economic opportunities related to tourism • Provide centres for the local communities.	• EU Growth Strategy - Europe 2020, Recommendations for the United Kingdom • NPPF • PPG • Heritage and the Economy Heritage Counts 2019 • The heritage sector in England and its impact on the economy An updated report for Historic England June 2019 Cebr • Ashfield Retail and Leisure Study 2016 (which is currently being updated) • Broxtowe, Gedling, Nottingham City and Rushcliffe Retail Study (2015) • Sutton Town Centre Masterplan March 2019 • Kirkby Town Centre Spatial Masterplan - Shaping Kirkby's Future February 2021 • Hucknall Town Centre Masterplan 2022	Requires objects to support growth and diversity of town centres and local centres.
PROMOTING HEALTHY AND SAFE COMMUNITIES **Health** The 'Marmot Review' of health inequalities in England, which concluded that there is 'overwhelming evidence that health and environmental inequalities are inexorably linked and that poor environments contribute significantly to poor health and health inequalities'. Planning for good health can complement planning for biodiversity (green infrastructure) and climate change mitigation (walking/cycling). • Improve health and access to quality health facilities • More opportunities for walking and cycling • Improve access to open space and leisure opportunities • Understand the economic benefits of better health in the community	• Healthy people, healthy places briefing Obesity and the environment: increasing physical activity and active travel, 2013 • Ambient Air Quality and Cleaner Air for Europe Directive 2008/50/EC (2008) • Equality Act 2010 • 'Fair Society, Healthy Lives 2010. Strategic review of health inequalities in England post-2010 • NPPF • PPG • Wellbeing and the Historic Environment Threats, Issues and Opportunities for the Historic Environment 2018 Historic England • Planning healthy-weight environments TCPA & Public Health England • Ashfield Corporate Plan • Nottinghamshire Sustainability and Transformation Plan 2016-21 • Health & Wellbeing Strategy for Nottinghamshire 2018-2022 • Nottingham and Nottinghamshire Integrated Care Partnership (ICP): Integrated Care Strategy 2023-2027	Requires objectives to: influence Social determinates of health (a person's health status and lifestyle, including economic, environmental and social conditions), health issues as a way to promote good planning and design and raise standards, improve health by providing opportunities for walking, cycling, sport and leisure activities and supports sustainable primary care that delivers high quality, efficient, and accessible primary care

Key messages from review of relevant plans, policies and programmes	Source of message	Implications for the SA Framework
	• Strategy for Primary Care Transformation Derbyshire and Nottinghamshire Area Team, 2014 • Nottingham North & East Clinical Commission Group Commissioning Plan. • Mansfield & Ashfield Clinical Commissioning Group A Vision and Strategy for Primary Care • Mansfield & Ashfield Clinical Commissioning Group and the Newark & Sherwood Clinical Commissioning Group Five Year Health and Social Care Strategy • An Active Lifestyles Strategy for Ashfield • Public Open Space Strategy 2016	
Education. Education is highlight in relation to life chances, and health/wellbeing. NNPF places emphasis on a choice of school places to meet the needs of communities. Requirement to: • Improve the quality of educational facilities. • Improve educational attainment. • Improvement of life chances and health through educational achievement.	• NPPF • PPG • Ashfield Corporate Plan • Ashfield Community Safety Partnership Strategic Plan 2014 -17 • Nottinghamshire Transport Plan • Skills for Growth. BIS • Infrastructure Delivery Plan Ashfield • Nottinghamshire County Council & Ashfield District Council Joint Statement The provision of School Places to Support Housing Allocations in the Ashfield Local Plan Publication 2016 2018	Requires objectives that will cover improve educational attainment.
Community safety Reduce crime and the fear of crime from PPP is reflected in the requirements of the NPPF. This can be seen in relation to the importance of crime and safety in relation to good design and in the promotions of healthy communities. The emphasis is that good design should create safe accessible environments where 'crime and disorder, and the fear of crime' are decreased.	• NPPF • PPG • Ashfield Community Safety Partnership Strategic Plan 2019 -2022	Requires objectives to reduce crime and the fear of crime, and change behaviour that is often linked with crime.
PROMOTING SUSTAINABLE TRANSPORT **Transport and Accessibility** Transport policies are important in 'contributing to sustainability and health objectives'. Stress placed on 'sustainable transport', developments in locations which are or can be made sustainable (making the fullest use of public transport, walking and cycling). Emphasis on facilities be located within walking distance of properties.	• Planning Act 2008 • National Infrastructure Plan • NPPF • PPG • Making Connections DfT • Healthy people, healthy places briefing Obesity and the environment: increasing physical activity and active travel, 2013 • Transport Investment Strategy 2017 • The future of transport: a network for 2030 DfT • The Inclusive Transport Strategy: achieving equal access for disabled people. • UK Climate Change Programme	Requires objectives to enable the development of sustainable transport infrastructure that reduces overall levels of travel and ensures accessibility to key services (e.g. health services, education, employment sites, and leisure facilities), the provision of safe walking and cycling routes, and safe accessible public transport.

Key messages from review of relevant plans, policies and programmes	Source of message	Implications for the SA Framework
Transport infrastructure should provide as far as possible a safe environment with minimal conflict between road users, especially traffic and cyclists or pedestrians. Includes: • Embed accessibility in decisions affecting provision, location, design and delivery of services in both urban and rural areas. • Improve social inclusion by making services more accessible. • Tackle crime and fear of crime on public transport. • Improve the quality and safety of pedestrian and cycling networks. • Improve public transport networks. • Encourage more people to walk and cycle. • Reduce impact of travel on the environment. • Maximise the use of existing roads infrastructure and avoid inappropriate development. • Reduce traffic and in particular journeys made by car. • Improve public transport. • Reduce traffic noise, pollution and congestion. • Improve the freight network to reduce amount of road freight. • Promote sustainable transport.	• Greater Nottingham Accessibility Strategy • Reducing emissions from road transport: Road to Zero Strategy • Decarbonising transport: a better, greener Britain • Nottingham Local Transport Plan: Strategy 2011 – 2026 • Nottinghamshire Local Transport Plan 2011-2026 • Greater Nottingham Accessibility Strategy • Ashfield Transport Study 2016	
SUPPORTING HIGH QUALITY COMMUNICATIONS **Business development & the economy** Substantial emphasis on improvements to the digital network. to achieve full fibre connectivity and 5G mobile broadband.	• Build Back Better: Our Plan for Growth HM Treasury 2021 • Future Telecoms Infrastructure Review 2018 • The Digital Economy Act 2017 • Digital Connectivity Portal • NPPF • PPG • D2N2 Vision 2030 Strategic Economic Plan and supporting evidence base Greater Nottingham Accessibility Strategy	Requires objectives that take account of the need to support improvements to the digital infrastructure.
MAKING EFFECTIVE USE OF LAND **Land use** Land use involves decisions on crosscutting and multi-layered issues that affect air quality, water quality, access to transportation, economic vitality, and quality of life. A key aspect is to use land to meet economic, social and environmental needs. It will include a substantial number of aspects but in the context of planning this will be reflected in:	• NPPF • PPG • National design guidance • Historic Landscape Characterisation Historic England. • Greater Nottingham Landscape Character Assessment 2009 • Ashfield Monitoring Reports (Substantial cross over with the requirements for housing, business development and infrastructure.)	Requires objectives to ensure that best use of land is made prioritising the re-use of land and buildings, (brownfield land) and housing development at higher densities.

Key messages from review of relevant plans, policies and programmes	Source of message	Implications for the SA Framework
• Provide an array of types and uses of buildings to meet the needs of residents and businesses. • Providing housing is a key aspect • Providing land required for employment purposes. • Protecting land for environmental purposes • Promoting education, health and community services with associated land use requirements. • Maximise the use of brownfield land for housing, business and commercial development. • Prioritise the re-use of existing buildings. • Promote good design.		
Resources Emphasis on the reuse of previous developed land and achieving appropriate densities.	• The Town & Country Planning (Brownfield Land Register) Regulations 2017 • NPPF • PPG • Increasing Residential Density in Historic Environments 2018. Historic England • Ashfield Monitoring Reports	Requires objectives to promote development that, where appropriate brownfield land Is utilised as a priority.
ACHIEVING WELL-DESIGNED PLACES **Sustainable communities** The NPPF promoting sustainable communities with sustainably accessible local services that reflect the community's needs and supports its health and well-being: identify the following: • Promote social cohesion and inclusion in both urban and rural communities. • Support vulnerable groups. • Reduce deprivation, focusing on most deprived areas. • Tackle poverty in urban and rural areas. • Increase social interaction. • Improve social development of children. • Improve quality of life. • Create clean, attractive, quality, safe urban spaces. • Access to quality health, education, housing, transport, shopping and leisure services.	• The Aarhus Convention • 2009 Review of the EU Sustainable Development Strategy (EU SDS, 2006) • NPPF • PPG • Equality Act 2010 • Planning policy for travellers sites • Increasing Residential Density in Historic Environments 2018 Historic England • Shaping Place Through Sport • Ashfield Community Safety Partnership Strategic Plan 2014 -17 • D2N2 Local Enterprise Partnership Strategic Economic Plan and Implementation Plan • Ashfield Corporate Plan • Ashfield Playing Pitch Strategy (draft), 2023 • Ashfield Green Space Strategy • Ashfield Green Infrastructure and Biodiversity Technical Paper • National Model Design Code, 2021	Requires objectives to create attractive, safe, sustainable communities.

Key messages from review of relevant plans, policies and programmes	Source of message	Implications for the SA Framework
• Ensure equality of opportunity in housing, employment and access to services. • Recognise that different people have different needs.		
PROTECTING THE GREEN BELT The NPPF identifies that the government places great importance on Green Belts with the aim of the policy to "prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence." The NPPF identifies 5 purposes of the Green Belt: • to check the unrestricted sprawl of large built-up areas; • to prevent neighbouring towns merging into one another; • to assist in safeguarding the countryside from encroachment; • to preserve the setting and special character of historic towns; and • to assist in urban regeneration, by encouraging the recycling of derelict and • other urban land.	• NPPF • PPG • Greater Nottinghamshire Landscape Character Assessment 2009	The Green Belt has to be given consideration in relation to the alternatives, policies and site allocations and requires exceptional circumstances if any amendments are proposed to the boundaries.
MEETING THE CHALLENGE OF CLIMATE CHANGE, FLOODING AND COSTAL CHANGE **Climate change** The Climate Change Act 2008 (as amended) has set targets on reducing greenhouse gas emissions in the UK by 100% (net zero carbon) by 2050. The NPPF emphasises the key role for planning in securing reductions in greenhouse gas emissions, including in terms of meeting the targets set out in the Climate Change Act 2008. It also requires taking into account climate change through 'flood risk, water supply and changes to biodiversity and landscape. This will include: • Encourage low or zero carbon communities • Minimise the effects of climate change on human health and on the environment • Ensure that new development is able to cope with climate change • Spatial planning should contribute to sustainable communities and the reduction of carbon dioxide emissions	• Kyoto Protocol (Doha Amendment) • EU Directive 2009/28/EC on the Promotion of the Use of Energy from Renewable Sources • NPPF • PPG • Climate Change Act 2008 and The Climate Change Act 2008 (2050 Target Amendment) Order 2019 • Net Zero Strategy: Build Back Greener 2021 • Draft National Flood and Coastal Erosion Risk Management Strategy for England May 2019 • Climate Impacts Tool. 2019 (Environment Agency) • UK Climate Change Programme • Understanding the risks: the UK climate change risk assessment (Gov Website) • Heritage, Climate Change and Environment Historic England (webpage) • Nottingham Declaration on Climate Change • Climate Change Framework for Action in Nottinghamshire • Nottinghamshire Sustainable Energy Policy Framework • Planning for climate change – guidance for local authorities Planning and Climate Change Coalition • Water stressed areas – final classification 2021 (Environment Agency)	Requires objectives to reduce carbon dioxide emissions that contribute to climate change; and to ensure that new development is able to cope with the effects of climate change

Key messages from review of relevant plans, policies and programmes	Source of message	Implications for the SA Framework
Transport and Accessibility Stress placed on 'sustainable transport', developments in locations which are or can be made sustainable (making the fullest use of public transport, walking and cycling). Emphasis on facilities be located within walking distance of properties. Includes: • Improve public transport networks. • Encourage more people to walk and cycle. • Reduce traffic and in particular journeys made by car.	• NPPF • PPG • Healthy people, healthy places briefing Obesity and the environment: increasing physical activity and active travel, 2013 • Reducing emissions from road transport: Road to Zero Strategy • Decarbonising transport: a better, greener Britain • Nottingham Local Transport Plan: Strategy 2011 – 2026 • Nottinghamshire Local Transport Plan 2011-2026 • Greater Nottingham Accessibility Strategy • Ashfield Transport Study 2016	Requires objectives to enable the development of sustainable transport infrastructure that contributes towards reducing climate change.
Energy Emphasis upon renewable energy European Commission sets out that the share of renewable energy grows to 20% by 2020 against a 1990 baseline. Consequently emphasis on: • Seek secure, clean affordable energy. • Reduce amount of energy consumed. • Generate energy at local levels. • Increase energy efficiency of homes and businesses. • Increase the amount of renewable energy produced. • Invest in the energy infrastructure. • Recover energy from waste.	• Energy Act 2011 • Planning and Energy Act 2008 • National Policy Statements for energy infrastructure • NPPF • PPG • Powering Up Britain: Net Zero Growth Plan 2023 • Nottinghamshire Sustainable Energy Policy Framework • Ashfield Climate Change Strategy and Action Plan • Planning for climate change – guidance for local authorities. Planning and Climate Change Coalition • Low Carbon Energy Opportunities and Heat Mapping for Local Planning Areas across the East Midlands Final Report 2011	Requires objectives to improve energy efficiency of new development and to encourage alternative ways of generating energy.
Flood risk Emphasis on development to be directed away from areas of the highest risk of flooding. For watercourses a sequential test. Emphasis on: • Safeguard land used to manage floodwater • Avoid inappropriate development on floodplains • Ensure new development does not afford risk elsewhere. • Flood and Water Management Act 2010 highlights the use of Sustainable Urban Drainage systems (SuDS).	• EU Water Framework Directive • EU Directive 2007/60/EC on the assessment and management of flood risks (2007) • Flood and Water Management Act 2010 • NPPF • PPG • Draft National Flood and Coastal Erosion Risk Management Strategy for England May 2019 • Climate Impacts Tool. 2019 (Environment Agency) • The River Basin Management Plans Humber River Basin District 2022 • River Trent Catchment Flood Management Plan 2010 • Flooding and Historic Buildings 2015 Historic England • Nottingham Local Flood Risk Management Strategy	Requires objectives to minimise flood risk by considering where development should take place, and by protecting floodplains.

Key messages from review of relevant plans, policies and programmes	Source of message	Implications for the SA Framework
	• River Leen and Day Brook Strategic Flood Risk Assessment Sept 2008 • Nottingham County Council Local Flood Risk Management Strategy Plan 2021-2027 • Nottinghamshire Preliminary Flood Risk Assessment - Preliminary Assessment Report and Identification of Flood Risk Areas 2023-2029 • Ashfield Level 1 Strategic Flood Risk Assessment 2023 • Watercycle Study for Greater Nottingham and Ashfield	
CONSERVING AND ENHANCING THE NATURAL ENVIRONMENT **Biodiversity and habitats** Emphasis on the requirement to protect important sites, to plan for green infrastructure and to plan for ecological networks at 'landscape scales'. National policy sets out the commitment to 'halt the loss of biodiversity and the degradation of ecosystem services in the EU by 2020'. This will include: • Protect and promote biodiversity • Conserve threatened species • Ensure that land uses (including agriculture) does not threaten biodiversity • Protect, restore and improve habitats including woodland, and aquatic ecosystems • Create and integrate habitats in urban spaces and in the built environment	• UNESCO World Heritage Convention (1972) • Strategic Environmental Assessment (SEA) Directive 2001/42/EC, on the Assessment of Certain Plans and Programmes on the Environment • EU Biodiversity Strategy to 2020 (2011) 'Our Life Insurance, Our Natural Capital' • EU Habitats Directive • EU Birds Directive • The Bern Convention on the Conservation of European Wildlife and Natural Habitats • Biodiversity 2020: A strategy for England's wildlife and ecosystem services Defra • Natural Environment White Paper 2011 and Implementation Papers • Countryside Act 1968 • Natural Environment and Rural Communities Act 2006 • Wildlife & Countryside Act 1981 • The Conservation of Habitats and Species Regulations (2017) • Environment Act 2021 • National environmental targets 2022 • The Agricultural Bill 2020 • A Green Future: Our 25 Year Plan to Improve the Environment 2018 • Environmental improvement plan: First revision of the 25 Year Environment Plan (2023) • NPPF • PPG • Local Biodiversity Action Plan for Nottinghamshire • Green & Blue Infrastructure and Biodiversity Strategy 2022 • The Nottinghamshire Biodiversity Opportunity Mapping Project 2016 (Ashfield)	Requires objectives to protect, enhance and improve biodiversity and habitats.
Landscape The European Landscape Convention defines landscape as: "An area, as perceived by people, whose character is the result of the action and interaction	• European Landscape Convention 2006 • NPPF • PPG	Requires objectives to protect, manage and enhance the landscape.

Key messages from review of relevant plans, policies and programmes	Source of message	Implications for the SA Framework
of natural and/or human factors." It recognises that the quality of all landscapes matters – not just those designated as 'best' or 'most valued'. The NPPF identifies that planning should contribute to and enhance the natural and local environment by 'protecting and enhancing valued landscapes. Includes: • Conserve and enhance the rural and built landscape • Open up access to the countryside • Provide opportunities to value our heritage • Bring improvements to the physical environment through quality design • Mitigation against harm to the landscape	• Countryside Act 1968 The Act imposes a duty on local authorities to have regard to the desirability of conserving the "natural beauty and amenity" of the countryside in the exercise of their functions relating to land. • Countryside and Rights of Way Act 2000 • Landscape Character Assessment Guidance for England and Scotland • Historic Landscape Characterisation Historic England. • East Midlands Regional Landscape Character Assessment • Greater Nottinghamshire Landscape Character Assessment 2009 • Ashfield Green Space Strategy • Ashfield Green Infrastructure and Biodiversity Technical Paper	
Pollution PPP and reflected in the NPPF identifies that planning policies should be compliant with and contribute towards EU limit values and national objectives for pollutants. Development should be prevented from contributing to, or being put at unacceptable risk from, or being adversely affected by unacceptable levels of air pollution. There is a requirement to: • Prevent and reduce the detrimental impact on human health, quality of life and the environment. • Reduce pollution. Ensure that new development does not reduce air quality.	• EU Directive on ambient air quality management • Directive 2010/75/EU on industrial emissions (integrated pollution prevention and control) (2010) • EU Environmental Noise Directive 2002/49/EC • Environmental Protection Act 1990- Environmental Act 1995 – Clean Neighbourhoods and Environmental Act 2005 • The Air Quality Strategy for England, Scotland, Wales and Northern Ireland 2007 • The Air Quality Strategy for England, Scotland, Wales and Northern Ireland – Volume 2, 2011 • Air Quality Standards Regulations 2010 • Environment Act 2021 • A Breath of Fresh Air For Nottinghamshire 2008 • Nottingham Local Transport Plan: Strategy 2011 – 2026. • Local Air Quality Updating and Screening Assessment for Ashfield District Council September 2015. In fulfilment of Part IV of the Environment Act 1995 Local Air Quality Management.	Requires objectives to prevent pollution and protect air quality.
Water Requirement to improve water quality with a timetable set out under the Water Framework Directive. Key evidence base is identified as the Humber River Basin Management Plan. Requirement to work with infrastructure providers in relation to water supply. **Identify:** • Improve water efficiency • Reduce amount of water used by domestic properties	• EU Water Framework Directive • EU Directive 91/271/EEC Concerning Urban Waste Water Treatment • Flood & Water Management Act 2010 • Environment Act 2021 • NPPF • PPG • Water Resources West - Draft Regional Plan 2022	Requires objectives to improve water efficiency, water quality, protect water systems, and to lessen the effects of flood and drought.

Key messages from review of relevant plans, policies and programmes	Source of message	Implications for the SA Framework
• Reduce water pollution • Enhance and protect aquatic water systems • Promote the use of SUDS where appropriate	• Water Resources Management Plan 2019 (and draft WRMP 2024). Severn Trent • Future Water The Governments Water Strategy for England • Water For Life: White Paper (2011) • Hidden infrastructure – The Pressures on Environmental Infrastructure • The River Basin Management Plans Humber River Basin District 2022 • Water Resources Strategy Regional Action Plan for the East Midlands. Environment Agency. • Catchment Extraction Plans. Environment Agency • Biodiversity 2020: A strategy for England's wildlife and ecosystem services Defra • Watercycle Study for Greater Nottingham and Ashfield	
Resources There is also an increase emphasis on protection and preservation of soils. The NPPF requires local planning authorities to take account of the economic and other benefits of the best and most versatile agricultural land.	• NPPF • PPG • Safeguarding our soils: A strategy for England, 2011 • Government White Paper – The Natural Choice: securing the value of nature • Standards of Good Agricultural and Environmental Condition • Agricultural Land Classification: protecting the best and most versatile agricultural land. Natural England • Standards of Good Agricultural and Environmental Condition DEFRA	Requires objectives to maintain and prevent degradation of soils and protect Best and most versatile agricultural land.
CONSERVING AND ENHANCING THE HISTORIC ENVIRONMENT **Historic Environment** Heritage assets should be conserved in a manner appropriate to this significance. Taking account of 'the wider social, cultural, economic and environmental benefits' of conservation. Emphasises that new development can make a positive contribution to local character distinctiveness. Includes: • Conserve and enhance the rural and built landscape • Provide opportunities to value our heritage • Protect historic buildings, Conservation Areas and the historic environment in general • Protect our archaeological and geological heritage	• European Convention on the Protection of the Archaeological Heritage (Revised) (1992) • Planning (Listed Buildings and Conservation Areas) Act 1990 S.66, S69, S70 and S72 • Ancient Monuments and Archaeological Areas Act 1979. • NPPF • PPG • Historic Environment Good Practice in Planning Note 1, Note 2 & Note 3. • The Historic Environment and Site Allocations in Local Plans Historic England Advice Note 3. Historic England • Boundless Horizons Historic Landscape Characterisation. Historic England. • Nottinghamshire Heritage at Risk Register • Ashfield Conservations Area Appraisals for Kirkby Cross, Lower Bagthorpe, Teversal and Sutton in Ashfield Church and Market Place.	Requires objectives to protect, manage and enhance the built heritage; to protect and enhance historic landscapes and the archaeological heritage and to encourage people to enjoy their local heritage.

Key messages from review of relevant plans, policies and programmes	Source of message	Implications for the SA Framework
FACILITATING THE SUSTAINABLE USE OF MINERALS **Resources** Under NPPF and Planning Practice Guidance district councils have an important role in safeguarding minerals and should take into account minerals safeguarding areas in any decision making.	• NPPF • PPG • Minerals Planning – Safeguarding Areas Coal Authority & Nottinghamshire County Council • Investing in Britain's future. HM Treasury	Requires objectives to prevent the unnecessary sterilisation of mineral resources of national and local importance.
ACHIEVING SUSTAINABLE AND EFFICIENT APPROACH TO RESOURCE USE AND WASTE MANAGEMENT **Waste** National Policy emphasises: waste management in relation to the waste hierarchy; ensuring that waste management is considered alongside other planning matters such as housing. • Reduce amount of municipal and commercial waste produced • Recycle, compost or re-use waste • Minimise harm to the environment and human health from waste treatment and handling • Disposal of waste to be considered the last option. • Ensuring the design and layout of new residential/commercial development facilitates waste management.	• EU Waste Framework Directive • EU Directive 1999/31/EC on the landfill of waste (1999) • Environment Act 2021NPPF • PPG • Waste Management Plan for England 2021 • National Planning Policy for Waste 2014 • Our Waste, Our Resources: A strategy for England 2018 • Nottinghamshire and Nottingham Waste Local Plan • Nottinghamshire and Nottingham Waste Core Strategy 2013	Requires objectives to reduce or re-use waste, and to prevent harm to human health and the environment from waste.

3. Baseline analysis

3.1 Introduction

3.1.1 The SA requires the collection of baseline information to describe the social, economic and environmental characteristics of Ashfield. The SEA regulations also require that the evolution of the baseline conditions of the plan area (that would take place without the plan or programme) is identified, described and taken into account. This provides the basis for predicting and monitoring effects of the policies within the Local Plan. The baseline information also helps to identify sustainability issues, potential alternatives and if necessary, mitigation measures.

3.1.2 Understanding geographical differences and constraints across the district assists in developing alternatives related to the needs, character, and roles of different areas, and in preparing strategies that are spatially specific in the distribution of development and the management of change. To consider alternatives there is a requirement to understand the environment, community, and economy of the different areas within the district, the interconnection between them and their interaction with the wider area.

3.2 Baseline conditions

3.2.1 Largely aligned with the review of plans and programmes, the baseline analysis has been undertaken for the following topic areas:

- population;
- housing;
- economy;
- town centres;
- healthy and safe communities;
- transport;
- effective use of land and achieving well designed places;
- climate change and flooding;
- conserving and enhancing the natural environment and Green Belt;
- conserving and enhancing the historic environment; and
- minerals and waste.

3.2.2 The baseline is presented in full in **Appendix D**. The baseline has been updated in light of comments on the information presented in the Scoping Report, any updated evidence base work and updated statistics on, for example, population and economic activity.

3.2.3 To inform the analysis, data has been drawn from a variety of sources, including: Census; Nomis; The Environment Agency, Department for Environment, Food and Rural Affairs (Defra), and the Council's Authority Monitoring Report.

3.3 Ashfield District: An overview

3.3.1 Ashfield District covers an area of 10,956 hectares with a population of 126,305 (2021 Census)[17]. It is located on the western side of Nottinghamshire, adjoins five districts within the county including Nottingham City to the south and Mansfield to the north east. The western and northern boundary of the District forms part of the County boundary line with Derbyshire (Amber Valley Borough Council and Bolsover District Council) (see **Figure 3.1**).

3.3.2 The Rural-Urban Classification of Local Authority Districts[18] sets out Ashfield as "Urban with City and Town". This identifies that the majority of the resident population living in urban settlements (the classification is not based on land area).

3.3.3 There are three Main Urban Areas in the District where housing, jobs and services are concentrated. The southernmost is Hucknall which lies immediately north of Nottingham. Kirkby-in- Ashfield and Sutton in Ashfield are to the north of the District and include the adjoining settlements of Annesley Woodhouse/ Annesley, Huthwaite, Stanton Hill and Skegby areas respectively. Three villages of Jacksdale, Selston and Underwood also contain significant residential areas. The remainder of the District is primarily countryside but contains a number of smaller settlements including Bagthorpe, Teversal, Fackley. and New Annesley together with smaller hamlets.

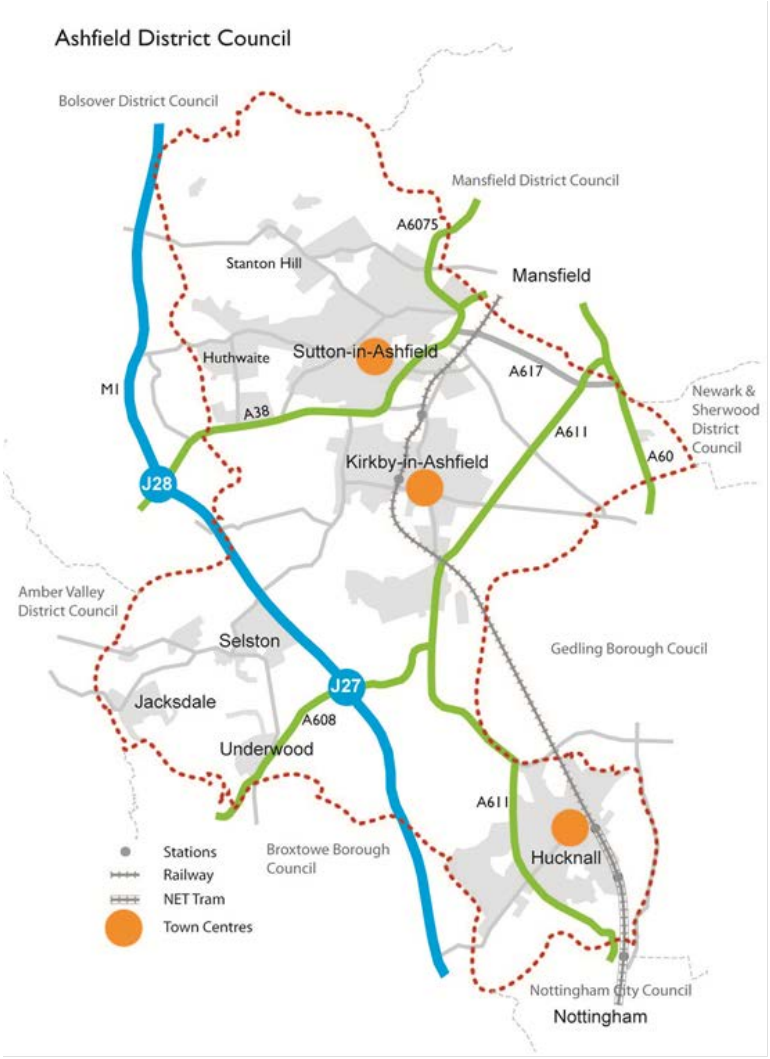
3.3.4 The area to the west of the District has a number of closely linked villages which form part of the Parish of Selston. The population of the Parish is approximately 12,254 based on the 2021 Census.

3.3.5 The settlements contain significant residential areas but lack the concentration of employment opportunities and services found in the three towns. However, Selston in particular is located relatively close to Kirkby-in-Ashfield and to Pinxton and South Normanton (Junction 28 of the M1) and the employment opportunities these areas. The major employment centre of Sherwood Park, off Junction 27 of the M1, is located in close vicinity to Selston and Underwood.

3.3.6 The villages of Selston, Jacksdale and Underwood are served by public transport with a regular bus service during peak periods. They are connected through green Infrastructure routes and the road network. Selston, the largest of the three villages, has a number of facilities, which include a secondary school, leisure centre, medical centre, primary schools, community facilities, convenience stores and public houses. However, Selston lacks a central retail centre. There is a wider range of small shops at Jacksdale, which is identified in the Ashfield Local Plan Review 2002 as a local centre. At Underwood the retail facilities are limited.

[17] ONS data via: Census 2021
[18] 2011 Rural-Urban Classification of Local Authority Districts and Similar Geographic Units in England: DEFRA & ONS.

Figure 3.1 Ashfield District Council and surrounding context



Source: Ashfield District Council

3.3.7 There are two parish councils within the District, Annesley and Felley Parish Council and Selston Parish Council. There are two Neighbourhood Plans which form part of the development plan for the District:

- Jacksdale, Underwood Selston Tomorrow (JUSt) Neighbourhood Plans[19] brought forward by Selston Parish Council and covering a substantial part of the Parish of Selston.
- Teversal, Stanton Hill and Skegby Neighbourhood Plan[20] brought forward by the Neighbourhood Forum. The Plan covers Stanton Hill, Skegby and the rural area to the north of Sutton in Ashfield (including Teversal, Fackley and Stanley).

3.3.8 Additional information on the neighbourhood areas is set out in the respective neighbourhood plans.

[19] See: Neighbourhood Plan webpage
[20] See: Neighbourhood Plan webpage

Evolution of the Baseline

3.3.9 Schedule 2 (2) of the SEA regulation requires the assessment to consider "*the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme*".

3.3.10 The NPPF is the primary external factor that will influence planning policy in the district without the Local Plan. The NPPF is important, particularly Paragraph 11 d) which states:

"*where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

> *i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
>
> *ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*"

3.3.11 The NPPF is likely to have a strong influence on how the district will develop if a Local Plan is not in place. The absence of a Local Plan would not mean that development in the district would come to a halt. Proposals would be considered against the provisions of the NPPF, including the presumption in favour of sustainable development.

3.3.12 The revised baseline presented in **Appendix D** includes trend information, where available, to provide an informed understanding of the evolution of the baseline without the Local Plan.

3.4 Key sustainability issues

3.4.1 From the review of the relevant plans and programmes (set out in **Appendix C**) and the baseline analysis (set out in detail in **Appendix D**), a number of key sustainability issues affecting the district have been identified. These issues are summarised in **Table 3.1** under topic areas outlined in **Section 3.2.**

Table 3.1 Key Sustainability Issues

Topic	Key Sustainability Issues
Population	• Population growth will increase the demand for housing and services and put additional requirements on local infrastructure. • An increasing percentage of the population is anticipated to be over 65, this will have implications for service provision.
Housing	• To identify and meet the level of housing required in Ashfield and reflect the interaction between different areas of the District and the relationship with the Greater Nottingham Area. • To provide sufficient housing of a type and tenure to meet specific needs. • Housing in terms of new build has declined in recent years and is not meeting the housing need identified by the NPPF Standard Method. • While the District is perceived as an area of affordable housing, when income levels in Ashfield are taken into account, housing affordability is an issue in the District. • Changing demographic structure, including an aging population, will impact future household characteristics and will have implications for the provision of housing requirements, employment opportunities and services. • Given that substantial parts of the District are in Green Belt, there are issues in balancing the housing needs of specific areas against the impact on the Green Belt and the countryside. • A substantial number of brownfield sites have been developed in Ashfield. The consequence is that limited brownfield sites are available necessitating the utilisation of greenfield sites to meet housing needs. • Reduce the potential impacts on the environment and social infrastructure of Ashfield whilst allocating land to provide for housing requirements. • Improving the quality of the existing housing stock.
Economy	• Meeting the needs of all current and future populations in terms of business and job opportunities. • Overreliance on the manufacturing sector where employment levels have declined over time. • Accommodating any employment land and other development opportunities as far as possible within an urban area so as to minimise the impact on greenfield sites. • Facilitate digital infrastructure to maximise growth opportunities. • Providing the necessary infrastructure to accommodate current and future development needs in terms of physical green and social infrastructure. • The need to encourage and accommodate both indigenous and inward investment particularly in relation to identified sectors, which have the potential for growth. • Creating an environment that is attractive to future growth sectors to improve performance in comparison with other locations. • Identifying opportunities for heritage led regeneration. • There are pockets of deprivation particularly within the urban area. Economic regeneration is particularly important in these areas of the towns to help alleviate poverty. • To increase incomes and skill levels, particularly in those communities suffering high levels of deprivation. • The concern is that too many residents currently lack skills at the right level to respond to these labour market changes and will thus struggle to compete effectively. • With the predicted increase in households there is likely to be a need to expand schools or provide new schools as a significant number of schools in Hucknall, Kirkby-in-Ashfield and Sutton in Ashfield are currently at or near capacity.

Topic	Key Sustainability Issues
	• To supporting the provision of appropriate sized schools/colleges and other skill learning facilities at a local level to help improve skills and opportunities. • Potentially, using planning to improving employment prospects and training for local residents. • The District's working population has grown over the period 2001 to 2011 but is now showing signs of declining as the population ages. • Responding to future trends in employment and supporting the growth of self-employment.
Town Centres	• The District has three shopping centres that need to be supported in order to keep them vital and viable. • Bring forward key opportunities identified in the town centre masterplans within an appropriate timescale. • Meeting the needs of all current and future populations in terms of business and job opportunities within town centres. • Providing the necessary infrastructure to accommodate current and future development. • Creating an environment that is attractive to future growth sectors to improve performance in comparison with other centres. • Identifying opportunities for heritage led regeneration.
Healthy and safe communities	• Residents of Ashfield have a shorter life expectancy than on average for England. • To improve health and wellbeing, and to prevent ill health (e.g. through healthy eating and exercise). • Health inequalities exist between the most and least deprived areas of the District. • To provision health services and facilities in relation to the demands arising from new development. • The Health and Wellbeing Board has identified priority areas which they believe will have the biggest impact to help improve health and wellbeing. This includes including 'losing the gap in educational attainment.' • Lifestyle indicators are generally worse than the average for England. • Ashfield performs poorly in the Indices of Multiple Deprivation and is ranked at 63rd out of 317 local authority areas (IMD, 2019). • New health, sporting, leisure and recreational facilities should be provided encouraging walking, cycling and more active lifestyles. • The development of a high quality multifunctional green infrastructure network should be promoted identifying any opportunities for links with and enhancement of cultural heritage. • Potential issue in meeting the needs of an aging population. • The development of accessible cycle networks to facilitate alternative modes of transport. • The development of quality green infrastructure should be promoted as part of development, linking to a green infrastructure network. • Adult participation in sport has decreased in Ashfield in recent years. • New health, sporting, leisure and recreational facilities should be provided and should encourage walking, cycling and more active lifestyles. • Recent evidence indicates that crime rates are increasing in the District. • To improve safety and security for people and property (e.g. through design intervention) and to reduce fear of crime.
Transport	• Embed accessibility into locational requirements for development and decision making and the access to services (such as health, education and leisure).

Topic	Key Sustainability Issues
	• The need to improve the quality and range of services available within communities. • Ensure that new development has good access to facilities and alternative means of travel. • Reducing the dependency on the private car. • Traffic congestion is an issue in Ashfield reflecting the new development proposed. • Improvements will be required to specific junctions as part of development as otherwise there will be an adverse impact on congestion and journey times. • Development close to the M1 motorway at Junction 27 has the potential to encourage car use and increase congestion, particularly around Sherwood Business Park. • To facilitate alternative forms of transport including encouraging more people to walk and cycle. • Significant new development will need to facilitate bus services to gives choice of transport mode. • To work with partners to provide an integrated and efficient transport system including public transport, walking and cycling network in Ashfield. • Ensure that new development has good access to facilities and alternative means of travel, reducing the dependency on the private car. • To facilitate alternative forms of transport including encouraging more people to walk and cycle. • A new Transport Study will be required to identify the implications of development. • The implications that over the life of the Plan combustion engines are likely to be increasingly phased out and replaced by ultra-low emission and electric vehicles.
Effective use of land and achieving well designed places	• While there are extensive employment sites in Ashfield these are largely currently occupied. • The traditional factory sites related to textiles and the coal industry have been redeveloped or green over as part of country parks. Sites that have not been developed, such as North Street, already have planning permission for re-development. Consequently, there is likely to be a very limited supply of brownfield sites of the nature in the future. • There are extensive 'modern' industrial estates but buildings have not reached the end of their economic life. Consequently, they are no suitable or deliverable in terms of national planning policy. • There is limited brownfield land available for development in Ashfield with the consequence that development is likely to be predominantly on greenfield sites. • Minimum densities are set out by the Ashfield Local Plan Review, saved policies but these do not fully reflect national policy. • Well-designed places can be achieved by taking a proactive and collaborative approach at all stages of the planning process, from policy and plan formulation to development but Local Plan design and density policies are increasing out of date in relation to national guidance.
Climate change and flooding	• Planning for the adaptation of and long-term resilience of Ashfield in relation to all aspects of climate change. • The Local Plan policies provide opportunities to support adaptation to climate change through appropriate design and layout and incorporation of features to facilitate resilience to the effects of climate change. • Improving energy efficiency and increasing use of low-carbon and renewable energy. • Balancing the potential amenity and landscape impacts and the need for alternative sources of energy. • Ensure that new development has good access to facilities and alternative means of travel. • Reducing the dependency on the private car. • To facilitate alternative forms of transport including encouraging more people to walk and cycle.

Topic	Key Sustainability Issues
	• To take account of the impact of development on water in relation to water quality and flood risk. • To avoid development within Flood Zones 2 and 3 unless exceptional reasons arise. • While the risk of flooding from watercourses is relatively low there are some risks from flooding in specific areas, in particular, Hucknall and Jacksdale. • The River Leen flows into the City from Ashfield and is identified as responding rapidly in the urban area to rainfall, giving less time for community response. Additional water into the River Leen raises significant flood issues in Nottingham. It is important that neighbouring authorities work in partnership to ensure that activities upstream do not increase flood risk within the City of Nottingham. • To the south and west of Nottinghamshire there are relatively steep areas, including heavily urbanised areas, such as Sutton-in-Ashfield and Mansfield. • Water supply will need to be considered and consideration should be given to reducing water consumption below Part G of Building Regulations which specifies that new homes must consume no more than 125 litres of water per person per day. • Waste water will need to be effectively managed through development and infrastructure planning.
Conserving and enhancing the natural environment and Green Belt	• The protection and enhancement of biodiversity, particularly statutory and non statutory sites of nature conservation interest in Ashfield. • Ensuring that the plan proposals have no adverse effect upon the South Pennines Special Area of Conservation (SAC), the Birklands & Bilhaugh SPC and the Sherwood Forest ppSPA. • Safeguarding nationally and locally valued species/habitats. • Enhancing biodiversity and the natural environment potentially through Biodiversity Opportunity Mapping. • Identifying opportunities for tree planting facilitating Green wood Community Forest and facilitating zero carbon targets. • Uncontrolled development could harm local landscape and settlement character. • Protect and enhance landscapes that contribute to the distinctive local character of areas within the District. • Maximise the benefits from the landscape character assessment by using landscape character to make choices about the locations for development and the design of proposals. • Improving the public realm and promoting high standards of design where regeneration is required. • Potential effects on landscape quality from poor design and layout of new development areas. • Balancing the needs for protecting better quality agriculture land and development requirements. • Providing a framework within which to manage protection of existing habitats and creation of new ones. • The need to safeguard and improve soil resources. • Addressing contamination issues relating to previous land uses. • Past development of brownfield sites means that currently there are limited stocks of vacant brownfield land. By implication, this means that there will be a loss of greenfield sites and agricultural land. • Maintaining and improving air quality in accordance with National Air Quality Standards and best practice. • Seeking to secure a reduction in emissions from sources which contribute to poor air quality.

Topic	Key Sustainability Issues
	• A substantial part of the District of Ashfield is identified as being within the Green Belt where exception circumstances are required to justify changes to the Green Belt boundaries.
Conserving and enhancing the historic environment	• The conservation and enhancement of Ashfield's historical and archaeological assets and their setting. • Three heritage assets are identified on the Heritage at Risk Register (August 2020). • The protection of non-designated heritage assets within Ashfield. • There is a need to actively promote the character and distinctiveness of the Conservation Areas. • Promote the conservation and enhance of the heritage assets within the District town centres to support the local economy. • Using the Conservation Area appraisals, to inform choices about development and the design of proposals within and adjacent to those areas.
Minerals and waste	• To follow the 'waste hierarchy' and in particular to reduce the growth in waste and increase the amount of waste which is re-used and recycled. • New development needs to include provision for waste recycling facilities. • Existing landfill sites have only a limited life (Nottinghamshire Waste Core Strategy). • The Waste Core Strategy identifies a 70% recycling target for all wastes by 2025. • Avoiding development on safeguarded mineral resources where this needlessly sterilises the minerals resource.

3.5 Limitations of the Data

3.5.1 The information used has been sourced, so far as is possible, from recent datasets utilising a wide range of authoritative and official sources. It is important to acknowledge that there are variable time lags between raw data collection and its publication. Consequently, at the time of this SA Report's publication, the baseline or predicted future trends may have varied from those described above.

4. SA approach

4.1 Introduction

4.1.1 This section describes the approach to the SA of the Pre-Submission Draft Local Plan. In particular, it sets out the appraisal framework (SA Framework) and how this has been used to appraise the key components of the Pre-Submission Draft Local Plan.

4.2 SA Framework

4.2.1 The SA Framework comprises sustainability objectives and guide questions to inform the appraisal. Establishing appropriate SA objectives and guide questions is central to appraising the sustainability effects of the Ashfield Local Plan. Broadly, the SA objectives define the long-term aspirations for the district with regard to social, economic and environmental considerations and it is against these objectives that the performance of the Draft Local Plan has been appraised.

4.2.2 **Table 4.1** presents the revised SA objectives and the key questions/guidance relating to each of the objectives used in the appraisal. The SA objectives and guide questions reflect the analysis of the key objectives and policies arising from the review of plans and programmes (**Section 2**), the key sustainability issues identified through the analysis of Ashfield's social, economic and environmental baseline conditions (**Section 3**) and comments received during consultation on the Scoping Report. The SEA Directive topic(s) to which each of the SA objectives relates is included in the third column.

Table 4.1 SA Framework

SA Objectives	Decision making criteria	SEA Regulation Topic
1. Housing **To ensure that the housing stock meets the housing needs of Ashfield.**	• 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?	Population/ Human health/ Material assets
2. Health	• Will it increase life expectancy? • Will it reduce health inequalities? • Will it improve access to services?	Population/ Human health/ Material assets.

SA Objectives	Decision making criteria	SEA Regulation Topic
To improve health and wellbeing and reduce health inequalities.	• 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?	
3.Historic Environment To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	• 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?	Cultural Heritage/ Human health/ Material assets
4.Community Safety To improve community safety, reduce crime and the fear of crime.	• 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?	Population/ Human health
5.Social Inclusion Deprivation To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	• Will it address the Indices of Multiple Deprivation and the underlying indicators? • Wil it promote effective integration with existing communities? • Will it provide for affordable housing? • Will it 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?	Population/ Human health/ Material assets
6. Biodiversity & Green Infrastructure To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	• 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? • Does the plan seek to prevent habitat & wildlife corridor fragmentation? • Does it provide opportunities for provision & enhancement of priority habitat or species?	Biodiversity/ Human health/ Fauna/ Flora/ Climatic factors/ Landscape/ Material assets

SA Objectives	Decision making criteria	SEA Regulation Topic
	• 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?	
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.**	• 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?	Biodiversity/ Human health/ Fauna/ Flora/ Landscape/ Cultural heritage/ Material assets
8.Natural Resources **To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.**	• 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?	Soil/ Fauna/ Flora/ Material assets
9.Air & noise pollution **To reduce air pollution and the proportion of the local population subject to noise pollution.**	• Will it limit or reduce emissions of air pollutants & improve air quality? • Will it limit or reduce noise pollution?	Air/ Human health/ Material assets
10.Water Quality **To conserve and improve water quality and quantity.**	• 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?	Water/ Climatic factors
11.Waste **To minimise waste and increase the re-use and recycling of waste materials.**	• Will it move management of waste up the waste hierarchy? • Will it help in increase waste recovery and recycling? • Will it reduce waste in the construction industry?	Climatic factors/ Landscape/ Material assets

SA Objectives	Decision making criteria	SEA Regulation Topic
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.	• 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?	Water/ Climatic factors/ Material assets
13.Climate Change and Energy Efficiency To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	• Will it improve energy efficiency of new buildings? • Will it support the generation and use of renewable energy? • Will it increase carbon emissions? • Will it encourage the use of clean, low carbon, energy efficient technologies?	Climatic factors/ 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.	• 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?	Population/ Human health/ Climatic factors/Landscape/ Material assets
15.Employment To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.	• 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? • Will it improve access to employment by means other than single occupancy car?	Population/ Human Health/ Material assets.
16. Economy To improve the efficiency, competitiveness and adaptability of the local economy.	• 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?	Population/ Human Health/ Material assets

SA Objectives	Decision making criteria	SEA Regulation Topic
	• Will it provide business clusters? • For a heritage asset will it promote heritage-led regeneration?	
17. Town Centres Increase the vitality and viability of Ashfield's town centres.	• 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?	Population/ Material assets.

4.2.3 **Table 4.2** shows the extent to which the SA objectives encompass the range of issues identified in the SEA Regulation.

Table 4.2 The SA Objectives compared to the SEA Regulation topics

SEA Topic	SA Objective
Biodiversity	6,7,
Population*	1,2,4,5,14,15,16,17
Human Health	1,2,3,4,5,6,7,9,14,15,16
Fauna	6,7,8
Flora	6,7,8
Soils	8,
Water	10,12
Air	9
Climatic Factors	6,10,11,12,13,14
Material Assets*	1,2,3,5,6,7,8,9,11,12,13,14,15,16,17
Cultural heritage, including architectural and archaeological heritage	3,7,
Landscape	6,7,11,14

* These terms are not clearly defined in the SEA Regulation, please see **Appendix A**.

4.3 Methodology

4.3.1 Based on the contents of the Pre-Submission Draft Local Plan detailed in **Section 1.4**, the SA Framework has been used to appraise the following key components:

- Vision and Strategic Objectives;
- The preferred Strategic Options (in terms of preferred housing and employment requirements and preferred spatial strategy);
- Proposed site allocations (and the reasonable alternatives);
- Proposed strategic and development management policies

4.3.2 The approach to the appraisal of each of the elements listed above is set out in the sections that follow.

Appraising the Vision and Strategic Objectives

4.3.3 It is important that the Pre-Submission Draft Local Plan vision and strategic objectives are aligned with the SA objectives (see ODPM guidance[21] Task B1). This has been tested by assessing the relationship between the SA objectives and the Pre-Submission Local Plan vision and objectives.

4.3.4 The vision and the four plan outcomes have been assessed for their compatibility against each of the 17 SA objectives (presented in **Table 4.1**). The scoring system in **Table 4.3** has been used to determine their compatibility:

Table 4.3 Compatibility scoring system

Symbol	Score
+	**Compatible**
0	**Neutral**
?	**Uncertain**
-	**Incompatible**

4.3.5 The findings of the compatibility assessment of the vision and plan outcomes and SA objectives are shown in **Table 5.1**. The findings are summarised in **Section 5.2**.

The preferred Strategic Options

Preferred housing and employment requirements

4.3.6 The preferred quantum of housing and employment growth to be accommodated in the district over the plan period, and any reasonable alternatives, have been appraised against each of the SA objectives using an appraisal matrix. The matrices set out the

- the SA Objectives;
- a score indicating the nature of the effect for each option on each SA Objective;

[21] ODPM (November 2005) *Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents: Guidance for Regional Planning Bodies and Local Planning Authorities.*

- a commentary on significant effects (including consideration of the cumulative, synergistic and indirect effects as well as the geography, duration, temporary/permanence and likelihood of any effects) and on any assumptions or uncertainties; and
- recommendations, including any mitigation or enhancements measures.

4.3.7 The format of the matrix that has been used in the appraisal is shown in **Table 4.4**. A qualitative scoring system has been adopted which is set out in **Table 4.5** and to guide the appraisal, specific definitions have been developed for what constitutes a significant effect, a minor effect or a neutral effect for each of the 17 SA objectives. The approach follows that undertaken for consideration of the housing and employment growth options considered as part of the SA Technical Note (prepared by WSP as Wood) presented alongside the report on these figures to the Local Plans Working Group in July 2021.

4.3.8 A summary of the SA of the housing and employment growth options is presented in **Section 5.3 and 5.4**. Detailed appraisal matrices are contained in **Appendices E** and **F**.

Table 4.4 Appraisal matrix example

SA Objective	Score	Commentary
1. Housing To ensure that the housing stock meets the housing needs of Ashfield.	++	**Likely Significant Effects** A description of the likely significant effects of the preferred option on the SA objective has been provided here, drawing on baseline information as appropriate. **Mitigation** • Mitigation and enhancement measures are outlined here. **Assumptions** • Any assumptions made in undertaking the appraisal are listed here. **Uncertainties** • Any uncertainties encountered during the appraisal are listed here

Table 4.5 Scoring system used in the SA

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.

Preferred Spatial Strategy

4.3.9 The preferred strategic, spatial option for the distribution of growth to be accommodated in the District over the plan period have been appraised against each of the SA objectives that comprise the SA Framework using an appraisal matrix. The options have been assessed using the matrix as set out in **Table 4.3** and the scoring system set out in **Table 4.4.** The detailed appraisal matrices are contained at **Appendix G.** Definitions of significance used to inform the appraisal are set out in **Appendix M**.

Proposed site allocations and reasonable alternatives

4.3.10 The draft site allocations have been appraised against the SA objectives that comprise the SA Framework using tailored appraisal criteria and associated thresholds of significance (Site Assessment Framework) that was consulted on in the SA Scoping Report (December 2019). Additionally, all sites that are considered by the Council to be reasonable alternative options to date have been subject to SA using the SA objectives and tailored thresholds.

4.3.11 It should be noted that the site appraisal does not take into account the provisions of the mitigation provided by draft Local Plan policies contained in the document. This is to ensure that all sites are considered equally.

4.3.12 See **Appendix L** for the sites assessment framework used to appraise the sites and reasonable alternatives. The site appraisal is set out in **Appendix H**.

Proposed strategic and development management policies

4.3.13 The appraisal of policies contained in each of the Pre-Submission Draft Local Plan policy chapters adopted the same approach as that used to appraise the strategic options. A score has been awarded for each constituent policy and for the cumulative effect of all policies on a chapter-by-chapter basis. The appraisal has been informed by that undertaken and presented in the SA Report, which accompanied the Local Plan withdrawn from examination in 2018. A summary of the results of the appraisal of the draft policies is presented in **Section 5.7** of this report. The detailed appraisal matrices are contained at **Appendices I and J**. Definitions of significance used to inform the appraisal are set out in **Appendix M**.

Secondary, cumulative and synergistic effects

4.3.14 The policies of the Local Plan Pre-Publication Draft do not sit in isolation from each other. The policies will work together to achieve the objectives of the Plan. For this reason, it is important to understand what the combined sustainability effects of the policies will be.

4.3.15 As noted above, the appraisal of the key development principles, spatial strategy and thematic policies has been undertaken by Local Plan chapter in order to determine the cumulative effects of each policy area. Throughout the policy appraisal matrices, reference is made to where cumulative effects could occur between the policy themes. In addition to the inclusion of cross reference between the policy themes, a cumulative effect assessment has been undertaken in order to clearly identify areas where policies work together. The cumulative assessment matrix is presented in **Table 5.10** and summarised in **Section 5.8**. Additional commentary is also provided where the Pre-Submission Local Plan may have effects in-combination with other plans and programmes. Finally, further consideration of the cumulative effects on localised communities from multiple strategic sites within 1km of each other has also been undertaken.

4.4 When the SA was undertaken and by whom

4.4.1 This SA of the Pre-Submission Draft Local Plan was undertaken by WSP in summer/autumn 2023.

4.5 Difficulties encountered in undertaking the appraisal

4.5.1 The SEA Regulations require the identification of any difficulties (such as technical deficiencies or lack of knowledge) encountered during the appraisal process. In this respect, a range of assumptions and uncertainties have been identified in the assessment matrices. Those uncertainties and assumptions that cut across the appraisal are outlined below.

4.5.2 The data gathered to complete this baseline largely pre-dates the Covid-19 pandemic and its environmental, social and economic effects. Data that relates to these changes is only becoming available periodically and it may well be a number of years before the effects of the crisis can be determined, along with whether changes to the topics covered in the baseline have been short-term or sustained. This is an additional uncertainty within the appraisal, and where relevant, some qualitative commentary may be provided.

Uncertainties

- The exact composition of future development is uncertain at this stage.
- The extent to which new housing development meets local needs will be dependent on the mix of housing delivered (in terms of size, type and tenure) which is currently unknown.
- The exact characteristics of sites (in terms of, for example, the presence of buried archaeological remains or protected species) is uncertain and will be subject to further, detailed analysis at the project stage.

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.
- It is assumed that, where appropriate, development proposals would be accompanied by a site-specific Flood Risk Assessment (FRA) and that suitable flood alleviation measures would be incorporated into the design of new development where necessary to minimise flood risk.
- It is assumed that the Nottingham and Nottinghamshire Joint Waste Local Plan will make sufficient waste infrastructure provision available.
- It is assumed that the Council will continue to liaise with Severn Trent Water regarding the planned level of growth.
- It is assumed that the landscape sensitivity of greenfield sites would be greater than brownfield land.
- It is assumed that there will be consistent policy implementation.

5. Appraisal of the effects of the Ashfield Pre-Submission Draft Local Plan

5.1 Introduction

5.1.1 This section presents the findings of the appraisal of effects of the Pre-Submission Local Plan against the SA Objectives. It assesses the compatibility of the vision and strategic objectives with the SA Objectives (**Section 5.2**), preferred housing and employment growth figure and alternatives (**Section 5.3 and 5.4**), preferred spatial strategy and alternatives (**Section 5.5**), site allocations (**Section 5.6**) strategic and thematic policies (**Section 5.7**). Cumulative, synergistic and secondary effects of the Local Plan Preferred Option, both alone and in-combination with other plans and programmes are considered in **Section 5.8**)

5.2 Local Plan Vision and Strategic Objectives

5.2.1 **Table 5.1** sets out the compatibility assessment of the vision and strategic objectives set out in the Pre-Submission Draft Local Plan against the SA Framework.

Vision

5.2.2 The Vision for Ashfield seeks to ensure new housing that is responsive to local needs, a more diverse and thriving economy with quality jobs, higher educational attainment, high quality design in new development and vibrant town centres. Reflecting its emphasis on growth and the promotion of sustainable communities, the Vision has been assessed as being compatible with the majority of the SA objectives. There is the potential for conflicts, particularly between those elements of the Vision that support growth and SA objectives concerning environmental protection and enhancement (and vice-versa), although any such conflict would likely be managed by the policies and proposals of the Local Plan. Incompatibilities have been identified between the Vision and natural resources (SA Objective 8), water quality (SA Objective 10) and waste (SA Objective 11). This reflects the anticipated increase in the use of natural resources, water resources and generation of waste during the construction and operation of new development in the District. There is also compatibility and incompatibility with biodiversity (SA Objective 6) reflecting the aim for protection and enhancement but also the consequences of direct/indirect effects from land take although there is some uncertainty regarding this as the Vision does seek to protect and enhance the biodiversity within Ashfield. The potential for both compatibilities and incompatibilities has been identified in respect of those SA objective relating to air and noise pollution (SA Objective 9).

5.2.3 The potential for compatibility has been identified in respect to landscape (SA Objective 7). The Vision has been strengthened and clearly identifies that the landscapes of Ashfield will be protected and enhanced.

5.2.4 The Vision encourages growth, which naturally results in the use of materials that have embodied carbon and the emissions of greenhouse gasses and other pollutants through a

developments construction and operation which may conflict with SA Objective 12. However, the Vision is clear that Ashfield is and will continue to take major steps towards becoming net-zero by 2050. The Vision seek to create an Ashfield in which development minimises its contribution to climate change (i.e. being flood resilient, energy efficient, water efficiency and better able to weather the effects of hotter summers). The Vision also highlights a considerable need for further renewable energy within Ashfield and for its built environment to be transformed to use renewable energy sources, such as solar power.

5.2.5 The Vision has also been assessed as having both a compatible and incompatible relationship with transport (SA Objective 14). The Vision seeks to build on transport links to promote a diverse and thriving economy although it will inevitably lead to more transport movements.

5.2.6 Overall, the Vision performs well when assessed against the SA objectives although there are uncertainties and potential conflicts could arise between growth, resource use and environmental factors.

Table 5.1 Compatibility assessment of Vision and Strategic Objectives

SA Objective	Vision	SO1	SO2	SO3	SO4	SO5	SO6	SO7	SO8	SO9	SO10	SO11	SO12	SO13	SO14
1. Housing To ensure that the housing stock meets the housing needs of Ashfield.	+	+	+	+	+	+	+	+	+	+	+	+	+	+/-	-
2. Health To improve health and wellbeing and reduce health inequalities.	+	+	+	0	+	+	0	+	+	+	0	+	+	+	+
3.Historic Environment To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	+/-	?	+/-/?	+/-/?	+/-/?	+/-/?	-/?	+	+/-/?	+	+/-/?	+/-/?	+/-	0	+
4.Community Safety To improve community safety, reduce crime and the fear of crime.	+	+	+	+	+	0	+	+	+	+	+	0	+/-	0	0
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

SA Objective	Vision	SO1	SO2	SO3	SO4	SO5	SO6	SO7	SO8	SO9	SO10	SO11	SO12	SO13	SO14
6. Biodiversity & Green Infrastructure To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	+/-/?	+	+/-	-/?	+	-/?	-/?	+/-/?	+/-/?	+/-/?	+/-/?	+/-/?	+/-	+	+
7.Landscape To protect enhance and manage the character and appearance of Ashfield's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	+	+/-	+/-	+/-	+/-	-/?	-/?	+	+	+	+/-	+/-	+/-	0	+
8.Natural Resources To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	-/?	+/-	+/-	-/?	+/-	+/-	-/?	+	+	+	+/-	+	+/-	+	+
9.Air & noise pollution To reduce air pollution and the proportion of the local population subject to noise pollution.	+/-	+/-	+	-/?	+/-	+/-	-/?	+/-	+/-	+/-	+/-	+	+/-	+	+
10.Water Quality To conserve and improve water quality and quantity.	-	0	0	-	0	-	-/?	0	0	0	0	0	0	+	+

SA Objective	Vision	SO1	SO2	SO3	SO4	SO5	SO6	SO7	SO8	SO9	SO10	SO11	SO12	SO13	SO14
11.Waste To minimise waste and increase the re-use and recycling of waste materials.	-	0	0	-	0	-	-/?	0	0	0	0	+	0	+	0
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.	+	0	0	0	+/?	0	0	0	0	0	0	+	0	0	+
13.Climate Change and Energy Efficiency To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	+/-	+	+	+/-	+	0	+/-	+	+	+	0	+	+/-	+	+
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.	+/-	0	+	+/-	+	+	+	+	+	+	+/-	+/-	+	+/-	0
15.Employment	+	0	0	0	+	+	+	+	+	+	0	+	+	-	-

SA Objective	Vision	SO1	SO2	SO3	SO4	SO5	SO6	SO7	SO8	SO9	SO10	SO11	SO12	SO13	SO14
To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.															
16. Economy To Improve the efficiency, competitiveness and adaptability of the local economy.	+	0	0	0	+	+	+	+	+	+	+	+	+	-	-
17. Town Centres Increase the vitality and viability of Ashfield's town centres.	+	0	0	0	0	0	0	+	+	+	+	+	+	-	-

Strategic Objectives

5.2.7 The Strategic Objectives set out in the Local Plan Preferred Option have been assessed as broadly supportive of the SA Objectives with few incompatibilities. The strategic objectives are particularly supportive of housing (SA Objective 1), either directly as in strategic objective 3 or more indirectly through the provision of, for example, supporting health services (strategic objective 2) and infrastructure (strategic objective 4). Additionally, the majority of strategic objectives are supportive of delivering improvements to the health and wellbeing (SA Objective 2) of Ashfield's communities. Most strategic objectives are also supportive of addressing crime and fear of crime (SA Objective 4) and improving social inclusion (SA Objective 5).

5.2.8 Where conflicts or uncertainties have been identified, this generally relates to, on the one hand, the aspiration for growth of housing and employment, and on the other, the need to protect and enhance environmental assets and minimise resource use. For strategic objectives which particularly focus on protecting and enhancing the environment (13 and 14) there are incompatibilities for many of the SA Objectives related to housing and economic growth as they could potentially restrict growth. However, incompatibility can be overcome by specific local plan policies focused on issues related environmental policy areas.

5.2.9 There are also uncertainties between strategic objectives that promote housing, economic and retail development and the compatibility with SA objectives related to the historic environment (SA Objective 3), biodiversity (SA Objective 6) and landscape (SA Objective 7). Here there are some incompatibilities but there is some uncertainty for many of the strategic objectives dependent on the implementation of the policies of the local plan as a whole and the location of development. There are incompatibilities identified for water resources (SA Objective 10) and waste (SA Objective 11) for a number of strategic objectives as they are likely to lead to increased use of water within the district and generate more waste. Strategic objective 11 does seek to encourage nature based solutions and strategic objective 13 seeks to ensure new development minimises and mitigates its potential effects on natural resources wherever possible.

5.3 Housing growth

5.3.1 The preferred housing growth options in the Pre-Submission Draft Local Plan (as set out in Policy S7) has been appraised against the SA objectives in accordance with the approach set out in **Section 4**. The reasonable alternative to the preferred option has also been appraised. The findings of the appraisal are presented in **Appendix E**. This section sets out the appraisal and summarises the likely effects of the preferred growth figures and the identified reasonable alternative.

Considered housing growth options

5.3.2 For the purposes of the 2021 Draft Local Plan SA Report, the preferred housing growth option at that stage of 457 dwellings per annum (dpa) and a figure with a 20% uplift were appraised (in Section 5.2 of the report). These were captured in the appraisal of a preferred figure equivalent to 450-475 dpa and an alternative of 540-570 dpa. Since the

2021 consultation the Council has updated the preferred housing figure to 446 based on its up-to-date assessment of the Local Housing Need (LHN).

5.3.3 Therefore, for the purposes of this SA Report, the preferred housing growth requirement of 446 dpa (7,582 dwellings over the plan period), as set out in Policy S7 of the Pre-Submission Draft Local Plan, and the reasonable alternative identified by the Council (which is a 20% buffer equivalent to 535 dpa and 9,095 over the plan period) have been appraised.

5.3.4 **Table 5.2** sets out a summary of the appraisal of the housing growth options. The detailed matrix containing commentary of the scoring is contained in **Appendix E**.

Table 5.2 Summary SA of strategic housing growth options

Option	1. Housing	2. Health	3. Historic Environment	4. Community Safety	5. Social Inclusion Deprivation	6. Biodiversity & Green Infrastructure	7.Landscape	8.Natural Resources	9.Air & noise pollution	10.Water Quality	11.Waste	12. Climate Change and Flood Risk	13.Climate Change and Energy Efficiency	14.Travel and accessibility	15.Employment	16. Economy	17. Town Centres
Preferred Option **Standard Methodology** 446	++	+/-	-/?	0	+	-/?	+/-/?	+/-/?	-/?	-	-	0/?	+/-	+/-	+	+	+
Flexible Buffer 535	++/?	+/-	-/?	0	+	-/?	+/-/?	+/--/?	-/?	-	-	0/?	+/-	+/--	+	++	+

Summary appraisal of the preferred housing requirement figure

5.3.5 The findings of the appraisal are the same as identified for the preferred figure in the 2021 Draft Local Plan SA Report. The standard methodology forms the starting point for identifying the level of housing need that needs to be met in the District over the plan period, in accordance with the NPPF. 446 dpa is therefore the minimum number of homes expected to be planned for over the plan period.

5.3.6 The standard methodology figure of 446 dpa has been assessed as having a positive effect against five objectives. In relation to housing (SA Objective 1) the option was assessed as having a significant positive effect as it is considered to meet the identified housing need.

5.3.7 Positive effects were also identified regarding employment (SA Objective 15), economy (SA Objective 16) and town centres (SA Objective 17). This assessment is predicated on the basis that the level of housing growth will generate economic benefits associated with construction and, in the longer term, new housing and associated population growth will in turn support investment in services and facilities. Additionally, this would enhance the viability of businesses in Ashfield, educational facilities, and the vitality of the town centres as well as other centres, encouraging additional investment. The Preferred Option would also ensure enough housing to house an economically active population required to fulfil employment opportunities in the District. Additionally, positive effects were found in relation to social inclusion deprivation (SA Objective 5) given the potential benefits for delivery of affordable housing, and investment in services and facilities.

5.3.8 Mixed positive and negative effects were identified with regards to health (SA Objective 2) reflecting that growth would support access to services and provide opportunities for increased amenities and recreational spaces. However, there would also be negative impacts associated with construction whist additional residential development could add pressure to existing services and facilities.

5.3.9 Mixed positive and negative effects were also found for landscape (SA Objective 7) reflecting that both housing growth options are likely to affect landscapes as new greenfield locations will be required, given the high rate of brownfield development in recent years, although there is potential for townscapes to be improved through new development. Additionally, to some extent, Green Belt would be required to meet the housing option. Similarly, mixed positive and negative effects were assessed against natural resources (SA Objective 8) due to the loss of greenfield land and potential impact on the best and most versatile agricultural land (Grades 1 to 3). However, some uncertainty remains dependent on the location of new development.

5.3.10 The assessment identified the potential for housing growth to have minor negative effects on a range of objectives including air and noise pollution (SA Objective 9), water quality (SA Objective 10), waste (SA Objective 11). There is some uncertainty with regards to air and noise pollution (SA Objective 9) dependent on the location of the development. The effects on water quality (SA Objective 10) have been identified as negative as new development will add pressure to water resources (although the Severn Trent Water Resources Management Plan (WRMP, 2019) sets out detailed measures to address this within the Nottinghamshire Water Resource Zone in the period to 2025 (and in outline to 2030). The draft Water Resource Management Plan 2024 (2022) sets out what is planned between 2025 and 2085 to address water resource pressures. Whilst Ashfield sits on principal and secondary aquifers, it is not considered that the Preferred Option (or alternative) would have a significant effect on water quality (SA Objective 10), subject to effective measures being put in place during the development process. The assessment of minor effects with regards to waste reflects the use of resources required to support housing growth and the generation of waste both during construction and once dwellings are occupied.

5.3.11 Further minor negative effects were identified in respect of the historic environment (Objective 3), biodiversity and green infrastructure (SA Objective 6) although some uncertainty remains based on the specific development locations identified.

5.3.12 Neutral effects were assessed for community safety (SA Objective 4), reflecting that these issues are largely addressed through design, and for climate change and flood risk (SA Objective 12) due to the assumed implementation of established measures to avoid increasing flood risk through new development. However, some uncertainty remains regarding flood risk dependent on the location of development. All strategic options have been assessed as having neutral effects on these objectives.

5.3.13 No significant negative effects have been assessed for this option.

Summary appraisal of reasonable alternative

5.3.14 The higher growth option of 535 dpa is considered to perform similarly to the lower figure against most of the SA objectives. Significant positive effects have been assessed against housing (SA Objective 1), and such effects may be enhanced by a larger supply of housing, but some uncertainty has also been identified. Providing a housing growth figure with a 20% buffer above the standard methodology would enable a greater supply of housing in the District on plan adoption; however, there is some uncertainty over where housing delivery can meet the higher growth figure. In the period 2011-2023, net housing completions have not reached the figure in two of the monitoring years (the highest being 558 net completions in 2015/16 and 544 in 2016/17). In summary, increasing the housing growth figure may not deliver the same number of actual houses on the ground.

5.3.15 Additionally, if delivery on the ground fails to meet the housing requirement, the potential to not meet the requirements of the NPPF's housing delivery test would reduce the control that the Council has on the location and supply of housing (in accordance with NPPF paragraph 11 presumption in sustainable development).

5.3.16 Significant positive effects have been found for the economy (SA Objective 16). The higher amount of growth is considered to provide additional benefits to the economy due to the additional construction jobs but also the additional potential to stimulate growth in a diversified economy.

5.3.17 The option is considered to have potential for mixed minor positive and significant negative effects on natural resources (SA Objective 8), given the higher growth figure would likely include greater release of greenfield land and a reduced ability to avoid the best and most versatile agricultural land (Grades 1 to 3). A similar score was also found for travel and accessibility (SA Objective 14) given the likelihood that higher growth would increase travel and congestion across the District. However, the magnitude of these effects is dependent on the location of development to some extent, and therefore some uncertainty remains at this stage. No other significant negative effects have been assessed for this option.

5.3.18 The flexible buffer option (535 dpa) is considered to perform similarly to the Preferred Option figure (446 dpa) for the remaining objectives.

Reasons for the selection of the preferred housing growth option and rejection of the alternative

5.3.19 The Council determined to take forward Preferred Option of 446 dpa. The Council has limited brownfield sites and limited potential to bring forward housing sites within existing

towns and villages. The former colliery sites have been redeveloped for housing or employment or alternatively have been restored as country parks. The old textile factories have also been substantially redeveloped for housing. Consequently, under both options, development would predominantly be on greenfield sites in the countryside, including areas currently in the Green Belt. This also has the potential for adverse effects on a number of other environmental aspects including the local landscape, increased water consumption, and loss of soils. Ashfield had a job density of 0.73% (2021)[22]. Therefore, taking forward the 'reasonable alternative' figure increases the possibility of residents travelling out of the district for work, resulting in greater congestion on roads. Furthermore, no additional housing requirements have been identified as arising from neighbouring council area under the duty to cooperate. By selecting the preferred housing requirement figure, the Council is accommodating its housing need based on up to date evidence of need using the standard method, while minimising the impact on the environment.

5.4 Employment growth

5.4.1 For the purposes of this SA Report, the employment growth options considered have been updated to take account of additional evidence on logistics and the responses received to the 2021 Draft Local Plan consultation. The preferred employment land requirement of 81ha, as set out in Policy S8, and the reasonable alternatives identified by the Council (which have also been updated based on additional evidence) have been appraised against the SA objectives in accordance with the approach set out in **Section 4**.

Considered options

5.4.2 The Council has identified three options for an employment growth figure over the plan period 2023 to 2040. The options reflect a shorter plan period of 17 years when compared to the 2021 Draft Local Plan options considered in Section 5.4 of the 2021 SA Report, which were informed by the Nottingham Core and Outer Housing Market Area Employment Land Needs Study 2021 (ELNS)[23] and reflected a period of 20 years. The options appraised in this SA Report have been informed by the evidence in the ELNS, the Nottinghamshire Core & Outer HMA Logistics Study Final Report 2022[24], the Strategic Distribution and Logistics Background Paper 2023[25] and additional work undertaken by Lichfields to update the scenarios in the ELNS, which has been incorporated into Section 8 of the Ashfield Economy and Employment Background Paper October 2023 (2023 Background Paper)[26] under Demand and Supply Conclusions. The following options have been appraised:

[22] Nomis - Official Labour Market Statistics for Ashfield. Available via: Nomisweb
[23] Lichfields for Ashfield District Council (2021) The Nottingham Core and Outer Housing Market Area Employment Land Needs Study 2021
[24] Iceni for Ashfield District Council (2022) Nottinghamshire Core & Outer HMA Logistics Study Final Report 2022
[25] Greater Nottingham Planning Partnership (2023) Strategic Distribution and Logistics Background Paper, September 2023
[26] Ashfield District Council (2023) Background Paper No 3 Economy & Employment Land. Available via the Council's consultation webpage.

- Option 1: Reasonable Alternative - Adopting one of the labour demand/labour supply scenarios set out in the 2023 Background Paper which gives a requirement of:
  - Offices floorspace requirements range from 4,995 to 16,588 sq m.
  - Industrial land ranges from 12.17 to 23.91 ha.
- Option 2: Reasonable Alternative – Adopting the past take up rates set out in the 2023 Background Paper predicting an annual figure of past losses at 100% of the rate that has been identified for the period from 2011/12 to 2022/23 which gives a requirement of:
  - Offices floorspace requirements 2,170 sq m.
  - Industrial land requirements 91.87 ha.
- Option 3: Preferred Option – Reflecting the past take up rates for the period 2023 to 2040 with amended figures for the predicted past losses at 50% of the annual rate that has been identified for the period from 2011/12 to 2022/23:
  - Offices floorspace requirements 1,433 sq m.
  - Industrial land requirements 80.62 ha.

5.4.3 The findings of the appraisal are presented in **Table 5.3** with detailed appraisal presented in **Appendix F**. This section sets out the appraisal and summarises the likely effects of the preferred growth figures and the identified reasonable alternatives.

Table 5.3 Summary SA of strategic employment growth options

Option	1. Housing	2. Health	3. Historic	4. Community Safety	5. Social Inclusion Deprivation	6. Biodiversity & Green Infrastructure	7.Landscape	8.Natural Resources	9.Air & noise	10.Water Quality	11.Waste	12. Climate Change and Flood Risk	13.Climate Change and Energy Efficiency	14.Travel and Accessibility	15.Employment	16. Economy	17. Town Centres
Option 1 Adopting one of the labour demand/labour supply scenarios	0	+ /-	- /?	0	+	-/?	+ /- /?	+ /- /?	- /?	-	-	0/?	+/-	+/-	++ /-/?	++ /-/?	0/+ /?
Option 2 Adopting the past take up rates and	0	+ /-	-- /?	0	+	-/?	+ /- /?	+ /- - /?	- /?	-	- /?	0/?	+/-	+/-/?	++ /?	++ /?	0/+ /?

Option	1. Housing	2. Health	3. Historic	4. Community Safety	5. Social Inclusion Deprivation	6. Biodiversity & Green Infrastructure	7.Landscape	8.Natural Resources	9.Air & noise	10.Water Quality	11.Waste	12. Climate Change and Flood Risk	13.Climate Change and Energy Efficiency	14.Travel and Accessibility	15.Employment	16. Economy	17. Town Centres
past losses of 100%																	
Preferred Option **Option 3** Adopting past take up rates and amended figures for the past losses (50%)	**0**	**+ /-**	**-- /?**	**0**	**+**	**-/?**	**+ /- /?**	**+ /- - /?**	**- /?**	**-**	**- /?**	**0/?**	**+/-**	**+/-/?**	**++**	**++**	**0/+ /?**

Summary appraisal of the preferred option: Adopting amended figures for the past losses and past take up rates

5.4.4 The preferred option set out in the Draft Local Plan 2021 has been taken forward by the Council but has been updated to take account of the latest evidence available and the revised Local Plan plan period of 2023 to 2040. The preferred option reflects the past take up rates scenario with amended past losses and take up rates. This leads to a need figure for office floorspace of 1,443 sq m and industrial land of 80.62 ha (reflected in 81ha in Policy S6). The option provides a need figure for industrial land between the baseline figure and the highest need figure identified in the 2023 Background Paper and a lower need figure for office space than the other two options. The scenario goes beyond meeting the local needs identified specifically for Ashfield through the labour supply and labour demand scenarios and makes a significant contribution toward the need for strategic logistics along the M1 corridor in Nottinghamshire identified in the evidence base. Significant positive effects were assessed for employment and economy (SA Objective 15 and 16). No further significant positive effects were identified during the appraisal of the preferred employment target.

5.4.5 The Preferred Option, in common with the other two options, has been assessed as having mixed positive and negative effects with regards to health and wellbeing (SA Objective 2) reflecting that it would lead to negative environmental effects during construction and

potentially operation (such as air and noise pollution) but could support reduced out-commuting and support mental wellbeing through the provision of jobs.

5.4.6 The option is considered to have potential for mixed minor positive and significant negative effects on natural resources (SA Objective 8). This reflects the inclusion of 83ha of employment land under this Option, which would likely include the release of greenfield land and a reduced ability to avoid the best and most versatile agricultural land (Grades 1 to 3).

5.4.7 The Preferred Option, along with the higher alternative, is identified as having potentially significant negative effects on the historic environment as they are likely to require some development in locations along the junctions of the M1 as this is where logistics demand in Nottinghamshire is identified as likely being best located in the 2022 Logistics Study. It is noted that Jct 27 is in close proximity to Grade II* Annesley Hall Registered Park and Garden. The higher figures could therefore potentially have a significant effect, although there is some uncertainty.

5.4.8 The Preferred Option in common with the other two options, is likely to have a negative effect on biodiversity (SA Objective 6), air and noise pollution (SA Objective 9), water (SA Objective 10) and waste (SA Objective11) due to impacts associated with the construction and operation of new development. There is some uncertainty for effects on the historic environment, biodiversity and air pollution due to the location of new employment developments.

5.4.9 A mix of minor positive and negative effects have also been assessed for climate change (SA Objective 13) and travel and accessibility (SA Objective 14). This reflects the potential to support reduced out commuting and the provision of energy efficient commercial development, whilst also leading to increased embodied carbon usage and an increase in car use.

5.4.10 A mix of neutral and minor positive effects for town centres (SA Objective 17) have been identified for the Preferred Option. New office development may support town centres (dependent on location) so some uncertainty on the extent of any positive effects is identified.

Summary appraisal of the alternatives: Labour demand (Experian Baseline/Regeneration) / labour supply (2014 base SNPP and Current SM 446 dpa) Scenarios

5.4.11 This option reflects the labour demand/labour supply methods. It makes provision of office floorspace within a range from 4,995 to 16,588 sq m and industrial land in the range of 12.17 to 23.91 ha. The option reflects the updated labour demand and labour supply scenarios initially identified in the ELNS and updated in the 2023 Background Paper. The Regeneration scenario would provide the highest level of employment land requirements within this alternative option, based upon Experian forecasts amended to take account of D2N2 (Local Enterprise Partnership for Derby, Derbyshire, Nottingham and Nottinghamshire) priority sectors. These scenarios effectively form the lowest figure for the District identified within the ELNS/Background Paper with no account taken of past take up rates. In this context it is anticipated that they will only meet a local need for the District of Ashfield and the scenarios do not reflect the significant demand for strategic logistics. A mix of significant positive and minor negative effects have been assessed

against employment (SA Objective 15) as the figure would meet baseline growth needs but does not fully account for past take up rates and therefore may reduce the ability to deliver new employment land that may be required. There is some uncertainty related to this and such negative effects may not be felt until the longer term. Similar effects have also been assessed for the economy (SA Objective 16). No further significant positive effects were identified during the appraisal of the employment target option.

5.4.12 The Option has been assessed as having mixed positive and negative effects on landscape (SA Objective 7) and natural resources (SA Objective 8). This principally reflects the anticipated loss of greenfield land and related adverse impacts on landscape character and visual amenity but also the potential, albeit limited given the lack of brownfield sites, for the redevelopment of brownfield sites to enhance the quality of the built environment and improve townscapes. However, some uncertainty remains dependent on the location of new development.

5.4.13 With regards to the remaining objectives, similar effects have been identified to the Preferred Option.

Summary appraisal of the alternatives: Adopting the past take up rates set out in the 2023 Background Paper reflecting past losses at 100% of the rate that has been identified for the period from 2011/12 to 2022/23.

5.4.14 This Option reflects the past take up rates for employment land but takes into account the past losses at 100% of the rate that has been identified through analysis of the monitoring information for the period 2011/12 to 2022/23. This includes the provision of office floorspace of 2,170 sqm and industrial land of 91.87 ha. This option reflects the highest figure identified in the ELNS/2023 Background Paper and takes into account past take up and losses from 2011/12 to 2022/23.

5.4.15 Significant positive effects have been assessed for employment and economy (SA Objective 15 and 16) as the figure would meet and far exceed the baseline ELNS employment growth figure. However, some uncertainty has been identified for this option as the need figure may in effect reflect an oversupply, due to taking longer term trends into account, which may not reflect more recent evidence of employment development. No further significant positive effects were identified during the appraisal of the employment target Option 2.

5.4.16 The option is considered to have potential for mixed minor positive and significant negative effects on natural resources (SA Objective 8), given that the identification of a need for around three times as much employment land under this Option compared to the other reasonable alternative not taken forward, which would likely include greater release of greenfield land and a reduced ability to avoid the best and most versatile agricultural land (Grades 1 to 3).

5.4.17 As with the Preferred Option, potentially significant negative effects on the historic environment are identified as the option is likely to require some development in locations along the junctions of the M1 as this is where logistics demand in Nottinghamshire is identified as likely being best located in the 2022 Logistics Study. It is noted that Jct 27 is in close proximity to Grade II* Annesley Hall Registered Park and Garden. The higher

figures could therefore potentially have a significant effect although there is some uncertainty.

5.4.18 Mixed minor positive and negative effects with uncertainty were also found for travel and accessibility (SA Objective 14) given the likelihood that higher growth would increase travel and congestion across the District. However, the magnitude of these effects is dependent on the location of development to some extent, and therefore some uncertainty remains at this stage. Additionally, a higher growth level may help to reduce out commuting to Nottingham and Mansfield. No other significant negative effects have been assessed for this option.

5.4.19 With regards to many of the remaining objectives, although similar effects have been identified to the other options, it is recognised that due to the increased need figure, there is more uncertainty as to the magnitude of the negative effects.

Reasons for the selection of the preferred employment growth option and rejection of alternatives at this stage

5.4.20 The determination of employment land requirements reflects the evidence base, which is set out in Ashfield Background Paper No 3: Economy and Employment 2021 and updated in the 2023 Background Paper 2023.[27] The evidence base reflects the following:

- The ELNS 2021, which ensures that the emerging Local Plan is based on understanding existing business needs, and potential changes in the market for employment land. The Study identifies five potential scenarios for determining the level of demand for employment land. These are based on:
- Econometric forecasts (labour demand) in relation to future jobs taking into account the regeneration impacts arising from D2N2 economic plans[28].
- The consideration of the labour supply implications for jobs arising from a requirement for Ashfield of the standard method of arriving at the LHN[29].
- Historic employment land take-up in the Ashfield (past take up rates) including the amount and type of employment land developed in Ashfield.
- The Nottingham Core HMA and Nottingham Outer HMA Logistics Study 2022 which built on the recommendations of the ELNS and considered the need to strategic logistics within the Study area.
- The Greater Nottingham Planning Partnership Strategic Distribution and Logistics Background Paper, September 2023, which considers the implications of the Logistics Study, and sets out the findings of a call for strategic logistics sites.
- 2023 Background Paper which summarises the updated evidence and incorporates additional work undertaking by Lichfields in relation to the latest monitoring evidence

[27] Available via the Council's consultation webpage.
[28] The D2N2 Strategic Economic Plan 2019-2030 'The Spark in the UK's Growth Engine' (SEP) and the Draft Local Industrial Strategy.
[29] The latest Local Housing Need analysis identifies a requirement for Ashfield of 446 dwellings per annum.

for Ashfield and considering the implications of a revised Local Plan period of 2023 to 2040.

5.4.21 For Ashfield the updated scenarios set out the 2023 Background Paper identified a gross requirement, which ranges between 1,433 sqm and 16,588 sqm for office floorspace and between 12.17 ha and a substantial 91.87 ha for industrial land. The econometric forecasts and labour supply scenarios resulted in significantly lower requirements than past take up rates. On analysis of the scenarios in the ELNS, the Council has concerns with regard to:

- Past Take up rates. This reflects:
  - Substantial development for general industrial purpose related to a period from 2000 to 2007/08 which has not been seen to the same extent in subsequent years.
  - Substantial office development in the period 2000 to 2005 on Sherwood Business Park when it was designated as an Enterprise Zone[30].

Consequently, the Council considers that past take up rates are overstated.

- Future losses: Future losses are projected forward based on the losses of employment land experienced from 2000 to 2020. Based on the evidence that past losses significantly related to former colliery sites and traditional textile units, it is not anticipated by the Council that these losses would be repeated to the same extent in the future. Consequently, the scenarios overstate the land requirements based on these losses.

5.4.22 The economic forecasts do not identify that much new land is needed for logistics, with only modest job growth for the logistics sectors. However, this is at odds with the initial market-led intelligence presented in ELNS Section 5 and the subsequent evidence in the Logistics Study. The evidence identifies that in the East Midlands demand for large strategic logistic units remain high, while supply remains low and this was not being reflected in these forecasts or labour supply figures[31]. However, the ELNS acknowledges that to some degree, logistics were being met within Ashfield with significant logistics units being developed at Castlewood Grange Business Park, Summit Park and Harrier Park.

5.4.23 Based on the evidence and acknowledging the demand for logistics, the Council has determined to take forward an employment land figure of 81 hectares for the period from 2023 to 2040[32]. This is reflective of the monitoring evidence between 2011/12 and 2022/23, and the anticipation of a lower rates of losses of employment land than anticipated in the ELNS. The preferred employment land requirement is significantly higher than anticipated by the econometric forecasts or labour supply scenarios and reflects that the Authority is contributing towards meeting the significant strategic logistics need identified in the evidence for the Local Plan.

[30] The East Midlands Enterprise Zones (Ashfield) (Designation) Order 1995.
[31] Consideration is being given to an additional study considering logistic requirements in Nottinghamshire.
[32] See Ashfield Background Paper No 3: Economy and Employment.

5.5 Spatial strategy

Considered spatial strategy options

5.5.1 The preferred spatial strategy option identified in the 2021 Draft Local Plan, and the reasonable alternatives identified by the Council were appraised in Section 5.5 in the 2021 Regulation 18 Draft Local Plan SA Report. As identified in **Section 1.4**, the Council has amended its spatial strategy. Given that the Council has changed its preferred spatial strategy since the 2021 Regulation 18 Report, the appraisal of the options has been reviewed with the summary appraisal of the strategic options set out in **Table 5.4** below. The detailed matrix containing commentary on the scoring is contained in **Appendix G**. Following the review, no changes to the scoring outlined in the 2021 SA Report have been identified. The Council's reasoning for the selection of the preferred approach and rejection of others is set out after the summary appraisal.

5.5.2 In developing the spatial strategy, the Council considered 10 separate strategic options in total. Two spatial options initially proposed that were not taken forward for SA. These are:

- 1. Containment within existing settlements; and
- 2. Urban Concentration within/adjoining existing settlements with no Green Belt release.

5.5.3 Evidence shows that there are not enough sites available through the Strategic Housing and Economic Land Availability Assessment (SHELAA) process to meet the minimum housing required in the district for either option. In SA terms, it is therefore considered that the two options are not 'reasonable alternatives' at this stage as they will not deliver the Local Plan's growth objectives.

5.5.4 Eight strategic spatial options were taken forward for SA in 2021 Regulation 18 Draft Local Plan SA Report as set out below (numbered 3 to 10). In total, eight options have therefore been appraised:

- 3. Dispersed development (across the district) comprising of smaller sites, each with capacity for less than 500 dwellings (dwgs)).
- 4. One large sustainable urban extension (SUE) adjacent Sutton/Kirkby (1000+ dwgs) with smaller sites (less than 500 dwgs) within and adjacent to existing settlements, with significant Green Belt release.
  - 4a. Sub-option 1 considers Sutton Parkway as SUE.
  - 4b. Sub-option 2 considers Mowlands as SUE.
- 5. One new settlement (outside Green Belt), one large SUE adjacent Kirkby/Sutton and smaller sites in/adjacent existing settlements, including moderate Green Belt release in Hucknall and Rurals.
  - Sub-option 1 considers Sutton Parkway as SUE
  - Sub-option 2 considers Mowlands as SUE.

- 6. Two SUEs adjacent Kirkby/Sutton with smaller sites (less than 500 dwgs) in/adjacent existing settlements, with moderate Green Belt release.
- 7. One new settlement (approximately 3,000 dwgs) in Hucknall's Green Belt and smaller sites (less than 500 dwgs) in/adjoining Sutton and Kirkby, and moderate Green Belt release adjoining existing rural settlement.
- 8. Two new settlements (approximately 1,250 and 1,750 dwgs) and smaller sites (less than 500 dwgs) in/adjacent Sutton and Kirkby, moderate Green Belt release adjoining Hucknall and existing rural settlements.
- 9. Three new settlements (approximately 1,250, 1,750 and 3,000 dwgs) including one in Green Belt, with no other large sites over 500 dwellings.
- 10. Two new settlements with one in Hucknall's Green Belt (approx. 3,000 dwgs with around 1,600 in the plan period) and one at Cauldwell Road (approximately 300 dwgs in plan period) with further moderate Green Belt release around Hucknall and more limited development in/adjoining Sutton and Kirkby, and existing rural settlements.

5.5.5 Within the following commentary, the Preferred Option of dispersed development (Option 3) is considered first.

Table 5.4 Summary SA of strategic spatial options

SA Objective	Preferred Option 3. Dispersed Development	4. One Large SUE. 4a Sub Option 1	4. One Large SUE. 4b Sub Option 2	5. One New Settlement. One Large SUE. 5a Sub Option 1	5. One New Settlement. One Large SUE. 5b Sub Option 2	6. Two Large SUEs	7. One New Settlement in Hucknall's Green Belt	8. Two New Settlements	9. Three New Settlements	10. Two New Settlements with one in Hucknall's Green Belt and one at Cauldwell Road
1. Housing	++/?	++	++	++/?	++/?	++/-/?	++/?	++/?	++/-/?	++/?
2. Health	+/-/?	+/-	+/-	+/-/?	+/-/?	+/-	+/-/?	+/-/?	+/-/?	+/-/?
3.Historic Environment	+/-/?	+/-/?	+/-/?	+/-/?	+/-/?	+/-/?	+/-/?	+/-/?	+/-/?	+/-/?
4.Community Safety	0	0	0	0	0	0	0	0	0	0
5.Social Inclusion Deprivation	+/?	+	+	+	+	+	+	+/?	+/?	+/?
6. Biodiversity & Green Infrastructure	-/?	-/?	-/?	-/?	-/?	-/?	+/--/?	+/--/?	+/--/?	+/--/?
7.Landscape	+/-/?	+/--	+/--	+/--	+/--	+/--	+/--	+/--	+/--	+/--
8.Natural Resources	+/--/?	+/--	+/--	+/--	+/--	+/--	+/--	+/--	+/--	+/--

SA Objective	Preferred Option 3. Dispersed Development	4. One Large SUE. 4a Sub Option 1	4. One Large SUE. 4b Sub Option 2	5. One New Settlement. One Large SUE. 5a Sub Option 1	5. One New Settlement. One Large SUE. 5b Sub Option 2	6. Two Large SUEs	7. One New Settlement in Hucknall's Green Belt	8. Two New Settlements	9. Three New Settlements	10. Two New Settlements with one in Hucknall's Green Belt and one at Cauldwell Road
9.Air & noise pollution	+/-/?	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/--	+/-
10.Water Quality	-	-	-	-	-	-	-	-	-	-
11.Waste	-	-	-	-	-	-	-	-	-	-
12. Climate Change and Flood Risk	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?	0/?
13.Climate Change and Energy Efficiency	-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	++/--	+/-
14.Travel and Accessibility	+/--	+/-	+/-	+/-	+/-	+/-	+/--	++/--	++/--	++/--
15.Employment	+/?	+	+	+	+	+	+	++/?	++/?	++/?
16. Economy	+/?	+	+	+	+	+	+/?	++/?	++/?	++/?
17. Town Centres	+/?	+	+	+	+	+	++/+	++/?	++/?	++/+

Summary appraisal of Option 3. Dispersed development - No large sites (500+) – Preferred Option

5.5.6 The dispersed development option would have a significant positive effect on housing (SA Objective 1) with some uncertainty also identified. The option would provide housing to meet local needs, including within the rural areas, and would be less reliant on longer lead-in times and the provision of infrastructure than options that rely on new settlements/SUEs. Development in the more viable rural areas would also support affordable housing needs. The option would meet housing need over the plan period but there would be lower flexibility for any additional needs or changes in future housing demand requirements.

5.5.7 There would be minor positive effects on economic objectives (SA Objectives 15, 16 and 17). The option would support economic development within the District; however, there is some uncertainty as development may not be located near existing employment areas, may not support the development of existing centres, and potentially may not support greater self-containment in the District, although, specific site allocations should ensure this is achieved. This option would also be less likely to support the development of new schools or upgrades of existing schools as some of the alternatives as the scale of individual sites would not provide onsite provision (unlike options with SUE/new settlements) and developer contributions may be lower than from larger sites.

5.5.8 Dispersed development would have mixed minor positive and significant negative effects on transport (SA Objective 14). Development of smaller sites, unless concentrated around a specific settlement, is unlikely to create the critical mass of new development needed to support the provision of new public transport provision, and/or walking and cycling improvements. Development located within rural settlements could also exacerbate the need to travel to higher level settlements for services and facilities.

5.5.9 There are several designated and non-designated heritage assets within and near existing settlements. Dispersed development has the potential to have both positive and negative effects on the historic environment (SA Objectives 3) subject to its location.

5.5.10 The development of new sites located on greenfield land could be associated with the loss of habitats and species. Such dispersed development could also have the potential for indirect effects on designated sites, through the piecemeal and pervasive loss (across the district) of sites important for connectivity, biodiversity network and foraging by designated species. The development of small sites also reduces the potential opportunities for biodiversity enhancements, given the absence of scale. As a consequence, a mixture of minor negative and uncertain effects on biodiversity (SA Objective 6) have been identified.

5.5.11 Loss of greenfield and Green Belt land would have potential for negative landscape effects (SA Objective 7), both individually and cumulatively, though there would still be opportunities for some landscape enhancements and positive effects, albeit at a reduced scale. The location of development could also mitigate effects on the landscape. The development of greenfield land would have negative effects on natural resources (SA Objective 8). There are also pockets of Grade 2 and Grade 3 agricultural land which could be negatively affected. Minor positive and significant negative effects (with some uncertainty) have been identified for this objective as there are limited current brownfield land redevelopment opportunities.

5.5.12 There is the potential for the construction and operation of new development to have negative effects on noise and air quality (SA Objective 9) due to emissions generated from plant and HGV movements during construction. Dispersed development may result in development in locations that increase the reliance on the car and associated emissions, with more limited opportunities to support new public transport, walking and cycling infrastructure. Similarly, there would also be minor negative effects on climate change and energy efficiency (SA Objective 13) with more limited opportunities to ensure integration of low carbon measures into new development than options with SUEs/new settlements.

5.5.13 There would be a mixture of positive, negative and uncertain effects on health (SA Objectives 2). This reflects that dispersal of development would provide more limited opportunities for the provision of new health facilities.

Summary appraisal of Option 4. One large SUE adjacent Sutton/Kirkby (1000+ dwellings) with smaller sites (less than 500 dwgs) within and adjacent to existing settlements, with significant Green Belt release: (4a) Sub option 1 considers Sutton Parkway for a SUE (4b) sub option 2 considers Mowlands for a SUE.

5.5.14 This option would help meet the housing needs of Kirkby-Ashfield/Sutton in Ashfield, and the existing settlements. The SUE may require a longer lead-in time for development on the ground but a range of other smaller sites would help to ensure housing delivery in the early period of the Local Plan. Both sub-options would have a significant positive effect on housing (SA Objective 1).

5.5.15 Effects on employment, economy and town centre effects (SA Objectives 15, 16 and 17) have been assessed as positive. The scale of development through this option would support investment in the district, contribute to upgrading of existing and new education facilities (several schools in Sutton/Kirkby are at or above capacity) and support the economy and Sutton/ Kirkby's town centres, although the links to the town centre would be important. The Sutton Parkway sub-option may present greater opportunities for enhancement and connectivity with Lowmoor Business Park.

5.5.16 Both sub-options would have a mixture of minor positive and significant negative effects on landscape (SA Objective 7). There would be loss of greenfield land, and encroachment into the countryside through the development of a SUE, although opportunities would exist for mitigation. Additionally, development would take place around the district and would require the release of land from the Green Belt and countryside. There would also be opportunities from the scale of development to provide landscape enhancements and ensure good design, which would provide positive effects to an extent. The Mowlands sub-option and Sutton Parkway sub-option are considered to perform similarly against this objective.

5.5.17 Within the location of Mowlands the agricultural land is primarily Grade 2 (very good) and for Sutton Parkway the land is primarily Grade 3 (although it is not possible to determine where this is 3a or 3b). Given the loss of greenfield land and potential for loss of agricultural land, both sub-options have been assessed as having mixed positive and significant negative effects on natural resources (SA Objective 8).

5.5.18 The Mowlands sub-option is in proximity to more heritage assets including three scheduled monuments, several Grade II listed buildings and the Kirkby Cross Conservation

Area. A SUE here has the potential for greater effects on the historic environment (SA Objective 3) than Sutton Parkway. However, both sub-options are considered to have mixed minor positive and negative effects on this objective, although there is some uncertainty.

5.5.19 The development of a SUE would lead to the integration of some facilities and services, including open space and green infrastructure. The scale of development would ensure developer contributions to new facilities and services and would have a positive effect on social inclusion and deprivation (SA Objective 5). It is anticipated that both sub-options would have minor positive effects on this objective. This option would have mixed positive and negative effects on health (SA Objective 2), with both sub-options performing similarly.

5.5.20 There are nine SSSIs across Ashfield including Kirkby Grives SSSI to the south of Kirkby-in-Ashfield and Annesley Woodhouse Quarries SSSI and Bogs Farm SSSI west of Annesley Woodhouse. These are south of the location of the Mowlands SUE. Sutton Parkway is not close to any SSSIs. There are several tracts of ancient woodland and a number of Local Wildlife sites, including to the west of the potential Mowlands SUE location. There is the potential for indirect adverse effects on these sites associated with new development (for example, disturbance arising from increased recreational activity and wild bird and mammal loss from cat predation). Both sub-options have been assessed as having a negative effect on this objective due to the loss of habitats from the use of greenfield land, with Mowlands having greater potential for adverse effects on designated sites, although there is some uncertainty with regard to the exact type, magnitude and duration of effects.

5.5.21 Development of a SUE would provide opportunities for walking and cycling infrastructure; however, for both sub-options, congestion and the associated emissions are still considered likely to increase over the plan period. The Sutton Parkway sub-option may support greater connectivity through rail transport, given the proximity to the station on the Robin Hood Line. Overall, both sub-options have been assessed as having a mixture of minor positive and minor negative effects on noise and air quality (SA Objective 9). Effects on climate change (SA Objective 13) are similarly assessed as mixed minor positive and minor negative. This is in recognition that the scale of development proposed in the options could support integration of low carbon and renewable energies and green infrastructure and walking and cycling links whilst also being likely to contribute to an increase in traffic and emissions over the plan period.

5.5.22 Positive and negative travel effects are identified (SA Objective 14). The Sutton Parkway sub-option may support greater connectivity through rail transport, given the proximity to the station on the Robin Hood Line, dependent on how the SUE is integrated and connected with the station. This would support accessibility of Nottingham. The Mowlands sub-option is in proximity to industrial areas north of the A38. Dependent on the specific location, development of the smaller sites could also take place near existing community facilities, services and employment opportunities and be reasonably well connected to the existing public transport network.

Summary appraisal of Option 5. One new settlement (outside Green Belt), one large SUE adjacent Kirkby/Sutton and smaller sites in/adjacent existing settlements, including moderate Green Belt release in Hucknall and Rurals: (5a) Sub option 1 considers Sutton Parkway for an SUE (5b) sub option 2 considers Mowlands for an SUE.

5.5.23 This option would support the housing needs of Kirkby-Ashfield, Sutton in Ashfield, Hucknall, and the existing settlements, and subject to the location of any new settlement, may meet local housing needs elsewhere in the district. A new settlement and SUE would provide greater opportunities to deliver affordable housing and achieve the required mix and type of housing but there is uncertainty over the lead-in times and how this may affect delivery over the early years of the plan period. Significant positive effects on housing (SA Objective 1) are identified from both sub-options with some uncertainty.

5.5.24 Development under either sub-option would support employment centres of Kirkby-in-Ashfield/Sutton in Ashfield through SUE development. Potentially, development at Mowlands would support greater access to the A38 and M1 corridor whilst Sutton Parkway could support Lowmoor Business Park. Additionally, development within/adjacent to existing settlements would support those centres. A new settlement may provide the critical mass to support the development of new employment opportunities and the provision of new schools. Subject to location this may support and enhance other existing employment locations. This option has therefore been assessed as having positive effects on employment (SA Objective 15).

5.5.25 This option would support economic investment in the District's main employment centres of Hucknall, Kirkby-in-Ashfield and Sutton in Ashfield. The provision of growth under this option is likely to support the vitality and vibrancy of Hucknall and Sutton/Kirkby town centres and may see the development of a new centre within a new settlement although this would be largely self-contained and support new residents in these locations. Positive effects on town centres (SA Objective 17) have been identified.

5.5.26 Given that there would be a substantial loss of greenfield land (albeit moderate Green Belt release) and encroachment into the countryside, there would be significant negative landscape effects (SA Objective 7). However, a new settlement and a large SUE would provide opportunities for landscape enhancements so minor positive effects are also identified. The loss of greenfield land and Grade 2 and 3 agricultural land, and limited potential for reuse of brownfield, leads to an assessment of mixed minor positive and significant negative effects on natural resources (SA Objective 8) for both sub-options.

5.5.27 A new settlement could provide opportunities for new health provision, new areas of open space and green infrastructure. However, such facilities would be largely self-contained for these residents and not help meet the needs of other communities. Development in existing settlements may help to reduce the need to travel by car and the associated emissions. Minor positive and negative effects with some uncertainties are identified for each sub-option against health (SA Objective 2). Given the likely support for existing facilities, and some provision of new facilities, minor positive effects on social inclusion/deprivation (SA Objective 5) are identified for both sub-options.

5.5.28 Potential new settlement locations of North and South of Wild Hill are within the setting of Hardwick Hall (a Grade 1 listed building) and a new settlement at South of Mansfield Road in Felley could potentially impact on the setting of Felley Priory, a listed building.

Cauldwell Road has Hamilton Hill scheduled monument located to the north west but Kirkby Lane/Pinxton Lane is likely to be less sensitive with regards to heritage assets. As set out above under Option 4, Mowlands SUE location is potentially more sensitive than Sutton Parkway and may have a greater magnitude of effects. The sub-options would have mixed minor positive and negative effects on historic environment (SA Objective 3) although some uncertainty remains.

5.5.29 There is potential for new development to have direct and indirect effects on biodiversity (SA Objective 6) which could be significant (given scale of development and the substantial loss of greenfield land). The Cauldwell Road new settlement site also falls within 400 metres of woodland in the possible potential Special Protection Area (ppSPA). As noted under Option 4, Mowlands is potentially more likely to have a significant adverse effect due to its proximity to designated sites. Minor negative effects are identified with some uncertainty for both sub-options (as in part it will depend on which of the possible locations for a new settlement are selected, as some a more likely to have a significant negative effect than others).

5.5.30 Development of a new settlement and a SUE could support the integration of low carbon and renewable energies and there is also greater scope to orientate development to maximise solar gain. Such development could also support green infrastructure with walking and cycling links that reduces the need to travel by private car, thereby supporting a smaller increase in carbon emissions. There would be mixed minor positive and negative effects on climate change and energy efficiency (SA Objective 13).

5.5.31 The options would have mixed positive and negative effects on noise and air quality (SA Objective 9). Focusing on a new settlement and SUE would concentrate effects, in comparison to dispersed development under Option 3. To be sustainable, a new settlement would be expected to provide a degree of self-sufficiency (with regards to provision of new facilities) whilst the SUE would be well-connected to Kirkby/Sutton. However, the option would continue existing travel to work patterns, with localised congestion and associated emissions, with consequential effects on this objective.

5.5.32 There would be both positive and negative effects on travel (SA Objective 14) reflecting opportunities with the location of development under this option to use public transport connections (for example the Robin Hood Line – especially under sub-option 1 if appropriate links to the Parkway station could be delivered) but also that there would be an increase in car use. A new settlement may provide the critical mass to support the development of new public transport infrastructure and links, subject to the location, and walking and cycling facilities could also be integrated. However, a new settlement would lead to greater commuting and development at Cauldwell may support out commuting to neighbouring Mansfield.

Summary appraisal of Option 6. Two SUEs adjacent Kirkby/Sutton with smaller sites (less than 500 dwgs) in/adjacent existing settlements, with moderate Green Belt release

5.5.33 This option would support housing delivery (SA Objective 1) across the District and support the housing needs of Kirkby-Ashfield and Sutton in Ashfield in particular. However, like Option 4, some uncertainty exists due to the delivery lead-in times associated with SUE development. Delivery during the early years of the plan period would also be potentially be lower within Kirkby/Sutton with the greater proportion of residential

development focused on two SUEs in these locations. However, providing two SUEs would support opportunities to deliver a mix and type of housing in line with the needs of the District. The option would see less development in the rural villages which may impact on the ability to meet the needs of these communities. The option has therefore been assessed as having significant positive and minor negative effects, although there is some uncertainty with regards to their magnitude.

5.5.34 Development would support employment centres of Kirkby-in-Ashfield/Sutton in Ashfield. Potentially, development to the west of Kirkby would support greater access to the M1 corridor. The two SUEs may support the development of a new school or enhancements to existing schools. Positive employment effects (SA Objective 15 are identified). The option would support economic investment in the District's main employment centres of Kirkby-in-Ashfield and Sutton in Ashfield and to a more limited extent in Hucknall. Focussing development within two SUEs and providing additional growth in existing settlements would support ongoing economic investment. Positive economic effects (SA Objective 16) are identified.

5.5.35 This option would focus growth in Sutton in Ashfield/Kirkby-in-Ashfield through two SUEs with other existing settlements accommodating smaller sites within and adjacent to settlements. This provision of growth is likely to support the vitality and vibrancy of Sutton/Kirkby town centres and other centres. Positive effects on town centres (SA Objective 17) are identified.

5.5.36 The development of two SUEs would see the take up of land that currently contributes to the landscape around Kirkby-in-Ashfield and Sutton in Ashfield and would represent substantial encroachment into the countryside. There would also be moderate Green Belt release adjacent to other settlements. In consequence significant landscape (SA Objective 7) effects are identified although there would be opportunities for landscape enhancements so minor positive effects are also identified. Through development of smaller sites in/adjacent to existing settlements there would be opportunities to redevelop brownfield land but two SUEs would see the loss of large areas of greenfield land. Minor positive and significant negative effects on natural resources (SA Objective 8) are also identified.

5.5.37 This option has been assessed as having a mixed positive and negative effect on the historic environment (SA Objective 3) with some uncertainty. As discussed under Option 4, Mowlands location is potentially more sensitive than Sutton Parkway. However, focussing more development in two SUEs may reduce the effects on heritage assets in other settlements.

5.5.38 There is potential for new development to have indirect effects on biodiversity (SA Objective 6) which could be significant given the scale of development and associated loss of greenfield land. Development of smaller sites provides opportunities to reuse brownfield land with potential for biodiversity gains and new settlements can provide significant opportunities for biodiversity enhancements. As set out under Option 4, Mowlands SUE has potential for more likely significant adverse effects than Sutton Parkway due to its proximity to designated sites. Minor negative effects are identified with some uncertainty.

5.5.39 Effects on health and wellbeing (SA Objective 2) are considered to be similar as those under Option 4. Relative to other locations, development within the District's existing settlements is likely to reduce the need to travel by car and encourage walking/cycling as services and employment opportunities would be more physically accessible.

5.5.40 The effects on noise and air quality (SA Objective 9) are likely to be similar to Option 5 as focusing development in two SUEs would help to concentrate effects, support some self-sufficiency and provide opportunities to ensure walking/cycling infrastructure is provided. However, the development would still lead to localised congestion and emissions.

5.5.41 Effects on climate change and energy efficiency (SA Objective 13) are a mix of minor positive and negative. The two SUEs could support the integration of low carbon and renewable energies. The development could also support green infrastructure with walking and cycling links that reduces the need to travel by private car, thereby supporting a smaller increase in carbon emissions.

5.5.42 Effects on travel (SA Objective 14) are a mixture of minor positive and negative reflecting that two SUEs adjacent Kirkby/Sutton would be able to connect with existing stops on the Robin Hood Line (in the case of Sutton Parkway) and may support enhancements to public transport, but that there would inevitably be an increase in car use. The delivery of a range of smaller sites within existing settlements would have less ability for the provision of sustainable travel measures. However, dependent on the specific location, development could take place near existing community facilities, services and employment opportunities and be reasonably well connected to the existing public transport network.

Summary appraisal of Option 7. One new settlement (approx. 3,000 dwgs) in Hucknall's Green Belt and smaller sites (less than 500 dwgs) in/adjoining Sutton and Kirkby, and moderate Green Belt release adjoining existing rural settlements

5.5.43 This strategic option will support housing delivery across the District with one new settlement in Hucknall's Green Belt and smaller sites within and adjacent to Sutton and Kirkby and adjoining existing rural settlement. This option would support the housing needs of Hucknall, Kirkby-Ashfield, Sutton in Ashfield, and the existing rural settlements to a lesser extent. This would have significant positive effects on housing (SA Objective 1) but there is some uncertainty due to the heavy reliance on delivery within one new settlement near Hucknall (around 2,000 dwgs in the plan period) and regarding the lead-in time for a new settlement and how this may impact on housing delivery in the early years of the plan period.

5.5.44 There is potential for a new settlement at Hucknall to provide new employment opportunities and support existing employment in Hucknall, which could be significant given the scale of development. Development would support employment centres of Kirkby-in-Ashfield/Sutton in Ashfield through smaller sites development and the new settlement may support a new school or enhancements to existing schools. Positive effects on employment are identified (SA Objective 15).

5.5.45 The option would support economic investment in the District's main employment centres of Hucknall, Kirkby-in-Ashfield and Sutton in Ashfield. Focussing development within one new settlement in Hucknall, in/adjoining Sutton and Kirkby, and providing additional growth in existing settlements would support ongoing economic investment in the district.

Positive economic effects (SA Objective 16) are identified, with some uncertainty over the magnitude. This provision of growth is likely to support the vitality and vibrancy of Hucknall and Sutton/Kirkby town centres (SA Objective 17) and other smaller development may support local shopping centres/parades, subject to the location of development. This option may help to address retail vacancies in Hucknall centre. A mix of minor and significant positive effects are identified.

5.5.46 This option could support the development of sustainable modes of transport (walking and cycling routes) and build upon access to the Nottingham tram route which runs to Hucknall. A new settlement may provide the critical mass to support the development of new public transport infrastructure and links, subject to the location of development. However, there would inevitably be an increase in car use. Delivery of a range of smaller sites within existing settlements would have less ability for provision of sustainable travel measures, though could be reasonably well connected (subject to location). Minor positive and significant negative effects on travel (SA Objective 14) are identified.

5.5.47 Indirect effects on biodiversity (SA Objective 6) could be significant given the scale of development associated with the new settlement and substantial loss of greenfield around Hucknall and moderate loss in other settlements. Whyburn Farm new settlement site also falls within 400 metres of woodland in the possible potential Special Protection Area (ppSPA). There is potential for effects on the ppSPA due to recreational disturbance and predation. As noted under Option 4, Mowlands is potentially more likely to have a significant adverse effect due to its proximity to designated sites. Minor positive effects are identified through the potential for the new settlement to provide biodiversity and green infrastructure enhancements. Mixed minor positive and significant negative effects are therefore identified with some uncertainty with regards to the type, duration and magnitude of effects.

5.5.48 There would be a substantial loss of greenfield and Green Belt land north west of Hucknall and encroachment into the countryside through development of this option. This would have significant negative effects on landscape (SA Objective 7). Minor positive effects are also identified reflecting the opportunities for landscape enhancements. There would also be significant negative effects on natural resources (SA Objective 8) reflecting substantial loss of greenfield and Green Belt land and potential for loss of Grade 2 and 3 agricultural land around Hucknall. Development of smaller sites provides limited opportunities to re-use brownfield land so minor positive effects are also identified.

5.5.49 A new settlement around Hucknall would support opportunities for the integration of open space and green infrastructure, which could be significant given the scale of development. Additionally, health provision may also be supported. Development within the District's existing settlements is likely to reduce the need to travel by car and encourage walking/cycling as services and employment opportunities would be more physically accessible. Positive and negative health effects (SA Objective 2) with some uncertainty are identified for this option.

5.5.50 There are a number of heritage assets within and in close proximity to Hucknall and also in close proximity to Sutton in Ashfield/Kirkby-in-Ashfield and other existing settlements. Development can also help to enhance heritage (through for example good design) and increase access to and understanding of the historic environment. This option has been

assessed as having a mixed positive and negative effect on the historic environment (SA Objective 3).

5.5.51 Development of a new settlement could support the integration of low carbon and renewable energies through, for example, the integration of combined heat and power networks. Such development could also support green infrastructure with walking and cycling links that reduces the need to travel by private car (and reduce associated emissions). Mixed minor positive and negative effects on climate change (SA Objective 13) have therefore been identified.

Summary appraisal of Option 8. Two new settlements (approx. 1,250 and 1,750 dwgs) and smaller sites (less than 500 dwgs) in/adjacent Sutton and Kirkby, moderate Green Belt release adjoining Hucknall and existing rural settlements

5.5.52 The scale of development would deliver a significant amount of new housing to meet needs, but there is uncertainty over the lead-in times for new settlements and how this may impact on housing delivery in the early years of the plan period. The proportion of overall housing development to be catered for in the two new settlements is similar to that for one under Option 7. However, smaller sites in/adjacent to Sutton and Kirkby would support the housing market in these main towns. There would be significant positive effects on housing (SA Objective 1) with some uncertainty.

5.5.53 There is potential for significant positive employment, economy and town centre effects (SA objectives 15, 16 and 17) from the scale of development through this option. This is reflective of significant opportunities to support investment in the district, secure new school facilities and increase the vitality and viability of town centres. However, there is some uncertainty over the location of development and therefore the magnitude and significance of the positive effects.

5.5.54 Development of two new settlements would provide opportunities for public transport improvements, for example for the Robin Hood railway line or expansion of the Nottingham tram network. However, there would still be an increase in car use, which would be significant with this scale of development and car travel from new settlements. In consequence there would be mixed significant positive and negative transport effects (SA Objective 14).

5.5.55 There is potential for new development to have direct and indirect effects on biodiversity (SA Objective 6) which could be significant given the scale of greenfield development required for two new settlements. Minor positive and significant negative effects are identified with some uncertainty, especially over the location of new settlements and exact type and magnitude of effects.

5.5.56 There would be loss of greenfield land and significant Green Belt release, and substantial encroachment into the countryside through the development of two new settlements, all of which would have significant negative landscape effects (SA Objective 7). There would be opportunities from the scale of development to provide landscape enhancements and ensure good design, which would help to an extent to mitigate negative effects. The effects on landscape would be a mixture of minor positive and significant negative. Similarly, effects on natural resources (SA Objective 8) are a mix of minor positive and significant negative reflecting loss of greenfield and agricultural land.

5.5.57 For the areas identified as possible areas for new settlements this includes two locations within the setting of Hardwick Hall (and one location could potentially impact on the setting of Felley Priory, a listed building). The possible Cauldwell Road new settlement location has Hamilton Hill scheduled monument located to the north west; however, the Pinxton Lane new settlement location is not located close to heritage assets. There are a number of heritage assets within and in close proximity to Hucknall and also in close proximity to Sutton in Ashfield/Kirkby-in-Ashfield and other existing settlements. This option has been assessed as having a mixed positive and negative effect on the historic environment (SA Objective 3). Negative effects could be significant, dependent on the location of new settlements, particularly in the context of the setting of Hardwick Hall.

5.5.58 Minor positive, negative and uncertain health effects are identified (SA Objective 2). There is potential for new settlements to provide new facilities and services and green infrastructure/walking/cycling provision, all of which would have positive health effects (which could be significant given the scale of development). Kirkby and Sutton in Ashfield have areas that are amongst the most health deprived areas nationally and this may not be addressed by the development of new settlements, subject to location.

Summary appraisal of Option 9. Three New Settlements (approx. 1,250, 1,750 and 3,000) including one in Green Belt, with no other large sites over 500 dwellings

5.5.59 There would be mixed significant positive and minor negative effects on housing (SA Objective 1) with some uncertainty. As discussed under Options 5, 7 and 8 above, there is uncertainty over the lead-in times for new settlements and how this may impact on housing delivery in the early years of the plan period. The option would be heightened further by dependence on three new settlements delivering a greater portion of the housing required (around 4,000 homes of the housing requirement in the plan period). Additionally, the level of development is likely to substantially exceed that required under either housing option assessed above but may not be delivered until later into the plan period, potentially leading to housing delivery issues, with fewer site options elsewhere to flexibly meet demand.

5.5.60 Similar significant positive effects have been assessed as Option 8 against SA objectives 15, 16 and 17 related to employment, economic and town centre effects. There is some uncertainty over the location of development and therefore the magnitude of positive effects.

5.5.61 Direct and indirect effects on biodiversity (SA Objective 6) could be significant given the scale of the development and the substantial loss of greenfield land. New settlements do provide opportunities for biodiversity enhancements through the provision of green infrastructure. Minor positive and significant negative effects are therefore identified although there is some uncertainty. The scale of effects with this option is likely to be greater than the other options that include new settlements (Options 5, 7 and 8) given the scale of land release that would be required.

5.5.62 The development of three new settlements would provide a substantial encroachment into the countryside and surrounding landscape and would result in loss of a sizeable amount of greenfield land and one of the new settlements would see the loss of Green Belt (which could be significant given the potential size of the new settlement) all of which would have significant negative landscape effects (SA Objective 7). There would be opportunities from

the scale of development to provide landscape enhancements and ensure good design, which would help to an extent to mitigate negative effects. The effects would be a mixture of minor positive and significant negative effects on this objective. The overall scale of negative landscape effects would be greater for this strategic option than any of the others. Similarly, effects on natural resources (SA Objective 8) are a mix of minor positive and significant negative reflecting loss of greenfield land but opportunities with smaller sites to re-use brownfield land.

5.5.63 Significant positive and negative effects on climate change and energy efficiency (SA Objective 13) are identified. The scale of development through this option provides opportunities for the integration of low carbon and renewable energies (for example with combined heat and power) and walking and cycling links and support reduction in car use and carbon emissions. However, there would still likely be a significant increase in car use. Development of three new settlements would provide significant opportunities for public transport improvements, for example for the Robin Hood railway line or expansion of the Nottingham tram network. However, there would still be an increase in car use, which would be significant with this scale of development. Additionally, new settlements may increase patterns of commuting as residents of new settlements still access services and facilities in existing locations. In consequence there would be mixed significant positive and negative transport effects (SA Objective 14).

5.5.64 Additionally, mixed minor positive and significant effects on air and noise pollution (SA Objective 9) have been assessed. This reflects the potential scale of emissions from the development of three new settlements both during construction and subsequent operation, but also potential to promote use of sustainable construction techniques and sustainable modes of transport for future occupiers.

5.5.65 Minor positive, negative and uncertain health effects are identified (SA Objective 2). Similar to the commentary under Option 8 above, new settlements may not help to address health deprived areas of the District. However, new settlements present opportunities for integration of new healthcare facilities.

5.5.66 This option has been assessed as having a mixed positive and negative effect on the historic environment (SA Objective 3). As noted above, the proximity of Hucknall and Kirkby to heritage assets has the potential for greater negative effects. However, the magnitude is uncertain.

Summary appraisal of Option 10. Two New Settlements with one in Hucknall's Green Belt (approx. 3,000 dwgs) and one at Cauldwell Road (approx. 300 dwgs in plan period) with further moderate Green Belt release around Hucknall

5.5.67 This spatial option would support housing delivery across the district with a new settlement in Hucknall's Green Belt and at Cauldwell Road (with new housing expected here towards the end of the plan period), additional Green Belt release around Hucknall, and more limited development within and adjacent to Sutton and Kirkby and existing rural settlements. This option would support the housing needs of Hucknall in particular, and Kirkby-in-Ashfield, Sutton in Ashfield, and the existing rural settlements. This would have significant positive effects on housing (SA Objective 1) but there is some uncertainty due to the heavy reliance on delivery within one new settlement near Hucknall (around 1,600 dwgs of the 3,000 total dwgs proposed would be in the plan period) and to a lesser extent

at Cauldwell Road (around 300 dwgs in the plan period) and regarding the lead-in time for new settlements and how this may impact on housing delivery in the early years of the plan period. There is also additional uncertainty related to the deliverability and viability of a new settlement at Cauldwell Road.

5.5.68 There is potential for a new settlement at Hucknall to provide new employment opportunities and support existing employment in Hucknall, which could be significant given the scale of development. Development would support employment centres of Kirkby-in-Ashfield/Sutton in Ashfield through smaller sites development. The new settlement at Hucknall may support a new school or enhancements to existing schools. Development at Cauldwell Road new settlement would also be expected to support investment in school provision. Significant positive effects on employment are identified (SA Objective 15).

5.5.69 Focussing development primarily at Hucknall with one new settlement and additional releases here, the development of a new settlement at Cauldwell Road and more limited development in/adjoining Sutton and Kirkby would support ongoing economic investment in the district. Significant positive economic effects (SA Objective 16) are identified, with some uncertainty over the magnitude. This provision of growth is likely to support the vitality and vibrancy of Hucknall town centre (SA Objective 17). Other smaller development opportunities would support Sutton and Kirkby town centres and may support local shopping centres/parades, subject to the location of development. This option may particularly help to address retail vacancies in Hucknall centre. A mix of minor and significant positive effects are identified.

5.5.70 This option could support the development of sustainable modes of transport (walking and cycling routes) and build upon access to the Nottingham tram route which runs to Hucknall. A new settlement here, with additional development adjoining Hucknall, may provide the critical mass to support the development of new public transport infrastructure and links, subject to the location of development. Similarly, subject to viability Cauldwell Road could support integrated modes of transport. However, there would inevitably be an increase in car use. Delivery of a range of smaller sites within existing settlements would have less ability for provision of sustainable travel measures, though could be reasonably well connected (subject to location). Minor positive and significant negative effects on travel (SA Objective 14) are identified.

5.5.71 There are a number of heritage assets within and in close proximity to Hucknall, including the Town Centre Conservation Area. The possible Cauldwell Road new settlement location has Hamilton Hill scheduled monument located to the north west. There are also heritage assets within and in close proximity to Sutton in Ashfield/Kirkby-in-Ashfield, including two conservation areas, listed buildings and scheduled monuments and assets in other existing settlements, where development would also be expected to come forward under this option. Development can also help to enhance heritage (through for example good design) and increase access to and understanding of the historic environment. This option has been assessed as having a mixed positive and negative effect on the historic environment (SA Objective 3).

5.5.72 Whilst there are no internationally designated biodiversity sites within the district, there is a possible potential Special Protection Area (ppSPA) for Sherwood Forest and several other important biodiversity assets including nine Sites of Special Scientific Interest (SSSI),

several tracts of ancient woodland and a number of Local Wildlife Sites and Local Nature Reserves. Indirect effects on biodiversity (SA Objective 6) could be significant given the scale of development associated with the new settlement and substantial loss of greenfield around Hucknall and at Cauldwell Road, with additional loss in other settlements. Additionally, Cauldwell and Whyburn Farm fall within 400m of the ppSPA for Sherwood forest for its breeding bird population (nightjar and woodlark). There is potential for effects on the ppSPA due to recreational disturbance and predation. Conclusions within the SA are conditional on the findings of the HRA being completed to accompany the Local Plan. Minor positive effects are identified through the potential for the new settlement to provide biodiversity and green infrastructure enhancements. Overall, mixed minor positive and significant negative effects are therefore identified with some uncertainty with regards to the type, duration and magnitude of effects.

5.5.73 There would be a substantial loss of greenfield and Green Belt land north west of Hucknall and encroachment into the countryside through this option. This would have significant negative effects on landscape (SA Objective 7). Minor positive effects are also identified reflecting the opportunities for landscape enhancements that can be apparent through well planned new settlements. There would also be significant negative effects on natural resources (SA Objective 8) reflecting substantial loss of greenfield and Green Belt land and potential for loss of Grade 2 and 3 agricultural land around Hucknall. Development of smaller sites provides limited opportunities to re-use brownfield land so minor positive effects are also identified.

5.5.74 A new settlement at Hucknall and Cauldwell Road would support opportunities for the integration of open space and green infrastructure, which could be significant given the scale of development. Additionally, health provision may also be supported. Development within the District's existing settlements is likely to reduce the need to travel by car and encourage walking/cycling as services and employment opportunities would be more physically accessible. Positive and negative health effects (SA Objective 2) with some uncertainty are identified for this option.

5.5.75 Development of new settlements could support the integration of low carbon and renewable energies through, for example, the integration of combined heat and power networks. Such development could also support green infrastructure with walking and cycling links that reduces the need to travel by private car (and reduce associated emissions). Mixed minor positive and negative effects on climate change (SA Objective 13) have therefore been identified.

Reasons for the selection of the preferred option and rejection of alternatives

5.5.76 The spatial strategy identified in the 2021 Regulation 18 Draft Local Plan sought to address the reasons for withdrawal of the previous Local Plan at examination and set out an appropriate and sustainable framework to guide development up to 2038.

5.5.77 Two new settlements (proposals at Whyburn Farm and Cauldwell Road) were included in the 2021 Regulation 18 Draft Local Plan alongside numerous small and medium sized site allocations to address long term need, with the majority of housing at the proposed new settlement locations being delivered beyond the Plan period. This approach was considered to offer opportunities for achieving high quality design through use of garden city principles, and 'future proofing' the Plan with large scale strategic allocations to

deliver a vision which looked ahead over 30 years. The location of Whyburn Farm in particular sought to capitalise on the proximity of Nottingham City, and the potential for an extension to the existing tram network.

5.5.78 The Council received a significant number of objections to the proposed new settlements identified in the 2021 Regulation 18 Draft Local Plan, with many objections about the allocation of land to meet housing needs further into the future where this required the release of Green Belt land (in relation to Whyburn Farm), the loss of countryside and heritage impacts. Reflecting the iterative nature of plan development, based on careful consideration of the public consultation outcomes, together with the uncertainty surrounding future Government policy for plan making (see paragraph 5.5.79) the Council made the decision to progress with the plan, but to exclude the proposed new settlements, preferring an approach in line with Option 3 (dispersed development). In making this decision, the Council also reflected further on the findings of the 2021 Regulation 18 Draft SA Report findings which noted potentially greater negative effects associated with the new settlement option, particularly in relation to biodiversity and landscape (SA Objectives 6 and 7).

5.5.79 The Council's decision-making process and reasons for changing the approach since the 2021 consultation is set out in a series of committee reports and minutes of the Council's Cabinet committee and Local Plans Development Committee. A series of reports have shaped the selection of the preferred strategy and shift from a new settlement (option 10) approach in the 2021 Regulation 18 Draft Local Plan to a dispersed approach of smaller sites (Option 3). On 27 September 2022 the Council's Cabinet[33] considered the range of options for taking the Local Plan forward and considered emerging and potential planning policy changes at the national level. This considered broader ministerial intentions at the time to reduce Green Belt release across the country and amend how housing need is calculated. The Cabinet chose to take forward an approach that would not include the new settlements. Following further consideration of the implications, the Local Plan Development Committee on 15 November 2022[34] considered a number of scenarios for taking the plan forward and agreed an alternative scenario for taking forward the Local Plan where new settlements were not taken forward and housing allocations were identified to meet a 15 year plan period.

5.5.80 On 13 December 2022[35], following further research, the Council's Cabinet resolved to take forward an amended scenario that sought to reduce the impact on the Green Belt and meet housing need. It agreed:

- to reflect the standard method of housing need;
- to provide a minimum of a 10-year housing supply;
- remove new settlements in the Green Belt (Whyburn Farm) and Cauldwell Road from the emerging Local Plan going forward;
- include SHELAA (SJU043) adjacent to an existing allocation at Underwood H1vg Land North of Larch Close in the emerging Local Plan; and

[33] Minutes of Ashfield District Council Cabinet meeting 27 September 2022
[34] Minutes of Ashfield District Council Local Plan Development Committee meeting 15 November 2022
[35] Minutes of Ashfield District Council Cabinet meeting 13 December 2022

- change the Main Urban Area boundary at Skegby, subject to a masterplan/design brief being developed to protect the setting of the listed building at Dalestorth House.

5.5.81 Following the consideration by Local Plan Development Committee 3 July 2023[36] the Council's Cabinet[37] also formally agreed to re-base the Local Plan period from 2020-2038 to 2023-2040 for the Regulation 19 Local Plan to enable a 15 year plan period post-adoption (anticipated to be 2025).

5.5.82 The Council has therefore identified the spatial strategy as an appropriate spatial approach to ensure that new development is located in the most sustainable locations in the District around existing developments and that uncertainty related to the new settlements is removed.

5.5.83 The strategy would enable sites to be identified consistent with NPPF paragraph 68 which requires policies to identify a sufficient supply and mix of sites, (taking into account their availability, suitability and likely economic viability), with specific, deliverable sites for years one to five of the plan period, and specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan. The strategy provides for the evidenced employment land requirement as set out in the 2021 ELNS and 2023 Background Paper.

5.5.84 The Council believes that the spatial strategy is the most appropriate strategy to meet the needs of Ashfield's communities, taking into account analysis of consultation responses, consideration of national policy, the evidence base, and the extent to which adverse effects could be mitigated whilst achieving the Vision.

5.5.85 Reasons for the rejection of alternative approaches are set out in **Table 5.5**.

Table 5.5 Updated reasons for the rejection of alternative spatial strategies

Option	Reason for rejection
Option 4a and 4b. One large SUE adjacent Sutton/Kirkby (1000+ dwellings) with smaller sites (less than 500 dwgs) within and adjacent to existing settlements, with significant Green Belt release. **(4a) Sub option 1 considers Sutton Parkway for a SUE**	This option would rely on the release of a sustainable urban extension at Sutton Parkway in Kirkby in Ashfield along with the release of smaller sites within and adjacent to existing settlements including significant Green Belt release. The urban extension is located in the countryside on the Main Urban Area fringe. The site has been proposed for allocation in a number of draft Local Plans. It has encountered substantial local opposition. The site at Sutton Parkway was identified in the withdrawn local plan in 2018 for residential purposes. The Plan was withdrawn from Examination for a number of reasons including that: • The Emerging Local Plan Vision has a restrictive focus of concentrating development in and adjoining the urban and settlement areas, i.e. urban concentration. However, this is not ambitious enough to reflect the wider economic aspirations of both Government and the new Council Leadership.

[36] Minutes of Ashfield District Council Local Plan Development Committee 3 July 2023
[37] Minutes of Ashfield District Council Cabinet meeting 31 July 2023

Option	Reason for rejection
	• The new Local Plan Vision will revisit the parameters of the withdrawn Local Plan, and reconsider issues such as the most suitable and sustainable locations for employment growth and housing allocations with the underpinning strategy of the Local Plan, to review future infrastructure requirements and to make the most of locational advantages such as Junctions 27 and 28 of the M1 motorway. Since this time, Ashfield has developed station masterplans and successful Town Fund bid reflecting employment uses associated with this transport hub at Sutton Parkway Railway Station. There are ongoing discussions with the owners of the land opposite the Station with a view to the future uses of the site for alternative uses other than residential, in line with the Council's priorities. The northern part of the District around Stanley is rural in character and falls within the setting of Hardwick Hall and Old Hardwick Hall, Grade 1 listed buildings which limits the potential for any major development within this area. Other sites would also be required to be released within and adjacent to the main urban areas to accommodate the identified level of growth in the District. Similar to other options, there is a limited amount of SHELAA sites that are suitable, available and deliverable that are of a scale that could meet the identified growth option. Additionally, there would not be economies of scale to deliver on the required infrastructure needs of the District with this option.
Option 4a and 4b. One large SUE adjacent Sutton/Kirkby (1000+ dwellings) with smaller sites (less than 500 dwgs) within and adjacent to existing settlements, with significant Green Belt release. **(4b) Sub option 1 considers Mowlands for a SUE**	This option would rely on the release of a sustainable urban extension at Mowlands in Kirkby in Ashfield along with the release of smaller sites within and adjacent to existing settlements including significant greenbelt release. The urban extension is located in the countryside on the Main Urban Area fringe. The site has been proposed for allocation in a number of draft Local Plans. It has encountered substantial local opposition. The site at Mowlands was identified in the withdrawn local plan in 2018 for mixed use substantially residential but with an employment element. The Plan was withdrawn from Examination for a number of reasons including that: • The Emerging Local Plan Vision has a restrictive focus of concentrating development in and adjoining the urban and settlement areas, i.e. urban concentration. However, this is not ambitious enough to reflect the wider economic aspirations of both Government and the new Council Leadership. • The new Local Plan Vision will revisit the parameters of the withdrawn Local Plan, and reconsider issues such as the most suitable and sustainable locations for employment growth and housing allocations with the underpinning strategy of the Local Plan,

Option	Reason for rejection
	to review future infrastructure requirements and to make the most of locational advantages such as Junctions 27 and 28 of the M1 motorway. The site at Mowlands was identified in the withdrawn local plan in 2018 for residential and limited employment purposes. Since this time, Ashfield has developed station masterplans and towns fund bids predicated on employment associated with transport hubs and regeneration of the town centres. The site at Mowlands does not allow for these Council priorities in transport and employment terms to be realised and additionally, it was felt that to allocate such a large urban extension in this location could undermine the regeneration focus of the towns fund in Kirkby in Ashfield as a result of the scale of the site. The northern part of the District around Stanley is rural in character and falls within the setting of Hardwick Hall and Old Hardwick Hall, Grade 1 listed buildings which limits the potential for any major development within this area. Other sites would also be required to be released within and adjacent to the main urban areas to accommodate the identified level of growth in the District. Similar to other options, there is a limited amount of SHELAA sites that are suitable, available and deliverable that are of a scale that could meet the identified growth option. Additionally, there would not be economies of scale to deliver on the required infrastructure needs of the District with this option.
Option 5a and 5b. One new settlement (outside Green Belt), one large SUE adjacent Kirkby/Sutton and smaller sites in/adjacent existing settlements **Option 5a considers Sutton Parkway for a SUE**	This option considers the development of one new settlement outside of the Green Belt, one sustainable urban extension at Sutton Parkway, Kirkby in Ashfield, and smaller sites in / adjacent to existing settlements including significant Green Belt release in Hucknall and the rural areas. The new settlement study considered two potential new settlements in the District, both on land not in the Green Belt. Further detail in relation to each site can be found in the new settlement study. Both sites whist potentially deliverable in the long term have a number of issues that would require further assessment over the course of the local plan. For the Kirkby Lane to Pinxton Lane site a key issue was that areas of land to the north of the proposed settlement were not put forward by the landowner, which would form an important access point onto Pinxton Lane and the A38. As such they would not immediately be available for development. The reasons for the site at Sutton Parkway not coming forward is set out under Option 4. Consequently, to rely on the delivery of one of the new settlement sites, in conjunction with the Sutton Parkway site and other smaller sites in Hucknall and the rural areas does not represent a suitable option.
Option 5a and 5b. One new settlement (outside Green	This option considers the development of one new settlement outside of the Green Belt, one sustainable urban extension at Mowlands, and

Option	Reason for rejection
Belt), one large SUE adjacent Kirkby/Sutton and smaller sites in/adjacent existing settlements **Option 5b considers Mowlands for a SUE**	smaller sites in / adjacent to existing settlements including significant Green Belt release in Hucknall and the rural areas. The new settlement study considered two potential new settlements in the District, both on land not in the Green Belt. Further detail in relation to each site can be found in the new settlement study. Both sites whist potentially deliverable in the long term have a number of issues that would require further assessment over the course of the local plan. For the Kirkby Lane to Pinxton Lane site a key issue was that areas of land to the north of the proposed settlement were not put forward by the landowner, which would form an important access point onto Pinxton Lane and the A38. As such they would not immediately be available for development. The reasons for the site at Mowlands not coming forward is set out under Option 4. Consequently, to rely on the delivery of one of the new settlement site, in conjunction with the Mowlands site and other smaller sites in Hucknall and the rural areas does not represent a suitable option.
Option 6. Two SUEs adjacent Kirkby/Sutton with smaller sites (less than 500 dwgs) in/adjacent existing settlements, with moderate Green Belt release	This option considers the release of two large sustainable urban extensions with smaller sites in / adjacent to existing settlements with moderate greenbelt release. This option would rely on the release of the Sutton Parkway and Mowlands sites to meet the identified housing need along with smaller sites of less than 500 dwellings in or adjacent to existing settlements with moderate greenbelt release. The reasons for the sites at Sutton Parkway and Mowlands not coming forward are set out under Option 4.
Option 7. One new settlement (approx. 3,000 dwgs) in Hucknall's Green Belt and smaller sites (less than 500 dwgs) in/adjoining Sutton and Kirkby, and moderate Green Belt	This option proposes one new settlement in Hucknall's Green Belt and smaller sites, less than 500 dwellings in / adjoining Sutton and Kirkby and moderate greenbelt release adjoining existing rural settlements. The new settlement near Hucknall represents a significant opportunity to deliver the identified plan vision and objectives. The number of dwellings it has the potential to deliver means that it is a key site in relation to meeting housing delivery through the plan period and beyond. The site is in the Green Belt but the merits of developing it and the many benefits this would deliver represent exceptional circumstances to justify release from the Green Belt. Further information can be found in Background Paper No 1. There is also developer interest in the site to progress it over the plan period. This option however would also see the release of smaller sites in and adjoining the Sutton and Kirkby area, along with moderate Green Belt release in Hucknall, Kirkby and adjoining rural settlements. There are limited smaller sites in the SHLEAA that are available, deliverable and

Option	Reason for rejection
	suitable to meet this need and cumulatively, the impact on the Green Belt will need to be justified.
Option 8. Two new settlements (approx. 1,250 and 1,750 dwgs) and smaller sites (less than 500 dwgs) in/adjacent Sutton and Kirkby, moderate Green Belt release	This option proposes two new settlements, not in the Green Belt and smaller sites in / adjacent to Sutton and Kirkby with moderate Green Belt release in Hucknall and rural settlements. The New Settlement Study considered two potential new settlements in the District, both on land not in the Green Belt. Further detail in relation to each site can be found in the New Settlement Study. Both sites, whist potentially deliverable in the long term, have a number of issues that would require further assessment over the course of the local plan. For the Kirkby Lane to Pinxton Lane site a key issue was that areas of land to the north of the proposed settlement were not put forward by the landowner, This land forms an important access point onto Pinxton Lane and the A38. Both sites would not immediately be available for development and at this stage there is no developer interest in these sites. It is anticipated that the New Settlements site are only likely to come forward toward the latter part of the Plan period. The strategy would therefore rely on the release of smaller sites in / adjacent to Kirkby and Sutton, including moderate Green Belt release in Hucknall and existing rural settlements to meet housing needs in the earlier part of the Plan period. This strategy would rely on the delivery of two large new settlements with no immediate prosect of delivering on these sites in the early years of the plan. Therefore, there is a substantial risk of not meeting the housing need in the short to medium term.
Option 9. Three New Settlements (approx. 1,250, 1,750 and 3,000) including one in Green Belt.	This option proposes three new settlements, one in the Green Belt and the other two not in the Green Belt. The new settlement near Hucknall represents a significant opportunity to deliver the identified plan vision and objectives. The number of dwellings it has the potential to deliver means that it is a key site in relation to meeting housing delivery through the plan period and beyond. The site is however in the Green Belt but the merits of developing it and the many benefits this would deliver represent exceptional circumstances to justify release from the green belt. Further information can be found in Background Paper No 1. There is also developer interest in the site to progress it over the plan period. The New Settlement Study considered two potential new settlements in the District, both on land not in the Green Belt. Further detail in relation to each site can be found in the New Settlement Study. Both sites whilst potentially deliverable in the long term have a number of issues that would require further assessment over the course of the local plan. As such they would not immediately be available for development.

Option	Reason for rejection
	Whilst this option could deliver a significant amount of new growth, the site in Hucknall would not deliver 3,000 dwellings in the plan period, this coupled with the other two new settlements not being immediately available would result in a shortfall of development land to meet the identified requirements in the short and medium term.
10. Two new settlements with one in Hucknall's Green Belt (approx. 3,000 dwgs) and one at Cauldwell Road (approximately 300 dwgs in plan period) with further moderate Green Belt release around Hucknall and more limited development in/adjoining Sutton and Kirkby, and existing rural settlements.	The reasons for not taking forward this option (which was preferred at 2021 Regulation 18 Draft Local Plan) in favour taking forward an approach under Option 3 has been outlined above (paragraphs 5.5.76 to 5.5.85).

5.6 Proposed site allocations

5.6.1 To deliver the Spatial Strategy, the Draft Local Plan directs growth to a strategic employment allocation and sustainable locations within the following:

- Hucknall area;
- Kirkby area;
- Sutton area;
- Selston Parish area

5.6.2 All of the proposed site allocations contained within the Pre-Submission Draft Local Plan have been subject to SA as part of the preparation of this Report using the tailored site appraisal criteria and associated thresholds of significance contained in **Appendix L**. Additionally, reasonable alternatives considered by the Council in developing the Pre-Submission Draft Local Plan have also been subject to appraisal using the same criteria.

5.6.3 The findings of the appraisal of both the proposed site allocations and reasonable alternatives are presented in **Appendix H**. It should be noted that this appraisal does not take into account the provisions of the associated strategic site allocation policies contained in the Pre-Submission Draft Local Plan nor the mitigation provided by the other proposed Local Plan policies. This is to ensure that all sites are considered equally (are considered separately in **Section 5.7**).

Housing allocations

5.6.4 The proposed sites to be allocated have been subject to SA using the methodology set out in **Section 4** and the site assessment framework in **Appendix L**.

5.6.5 In addition to new sites identified through consideration of the Strategic Housing and Employment Land Assessment (SHELAA) the Pre-Submission Draft Local Plan identifies a range of sites (of 10 or more houses) that have extant planning permission. The sites with extant planning permission that are not included with the SHELAA have not been subject to SA at this stage.[38]

5.6.6 **Tables 5.6 to 5.9** set out summary appraisals by area. The findings of the appraisal of the housing allocations are summarised below.

[38] However, for sites that were previously assessed in the SA at Regulation 18 stage that have since gained planning permission the assessments are included in the SA.

Table 5.6 Summary SA of proposed housing allocations – Hucknall area

SHELAA Site Ref:	Site Address:	Proposed allocation reference	1. Housing	2. Health	3. Historic Environment	4. Community Safety	5. Social Inclusion Deprivation	6. Biodiversity & Green Infrastructure	7.Landscape	8.Natural Resources	9.Air & noise pollution	10.Water Quality	11.Waste	12. Climate Change and Flood Risk	13.Climate Change and Energy Efficiency	14.Travel and accessibility	15.Employment	16. Economy	17. Town Centres
HK009	Seven Stars PH, West Street / Ogle Street, Hucknall	**H1Ha**	+	++	--	0	+	0	0	+	-	0	0	0	0	++	+	+	++
HK013	Linby Boarding Kennels, East of Church Lane, Hucknall	**H1Hb**	++	+/-	-	0	++	-	--	-	-	0	0	-	0	++	+	+	+
HK016	Land north of A611 / South of Broomhilll Farm, Hucknall	**H1Hc**	++	+/-	0	0	++	--	--	-	-	0	0	-	0	++	+	+	+
HK019	Land rear 214 - 220 Nottingham Road, Hucknall	**H1Hc - part**	+	+	0	0	+	0	--	-	-	0	0	-	0	++	+	+	+
HK020	Land rear 224 Nottingham Road, Hucknall	**H1Hc - part**	++	+/-	0	0	++	0	--	-	-	0	0	-	0	++	+	+	+
HK022	Land adjoining Stubbing Wood	**H1Hd**	++	+	--	0	++	-	--	--	-	0	0	-	0	+	+	+	+

SHELAA Site Ref:	Site Address:	Proposed allocation reference	1. Housing	2. Health	3. Historic Environment	4. Community Safety	5. Social Inclusion Deprivation	6. Biodiversity & Green Infrastructure	7.Landscape	8.Natural Resources	9.Air & noise pollution	10.Water Quality	11.Waste	12. Climate Change and Flood Risk	13.Climate Change and Energy Efficiency	14.Travel and accessibility	15.Employment	16. Economy	17. Town Centres
	Farm, Watnall Road, Hucknall																		
HK023	Phases 5 (part) and 9, land at Rolls Royce, Watnall Road, Hucknall	**H1He**	++	+/-	-	0	++	-	0	++	-	0	0	-	0	+	--	-	+
HK024	Phase 9, Rolls Royce, Watnall Road, Hucknall	**H1Hf**	++	+	0	0	+	--	--	++	-	0	0	--	0	--	--	--	+
HK034	Farley's Lane, Hucknall	**H1Hc**	+	-	0	0	+	0	--	-	-	0	0	-	0	++	+	+	+
HK043	Lime Tree Road Allotments, Hucknall	**H1Hc-part**	++	--	0	0	++	-	--	-	-	0	0	0	0	++	+	+	+
HK050	Land rear 214 - 224 Nottingham Road, Hucknall	**H1Hc-part**	++	+/-	0	0	++	0	--	-	-	0	0	-	0	+	+	+	+

SHELAA Site Ref:	Site Address:	Proposed allocation reference	1. Housing	2. Health	3. Historic Environment	4. Community Safety	5. Social Inclusion Deprivation	6. Biodiversity & Green Infrastructure	7.Landscape	8.Natural Resources	9.Air & noise pollution	10.Water Quality	11.Waste	12. Climate Change and Flood Risk	13.Climate Change and Energy Efficiency	14.Travel and accessibility	15.Employment	16. Economy	17. Town Centres
HK051 (composite site HK016, HK034, HK043 & HK050)	Land north of A611 / South of Broomhilll Farm, Hucknall incorporating land off Nottingham Road, Farleys Lane and Limetree Road Allotments	**H1Hc-part**		--	0	0	++	--		-	-	0	0	-	0	++	+	+	+

Table 5.7 Summary SA of proposed housing allocations – Kirkby area

SHELAA Site Ref:	Site Address:	Proposed allocation reference	1. Housing	2. Health	3. Historic Environment	4. Community Safety	5. Social Inclusion Deprivation	6. Biodiversity & Green Infrastructure	7.Landscape	8.Natural Resources	9.Air & noise pollution	10.Water Quality	11.Waste	12. Climate Change and Flood Risk	13.Climate Change and Energy Efficiency	14.Travel and accessibility	15.Employment	16. Economy	17. Town Centres
KA002	Beacon Farm, Derby Road, Kirkby-In Ashfield	**H1Ka**	++	+/-	0	0	++	--	--	-	-	0	0	0	0	+	+	+	+
KA003	Land off Millers Way, Kirkby-In Ashfield	**H1Kb**	++	-	-	0	++	0	-	-	-	0	0	-	0	++	+	+	++
KA011	Land at Doles Lane, Kirkby-In Ashfield	**H1Kc**	++	+	-	0	++	0	-	--	-	0	0	-	0	++	+	+	+
KA012	Land off Farm View Road/ Walesby Drive, Kirkby-In Ashfield	**H1Kd**	++	+	0	0	++	0	-	-	-	0	0	0	0	++	+	+	+
KA026	Land off Diamond Avenue, Kirkby-In-Ashfield	**H1Ke**	++	++	0	0	++	0	-	-	-	0	0	-	0	++	+	+	+
KA029	Warwick Close, Kirkby-In-Ashfield	**H1Kf**	+	+	0	0	+	0	0	+	-	0	0	-	0	++	+	+	+
KA038	Land behind 126 Skegby Road, Kirkby-In-Ashfield	**H1Kg**	+	++	0	0	+	-	0	-	-	0	0	-	0	++	+	+	+

SHELAA Site Ref:	Site Address:	Proposed allocation reference	1. Housing	2. Health	3. Historic Environment	4. Community Safety	5. Social Inclusion Deprivation	6. Biodiversity & Green Infrastructure	7.Landscape	8.Natural Resources	9.Air & noise pollution	10.Water Quality	11.Waste	12. Climate Change and Flood Risk	13.Climate Change and Energy Efficiency	14.Travel and accessibility	15.Employment	16. Economy	17. Town Centres
KA046	Land Off Hucknall Road, Newstead	**H1Kh**	++	-	0	0	++	--	--	-	-	0	0	0	0	++	+	+	+
No SHELAA ref	Laburnum Avenue, Kirkby-in-Ashfield	**H1Kk**	++	+	0	0	++	0	-	-	-	0	0	-	0	+	+	+	+

Table 5.8 Summary SA of proposed housing allocations – Sutton area

SHELAA Site Ref:	Site Address:	Proposed allocation reference	1. Housing	2. Health	3. Historic Environment	4. Community Safety	5. Social Inclusion Deprivation	6. Biodiversity & Green Infrastructure	7.Landscape	8.Natural Resources	9.Air & noise pollution	10.Water Quality	11.Waste	12. Climate Change and Flood Risk	13.Climate Change and Energy Efficiency	14.Travel and accessibility	15.Employment	16. Economy	17. Town Centres
SA003	Rear of 211 Alfreton Road, Sutton-In-Ashfield	**H1Sa**	++	-	0	0	++	-	-	--	-	0	0	-	0	++	+	+	+
SA004	Ashland Road West, Sutton-In-Ashfield	**H1Sae**	++	+	0	0	++	-	-	--	-	0	0	-	0	+	+	+	+
SA006	Adj 113 Beck Lane, Skegby	**H1Su Forms part of**	+	+	0	0	+	0	-	--	-	0	0	-	0	+	+	+	+
SA007	Beck Lane / Mansfield Road, Skegby	**H1Saa**	++	+	0	0	++	-	--	--	-	0	0	-	0	+	+	+	+
SA009	Cauldwell Road, Sutton-In-Ashfield	**H1Sb**	++	+/-	0	0	++	0	-	-	-	0	0	-	0	+	+	+	0
SA013	West of Fisher Close, Sutton-In-Ashfield	**H1Sc**	++	+	0	0	++	-	-	--	-	0	0	-	0	+	+	+	+
SA014	Gilcroft Street / St Andrews Street, Sutton-In-Ashfield	**H1Sw (combined)**	++	++	-	0	++	--	-	--	-	0	0	-	0	++	+	+	+

SHELAA Site Ref:	Site Address:	Proposed allocation reference	1. Housing	2. Health	3. Historic Environment	4. Community Safety	5. Social Inclusion Deprivation	6. Biodiversity & Green Infrastructure	7.Landscape	8.Natural Resources	9.Air & noise pollution	10.Water Quality	11.Waste	12. Climate Change and Flood Risk	13.Climate Change and Energy Efficiency	14.Travel and accessibility	15.Employment	16. Economy	17. Town Centres
SA015	Gilcroft Street / St Andrews Street, Sutton-In-Ashfield	**H1Sw (combined)**	++	++	-	0	++	-	-	--	-	0	0	0	0	++	+	+	+
SA016 (& SA044)	Adj Oakham Business Park, Sutton-In-Ashfield	**H1Sd**	++	+	--	0	+	0	-	--	-	0	0	-	0	--	+	+	0
SA017	Priestic Road, Sutton-In-Ashfield	**H1Se**	+	-	0	0	+	-	0	-	-	0	0	-	0	++	+	+	++
SA021	Land off Blackwell Road, Huthwaite	**H1St Forms part of**	++	++	-	0	++	-	-	--	-	0	0	-	0	++	+	+	+
SA022	Rear 23 Beck Lane, Skegby	**H1Sf**	+	+	-	0	+	-	-	--	-	0	0	0	0	+	+	+	+
SA023	Former Miner's Welfare Sports Ground, Stanton Hill, Sutton-In-Ashfield	**H1Sg**	++	-	-	0	++	--	-	--	-	0	0	-	0	++	+	+	+
SA025	Pasture Farm, Alfreton Road, Sutton-In-Ashfield	**H1Sh**	++	+/-	-	0	++	0	-	-	-	0	0	-	0	++	+	+	+

SHELAA Site Ref:	Site Address:	Proposed allocation reference	1. Housing	2. Health	3. Historic Environment	4. Community Safety	5. Social Inclusion Deprivation	6. Biodiversity & Green Infrastructure	7.Landscape	8.Natural Resources	9.Air & noise pollution	10.Water Quality	11.Waste	12. Climate Change and Flood Risk	13.Climate Change and Energy Efficiency	14.Travel and accessibility	15.Employment	16. Economy	17. Town Centres
SA033	Rear Kingsmill Hospital, Sutton-In-Ashfield	**H1Si**	++	+/-	-	0	++	-	-	-	-	0	0	-	0	+	+	+	+
SA038	Land off Vere Avenue, Sutton-In-Ashfield	**H1Sw (combined)**	++	+	-	0	++	--	-	--	-	0	0	-	0	+	+	+	+
SA041	Clegg Hill Drive, Huthwaite	**H1Sj**	++	-	0	0	++	0	-	--	-	0	0	-	0	++	+	+	+
SA044	Land off Hamilton Road, Sutton-In-Ashfield	**H1Sd (combined with SA016)**	++	+/-	--	0	+	0	-	--	-	0	0	0	0	--	+	+	0
SA057	Sunnyside Farm, Blackwell Road, Huthwaite	**H1Sk**	++	+	-	0	++	--	--	--	-	0	0	-	0	--	+	+	+
SA058	North of Fackley Road, Teversal	**H1Sl**	++	+/-	0	0	++	-	-	-	-	0	0	-	0	++	+	+	+
SA061	Land adjacent 88 High Hazels Drive, Sutton-In-Ashfield	**H1Sm**	+	-	0	0	++	0	-	-	-	0	0	-	0	++	+	+	+

SHELAA Site Ref:	Site Address:	Proposed allocation reference	1. Housing	2. Health	3. Historic Environment	4. Community Safety	5. Social Inclusion Deprivation	6. Biodiversity & Green Infrastructure	7.Landscape	8.Natural Resources	9.Air & noise pollution	10.Water Quality	11.Waste	12. Climate Change and Flood Risk	13.Climate Change and Energy Efficiency	14.Travel and accessibility	15.Employment	16. Economy	17. Town Centres
SA064	Adj Molyneux Farm, Fackley Road, Teversal	**H1Sn**	+	+	0	0	+	-	-	-	-	0	0	--	0	++	+	+	+
SA065	Off Fackley Road, Teversal	**H1So**	+	+	0	0	+	-	-	-	-	0	0	--	0	++	+	+	+
SA068	57 Stoneyford Road, Sutton-In-Ashfield	**H1Sac**	++	+	0	0	++	-	-	-	-	0	0	--	0	++	+	+	+
SA069	Hardwick Lane Recreation Ground, Sutton-In-Ashfield	**H1Sq**	++	-	0	0	++	0	0	-	-	0	0	0	0	++	+	+	++
SA071	Land off Clare Road, Sutton-In-Ashfield	**H1Sr**	++	-	0	0	++	0	-	-	-	0	0	-	0	++	+	+	+
SA074	Land to the east off A6075 Beck Lane, Skegby	**H1Ss**	++	+	-	0	+	-	-	--	-	0	0	-	0	+	+	+	+
SA082	Land off Blackwell Road/Main Street, Huthwaite	**H1St**	++	++	-	0	++	-	-	--	-	0	0	-	0	++	+	+	+

SHELAA Site Ref:	Site Address:	Proposed allocation reference	1. Housing	2. Health	3. Historic Environment	4. Community Safety	5. Social Inclusion Deprivation	6. Biodiversity & Green Infrastructure	7.Landscape	8.Natural Resources	9.Air & noise pollution	10.Water Quality	11.Waste	12. Climate Change and Flood Risk	13.Climate Change and Energy Efficiency	14.Travel and accessibility	15.Employment	16. Economy	17. Town Centres
SA084 Combined site SA05, SA06, Part of SA011 & SA078	Rear 113 to 139 Beck Lane	**H1Su**	++	0	0	0	+	-	-	--	-	0	0	-	0	--	+	+	+
No SHELAA Ref	Quantum Clothing Site, North Street, Huthwaite	**H1Sag**	++	++	0	0	++	-	0	++	-	0	0	-	0	++	+	+	+
No SHELAA Ref	Land adjacent 208 Mansfield Road, Sutton in Ashfield	**H1Sah**	+	++	0	0	+	0	0	+	-	0	0	-	0	++	+	+	+

Table 5.9 Summary SA of proposed housing allocations – Selston Parish area

SHELAA Site Ref:	Site Address:	Proposed allocation reference	1. Housing	2. Health	3. Historic Environment	4. Community Safety	5. Social Inclusion Deprivation	6. Biodiversity & Green Infrastructure	7.Landscape	8.Natural Resources	9.Air & noise pollution	10.Water Quality	11.Waste	12. Climate Change and Flood Risk	13.Climate Change and Energy Efficiency	14.Travel and accessibility	15.Employment	16. Economy	17. Town Centres
SJU001	Land at Plainspot Farm, New Brinsley,Underwood	**H1Va**	++	+	-	0	++	0	--	--	-	0	0	-	0	+	+	+	0
SJU003	Off Westdale Road, Jacksdale	**H1Vb**	++	+	0	0	++	0	0	-	-	0	0	-	0	++	+	+	0
SJU014	Land adj. Bull & Butcher PH, Selston	**H1Vc**	++	+	-	0	++	0	--	--	-	0	0	-	0	++	+	+	+
SJU016	Adj 149 Stoney Lane, Selston	**H1Vd**	+	+	0	0	+	0	--	-	-	0	0	-	0	+	+	+	+
SJU018	Land at Kirkby Lane Farm, Park Lane, Selston	**H1Ve**	++	+/-	0	0	++	-	--	--	-	0	0	-	0	++	+	+	+
SJU020	Land off Park Lane/ South West M1, Selston	**H1Ve**	++	+/-	-	0	++	-	--	--	-	0	0	-	0	++	+	+	+
SJU031 & SJU043	Land North of Larch Close, Underwood	**H1Vg**	++	+	0	0	++	--	--	--	-	0	0	-	0	++	+	+	0

SHELAA Site Ref:	Site Address:	Proposed allocation reference	1. Housing	2. Health	3. Historic Environment	4. Community Safety	5. Social Inclusion Deprivation	6. Biodiversity & Green Infrastructure	7.Landscape	8.Natural Resources	9.Air & noise pollution	10.Water Quality	11.Waste	12. Climate Change and Flood Risk	13.Climate Change and Energy Efficiency	14.Travel and accessibility	15.Employment	16. Economy	17. Town Centres
SJU032	Rear of 64-82 Church Lane, Underwood	**H1Vh**	+	++	0	0	+	--	0	-	-	0	0	-	0	++	+	+	0
SJU035	Westdale Road, Jacksdale	**H1Vi**	+	+	0	0	+	0	0	-	-	0	0	-	0	++	+	+	0

5.6.7 All proposed housing allocations have been assessed as having a positive effect on housing (SA Objective 1) with the majority expected to have a significant positive effect on delivery of housing in the district due to being over 1 hectare in size. Overall, the scale of provision of housing identified in the allocations is considered to be significant, helping to meet the Local Housing Need (LHN) figure assessed for of the district.

5.6.8 All sites have been assessed as having a positive effect on social inclusion (SA Objective 5) in recognition that all sites have good walking access to services. The majority of sites have been assessed as having significant positive effects due to being close proximity to more than one facility such as primary schools and post offices and/or due to being of scale that would enable affordable housing delivery. Similarly, most of the proposed sites scored positively or significantly positively for transport (SA Objective 14) in recognition of the connectivity to services and facilities. However, some sites scored negatively. Proposed allocation H1Hf (SHELAA HK024) in the Hucknall area, and H1Sd (SHELAA site SA016/SA044); H1Sk (SA057); H1Su (SA084) in the Sutton area were assessed as having significant negative effects due to the lack of facilities within 800m/10 minutes from the centre of the sites.

5.6.9 Nearly all of the proposed housing allocations have also been assessed as having a positive effect on employment (SA Objective 15) and the economy (SA Objective 16). This reflects the positive effects expected to be derived from construction and meeting workplace demands. However, two sites at Hucknall (H1He/ SHELAA ref HK023 and H1Hf/ HK024) scored negatively reflecting the potential loss of existing employment sites. The majority of sites scored positively for SA Objective 17 due to the location in proximity to Ashfield's main town centres. Four sites scored significantly positively due to being located in town centre or edge of centre locations.

5.6.10 A mix of effects were assessed for the sites for impacts on health (SA Objective 2). This reflects that although a number of some sites were assessed as having positive or significant positive effects due to the proximity to open space and GP surgeries, some also include the loss of open space such as allotments (H1Hc/ SHELAA HK043/051). For sites that included a loss of open space negative or significant negative effects were assessed. Some sites had a mix of positive and negative effects reflecting that although the location had good access to open space and/or GP surgeries there were conflicting neighbouring uses that may impact on health or amenity (through for example potential for air or noise pollution). In most cases where this was identified, the conflicting neighbouring uses included areas of employment/commercial use or major roads.

5.6.11 With regards to the historic environment (SA Objective 3), the majority of sites have been assessed as having neutral effects due to not having the potential to impact on designated or undesignated assets. A number of sites were assessed as potentially having negative effects due to the proximity to heritage assets and the potential harm to their setting. Two sites in the Hucknall area were assessed as potentially significant negative effects due to the presence of listed building on site (H1Hd/ SHELAA HK022) and a locally listed asset (H1Ha/ SHELAA HK009), and the potential for loss of, or damage to, these assets. Additionally, H1sd (SHELAA SA016 & SA044) was assessed as having significant negative effects due to the proximity to Hamilton Hill Scheduled Monument and potential harm to its setting. However, the draft Local Plan contains proposed policies which seek to minimise the adverse effects of development on the district's historic assets.

5.6.12 With regards to biodiversity (SA Objective 6) around half of the sites were assessed as having neutral effects as the sites do not contain any designated nature conservation sites and are not near to any designated sites that could be sensitive to new development. However, it is recognised that many of the sites are close to assets such as Local Wildlife Sites or contain priority habitats and have been assessed as having negative (and in the case of 11 sites, potentially significant negative) effects. One site (H1KA, SHELAA KA002) is within 400m of the ppSPA for Sherwood Forest identified for its breeding bird population (nightjar and woodlark). However, the HRA[39] found no adverse effects on the integrity of any National Site Network ('European') sites with the application of general mitigation in policy whilst the shadow assessment for Sherwood Forest ppSPA identified that adverse effects from H1Ka (within 400m of the site) could be avoided with mitigation incorporated into policy wording (set out in Draft Local Plan Policy EV4). It is anticipated that potential effects on biodiversity could be lessened through the application of Draft Local Plan policies and at the individual planning application stage, when detailed design and mitigation measures will also be considered (such as ecological mitigation and enhancement measures). Furthermore, the requirements for biodiversity net gain for all new development will allow for enhancement.

5.6.13 Due to the location of allocations on greenfield land on the edge of settlements, nearly all of the sites were assessed as having minor negative effects on landscape (SA Objective 7). However, some sites were assessed as having significant negative effects due to the scale of the development location proposed. Additionally, some sites were assessed as having significant negative effects on landscape due to the sites being located within the current Green Belt.

5.6.14 Due to their location on brownfield land, a total of six sites have been assessed as having a positive effect on land use, with three of these significant due to their size being over 1 ha (SA Objective 8). The development of the majority of sites would result in the loss of greenfield land (or predominantly greenfield land where there may also be some brownfield land). In many cases, this would include land classified as grades 2 or 3 agricultural land (land in grades 1, 2 an 3a is classified as the best and most versatile agricultural land at Annex 2 of the NPPF) and/or within Minerals Safeguarded Area. For these sites, negative effects on land use have been assessed. For some, significant negative effects have been identified. The majority of these are located in the Sutton area and Selston parish area.

5.6.15 The majority of sites were assessed as having negative effects on flood risk (SA Objective 12). Although the sites are all within Flood Zone 1 (the least risk of flooding) except for one site which contains some areas of Flood Zone 2 and 3 (H1Hf/ SHELAA HK024), the assessment of negative effects reflects the location being subject to risk of surface water flooding. Three sites were assessed as having significant negative effects due to the extent of surface water flood risk in addition to HK024.

5.6.16 In accordance with site scoring framework, all sites were assessed as having minor negative effects on air and noise pollution (SA Objective 9) and neutral effects on

[39] Lepus Consulting (2023) Habitats Regulations Assessment of the Draft Ashfield District Council Local Plan: Habitats Regulations Assessment Report

community safety (SA Objective 4), water quality (SA Objective 10), waste (SA Objective 11) and energy efficiency (SA Objective 13).

Gypsy and Traveller and Travelling Showpeople allocation

5.6.17 One site (combined SHELAA site KA022 and KA052) has been identified in the Draft Local Plan to help meet the need for Travelling Showpeople plots. The SA of the site is summarised in **Table 5.10**.

Table 5.10 Summary SA of proposed Gypsy and Traveller allocation

SHELAA Ref	Site Address	Site reference	1. Housing	2. Health	3. Historic Environment	4. Community Safety	5. Social Inclusion Deprivation	6. Biodiversity & Green Infrastructure	7.Landscape	8.Natural Resources	9.Air & noise pollution	10.Water Quality	11.Waste	12. Climate Change and Flood Risk	13.Climate Change and Energy Efficiency	14.Travel and Accessibility	15.Employment	16. Economy	17. Town Centres
KA 022	The Paddocks, Kirkby-In Ashfield	**H2 a(a)**	++	+	0	0	++	-	-	-	-	0	0	0	0	+	+	+	+
KA 052	The Paddocks, Park Lane, Kirkby-In Ashfield	**H2 a(b)**	++	+	0	0	++	-	-	-	-	0	0	-	0	+	+	+	+

5.6.18 Significant effects were assessed for housing (SA Objective 1) reflecting the size of the site and delivery of plots for Travelling Showpeople. Significant positive effects were also assessed for social inclusion reflecting the size of the site and the proximity to a bus stop for access to services. Positive effects were assessed for health (SA Objective 2) due to the provision of open space withing 800m/10-minute walking distance of the site and no conflicting neighbouring uses and transport (SA Objective 14) due to proximity to bus stops. Minor positive effects were also assessed for employment, economy and town centres (SA Objective 15, 16 and 17) reflecting the likely positive contribution to the local economy and proximity to town Kirkby town centre for local retail spend.

5.6.19 Minor negative effects were assessed for biodiversity, landscape and natural resources (SA Objectives 6, 7 and 8). The site is greenfield and close to Pinxton Road Grasslands LWS and within the SSSI Impact Zone for 100 dwellings/ 50 dwellings or more outside settlements. With regards to landscape (SA Objective 7), the site is bounded by some

existing development but more open to the west and is considered to have some minor effects that will require consideration, and potentially mitigation, through the planning application stage.

5.6.20 In accordance with site scoring framework, the site was assessed as having minor negative effects on air and noise pollution (SA Objective 9) and neutral effects on community safety (SA Objective 4), water quality (SA Objective 10), waste (SA Objective 11) and energy efficiency (SA Objective 13). A minor negative effect for flood risk (SA Objective 12) was identified for the KA052 due to the presence of surface water flood risk. No significant negative effects were assessed.

Strategic employment land allocation

5.6.21 The Draft Local Plan includes strategic allocation of employment land at Junction 27 of the M1 in Policy S8. This comprises of two allocations north east and south east of the junction. The summary appraisal of the proposed site allocations is set out in **Table 5.11**.

Table 5.11 Summary SA of proposed strategic employment allocation

SHELAA Ref	Site Address	1. Housing	2. Health	3. Historic Environment	4. Community Safety	5. Social Inclusion Deprivation	6. Biodiversity & Green Infrastructure	7.Landscape	8.Natural Resources	9.Air & noise pollution	10.Water Quality	11.Waste	12. Climate Change and Flood Risk	13.Climate Change and Energy Efficiency	14.Travel and Accessibility	15.Employment	16. Economy	17. Town Centres
KA020	North east of J27, West of Sherwood Business Park, A608, Annesley	**0**	**0**	**--**	**0**	**0**	**-**	**--**	**-**	**-**	**0**	**0**	**-**	**0**	**+**	**+**	**++**	**0**
KA025	South east of M1 Junction 27, Annesley	**0**	**0**	**--**	**0**	**0**	**-**	**--**	**-**	**-**	**0**	**0**	**-**	**0**	**+**	**+**	**++**	**0**

5.6.22 The strategic employment allocations are located close to Junction 27 of the M1 and will deliver around 45 hectares of employment. The sites were assessed as having significant

positive effects on the economy (SA Objective 16), in recognition of the scale of employment land that may come forward (far in excess of the 10 hectares of land at both sites). Positive effects were assessed for employment (SA Objective 15) in recognition of the delivery of employment land, but as the sites are not within walking distance of any neighbouring residential areas, significant positive effects were not assessed.

5.6.23 With regards to transport and accessibility (SA Objective 14), both sites were assessed as having positive effects, reflecting the proximity to bus stops along the A608. The site northeast of the junction also has the potential for good pedestrian links to Sherwood Business Park.

5.6.24 A range of negative effects were assessed for the sites. Both sites were assessed as having potential for significant negative effects on the historic environment (SA Objective 3) given the potential for substantial harm to the setting of Grade II* Annesley Hall Registered Park and Garden which is adjacent to the southeast boundary of the southern site. A scheduled monument (Fishponds south of Damstead Farm) is north of the site to the northeast of Junction 27, the setting of which may also be affected by new development in this location.

5.6.25 Significant negative effects were assessed for landscape (SA Objective 7) due to both sites being located in the Green Belt. Both sites are located adjacent to LWS and are within the SSSI Impact Risk Zone for large non-residential developments outside existing settlements. Therefore, minor negative effects for biodiversity have been assessed (SA Objective 6). As the sites are both greenfield, minor negative effects were also assessed for land use (SA Objective 8). Although the sites are indicated to be Grade 3 more information is required to determine whether they are classed as Grade 3a (which is classified as the best and most versatile land).

5.6.26 In accordance with site scoring framework, all sites were assessed as having minor negative effects on air and noise pollution (SA Objective 9) and neutral effects on community safety (SA Objective 4), water quality (SA Objective 10), waste (SA Objective 11) and energy efficiency (SA Objective 13). Neutral effects were also assessed for health and wellbeing (SA Objective 2). Given the intended use is for employment development it is not considered that proximity to the M1 or adjacent employment uses is incompatible.

Employment land allocations

5.6.27 In addition to the strategic employment sites ten further sites (that do not currently benefit from planning permission) have been selected as allocations for employment land. The summary appraisal of the proposed site allocations is set out in **Table 5.12**.

Table 5.12 Summary SA of proposed employment allocations

SHELAA Site Ref:	Site Address:	Proposed allocation reference	1. Housing	2. Health	3. Historic Environment	4. Community Safety	5. Social Inclusion Deprivation	6. Biodiversity & Green Infrastructure	7.Landscape	8.Natural Resources	9.Air & noise pollution	10.Water Quality	11.Waste	12. Climate Change and Flood Risk	13.Climate Change and Energy Efficiency	14.Travel and accessibility	15.Employment	16. Economy	17. Town Centres
HK025	Surplus land for employment, Rolls Royce, Watnall Road, Hucknall	**EM4 h4**	**0**	**0**	**-**	**0**	**+**	**0**	**0**	**++**	**-**	**0**	**0**	**-**	**0**	**+**	**++**	**+**	**0**
KA027	Land East of Lowmoor Road, Kirkby-in-Ashfield	**EM2 K4**	**0**	**0**	**0**	**0**	**+**	0	-	-	-	0	0	-	0	+	**++**	**++**	**0**
SA012	North of Export Drive, Fulwood Park, Sutton-In-Ashfield	**EM2 S5**	**0**	**0**	**0**	**0**	**+**	**--**	**0**	**++**	**-**	**0**	**0**	**-**	**0**	**+**	**++**	**+**	**0**
SA030	Hamilton Road, Sutton-In-Ashfield	**EM2 S3**	**0**	**0**	--	**0**	**0**	**0**	**-**	**-**	**-**	**0**	**0**	**-**	**0**	**+**	**+**	**+**	**0**
SA054	Hamilton Road, Sutton-In-Ashfield	**EM2 S3**	**0**	**0**	--	**0**	**+**	**0**	**-**	**-**	**-**	**0**	**0**	**-**	**0**	**+**	**++**	**+**	**0**
Existing employment allocation	Fulwood Road North, Sutton in Ashfield	**EM2 S2**	**0**	**0**	**0**	**0**	**+**	**0**	**0**	**++**	**-**	**0**	**0**	**-**	**0**	**+**	**++**	**+**	**0**

SHELAA Site Ref:	Site Address:	Proposed allocation reference	1. Housing	2. Health	3. Historic Environment	4. Community Safety	5. Social Inclusion Deprivation	6. Biodiversity & Green Infrastructure	7.Landscape	8.Natural Resources	9.Air & noise pollution	10.Water Quality	11.Waste	12. Climate Change and Flood Risk	13.Climate Change and Energy Efficiency	14.Travel and accessibility	15.Employment	16. Economy	17. Town Centres
Existing employment allocation	Kings Mill Road, Kirkby-in-Ashfield	**EM2 K1**	**0**	**0**	**0**	**0**	**+**	**0**	**0**	**++**	**-**	**0**	**0**	**-**	**0**	**+**	**++**	**+**	**0**
Existing employment allocation	Park Lane, Kirkby-in-Ashfield.	**EM2 K2**	**0**	**0**	**0**	**0**	**0**	**-**	**0**	**++**	**-**	**0**	**0**	**-**	**0**	**+**	**++**	**+**	**0**
Existing employment allocation	Portland Industrial Park, Kirkby-in-Ashfield.	**EM2 K3**	**0**	**0**	**-**	**0**	**+**	**-**	**0**	**++**	**-**	**0**	**0**	**-**	**0**	**+**	**++**	**+**	**0**
Existing employment allocation	Aerial Way, Hucknall.	**EM2 H1**	**0**	**0**	**0**	**0**	**+**	**-**	**0**	**+**	**-**	**0**	**0**	**-**	**0**	**+**	**++**	**+**	**0**

5.6.28 The proposed allocations score similarly across most of the SA Objectives. Significant positive effects were assessed for employment (SA Objective 15) for all sites due to the proximity to neighbouring residential areas with the exception of SA030. SA030 was slightly beyond a 800m/10-minute walk time to neighbouring residential areas so did not score significantly positive. All sites except SA054 and Park Lane, Kirkby-in-Ashfield. also scored positively with regards to social inclusion (SA Objective 5) as they are within 800m/10-minute walking distance of an area considered to be in the top 25% most deprived (as determined by the Indices of Multiple Deprivation, 2019).

5.6.29 All sites were assessed as having positive effects on the economy (SA Objective 16) in recognition of the contribution that the provision of employment land at these sites will make to the economy of the district. With regards to transport (SA Objective 14) positive effects were also assessed for all sites in recognition of the proximity to bus stops.

5.6.30 Six of the sites were assessed as having significant positive effects on the achievement of SA Objective 8 due to the land being previously developed. KA027, SA030 and SA054 were assessed as having minor negative effects for this objective due to the land being greenfield.

5.6.31 A range of minor negative effects were assessed. Negative effects were assessed against the historic environment due to the potential for harm to the setting of a Grade II listed building in the case of HK025. SA034 and SA050 are close to the Scheduled Monument Hamilton Hill, and at the nearest point are around 220m from monument. Significant negative effects were assessed due to the potential for substantial harm. This will require further assessment and mitigation at planning application design stage. There are also locally listed assets adjacent to both sites.

5.6.32 KA027, SA034 and SA050 were assessed as having minor negative effects on the landscape (SA Objective 7). The remaining sites were assessed as having neutral effects due to the predominantly built-up nature of surrounding development.

5.6.33 In accordance with site scoring framework, all sites were assessed as having minor negative effects on air and noise pollution (SA Objective 9) and neutral effects on community safety (SA Objective 4), water quality (SA Objective 10), waste (SA Objective 11) and energy efficiency (SA Objective 13).

Reasons for the selection of the preferred site allocations and for the rejection of Alternatives at this stage

5.6.34 The reasons for the selection of the proposed site allocations contained in the Draft Local Plan and for the rejection of alternatives considered by the Council and appraised as part of this SA Report are set out in **Appendix H**.

5.6.35 As identified in **Section 5.5**, the Draft Local Plan (Regulation 18) identified two new settlements at Whyburn Farm, Hucknall and Cauldwell Road, Sutton. Following further consideration by the Council these have been removed from the Draft Local Plan at Regulation 19 stage. The reasons for the change in spatial strategy (and therefore why these sites have not been taken forward) are set out in **Section 5.5**.

5.7 Pre-Submission Draft Local Plan policies

5.7.1 The performance of the draft Local Plan policies has been tested against the 17 SA objectives. Each policy has been individually appraised against the SA objectives and commentary provided describing the potential effects. Where appropriate, mitigation measures have been identified in order to address adverse effects and enhance positive effects. The findings of the appraisal are presented at **Appendix I** (strategic policies) and **Appendix J** (development management policies). A summary of the policy appraisal is presented below.

Sustainable development in Ashfield -Strategic policies

5.7.2 Section 3 of the Draft Local Plan sets out the housing and employment development requirements for the district (Strategic Policies S7 and S8) and the approach to the location of development in line with the preferred spatial strategy (Strategy Policy S1). The appraisal of the preferred development requirements and the preferred spatial strategy against the SA objectives has already been summarised in **Section 5.3 to 5.5** and is therefore not repeated here.

5.7.3 Policy S7 (Housing Provision) is an overarching policy to ensure that the district's assessed local housing need is fully met and that a mix of size, type, tenure and range of housing is provided within the district. Strategic Policy S8 specifically supports economic growth through the provision of land to meet existing and future needs of businesses. The policy seeks to (inter alia): support provision of land meet employment needs; protect and allocate sites; safeguard employment areas; support business start up; and the growth of rural businesses. Policy S6 provides the policy to guide growth at the strategic employment area near Junction 27 of the M1.

5.7.4 Strategic Policy S11 promotes a town centre first approach to retail uses and sets out the retail hierarchy. This will support retail development in these locations, strengthening the role of the Town Centres in Sutton in Ashfield, Hucknall, and Kirkby-in-Ashfield and local centres having regard to the retail hierarchy. This will also help to ensure that employment opportunities are accessible.

5.7.5 Overall, the strategic policies have been assessed as having a cumulative significant positive effect on housing (SA Objective 1), employment and the economy (SA Objectives 15 and 16) and town centres (SA Objective 17).

5.7.6 The implementation of Strategic Policies S9 and S10 will enable the delivery of infrastructure and services, helping to ensure that new development is supported by commensurate infrastructure investment to make it sustainable. Alongside Strategic Policy S12 which, supports investment in health, and the provision of housing and employment needs to meet needs, will help to address deprivation across the district, thereby supporting achievement of SA Objective 5. The delivery of proposals that support health and community infrastructure and ensure provision of green infrastructure also support health and wellbeing (SA Objective 2).

5.7.7 Strategic Policy S10 includes support for a range of transportation infrastructure to improve connectivity including the Nottingham Express Transit System, the Robin Hood railway line and the railway stations at Hucknall, Kirkby-in-Ashfield and Sutton Parkway;

highway improvement schemes/sustainable transport solutions; bus and coach services; and a comprehensive cycle network. Support for these measures will help to mitigate the adverse impacts of new development, relieving congestion and promoting sustainable modes of transport. In combination with Strategic Policy 1, which sets out the settlement hierarchy, this has been assessed as having a cumulative significant positive effect on transport and accessibility (SA Objective 14).

5.7.8 The delivery of infrastructure, including that related to water quality, wastewater treatment and the integration of flood management measures, will contribute positively to water resources and quality and contribute towards mitigating flood risk. Cumulative significant positive effects have therefore been identified in respect of water quality and resource (SA Objective 10) and flood risk (SA Objective 12). However, due to the impact of new development on water resource minor negative effects have also been assessed for SA Objective 10.

5.7.9 Mixed cumulative significant positive and significant negative effects with some uncertainties have been assessed for the historic environment SA Objective 3, related to the appraisal of Policy S6. This reflects the findings of the Heritage Impact Assessment of the strategic employment locations in relation to the potential harm to the setting of Annesley Hall Grade II* Registered Park and Garden. Policy S6 references the need for development to be of an appropriate scale, layout and form which respects the significance of affected heritage assets and minimises any harm to designated and non-designated heritage assets and their setting. There is some uncertainty as to whether the policy measures as applied through the application process would be reduce the harm and ensure potentially significant effects on the setting of Annesley Hall Grade II* Registered Park and Garden are avoided. Significant negative effects with some uncertainties have been assessed for this policy. The Council considers that the public benefits of allocating the land for strategic employment land outweighs the harm to the setting of Annesley Hall Grade II* Registered Park and Garden.

5.7.10 It is recognised that there are a limited number of suitable previously developed sites (i.e. sites that are not significantly constrained) are available with the district and therefore a large area of greenfield land will be required to accommodate the housing and employment land required by the policies in this chapter (including the strategic employment land). However, policies protecting Green Belt (Strategic Policy 4) and safeguarding minerals (Strategic Policy 15) would support protection of natural resources. Cumulatively, the policies have therefore been assessed as having a mixed significant positive and significant negative effect on land use (SA Objective 7).

5.7.11 No further significant negative effects have been identified during the appraisal of the policies in this section. The delivery of housing, economic development and infrastructure and facilities may place pressure on the district's built and natural environments and resources as well as on highways capacity. In consequence, minor negative effects have been identified in respect of many of the SA objectives (although in most cases, significant or minor positive effects have also been identified). Through the protection of Green Belt (Strategic Policy S4), recognised areas of landscape and ecological value (Strategic Policy S13) and historic environment assets (Strategic Policy S14), cumulatively the policies may impact on the ability of the area to deliver the levels of housing and employment land. Negative effects have therefore also been identified in respect of housing (SA Objective 1),

employment and the economy (SA Objectives 15 and 16) and town centres (SA Objective 17).

Meeting the challenge of climate change and adapt to its effects

5.7.12 The policies in this section support the protection of Ashfield's environmental assets through addressing climate change, avoiding impacts on water quality. The policies have been assessed as having significant positive effects on a range of objectives due to the protection of water quality and resources (SA Objective 10), ensuring that areas of highest flood risk are avoided (SA Objective 12), and supporting mitigation of climate change and energy efficiency through supporting low carbon/renewable energy schemes and integration of such technologies in new development (SA Objective 13). A mix of significant positive and minor negative effects were assessed for biodiversity (SA Objective 6) reflecting that CC2 specifically supports the implementation of the Humber River Basin Management Plan and Water Framework Directive in improving water quality which positively supports habitats and species whilst CC1 could lead to negative effects dependent on the location of new renewable/low carbon technology schemes.

5.7.13 Minor positive effects have been identified for a range of other objectives including housing (SA Objective 1), health (SA Objective 2), social inclusion, air and noise pollution (SA Objective 9) and waste (SA Objective 11).

5.7.14 No significant positive effects have been assessed for the policies in this section. However, minor negative effects have been identified for the historic environment (SA Objective 3) and landscape (SA Objective 7) with some uncertainty reflecting the potential for new renewable and low carbon technology schemes to impact negatively on assets, dependent on location and design.

Protecting and enhancing Ashfield's character through its natural environment and heritage

5.7.15 These policies set out the approach to conserve and enhance Ashfield's Green Infrastructure, biodiversity and geodiversity assets; protect the green spaces, the countryside, and Green Belt from inappropriate development; conserve and enhance the district's historic environment; and protect and enhance landscape character. The policies in this section also support the conservation of the best and most versatile agricultural land.

5.7.16 Cumulatively, the policies have therefore been assessed as having significant positive effects on a range of SA Objectives related to the historic environment (SA Objective 3), biodiversity and Green Infrastructure (SA Objective 6), landscape (SA Objective 7) and natural resources (SA Objective 8).

5.7.17 Cumulative minor positive effects have been identified for health (SA Objective 2), social inclusion (SA Objective 5), air and noise pollution (SA Objective 9), water quality (SA Objective 10), climate change and flood risk (SA Objective 12), energy efficiency (SA Objective 13), employment (SA Objective 15), economy (SA Objective 16) and town centres. Mixed minor positive and negative effects have been identified for travel and accessibility (SA Objective 14).

5.7.18 Minor negative effects have been identified for housing (SA Objective 1) reflecting that the policies may cumulatively restrict land available for housing. No significant negative effects have been identified.

Meeting local housing needs and aspirations

5.7.19 The policies in this section support the provision of the housing of the right type and mix to meet the housing needs of the district. The policies have cumulatively been assessed as having significant positive effects in relation to housing (SA Objective 1), health (SA Objective 2) reflecting that the policies would support provision of a mix of housing to help meet the needs of Ashfield's communities, and the needs of Gypsy and Travellers, including specialist housing. The provision of the right type and quality of housing accommodation also support positive health benefits.

5.7.20 A number of objectives have minor positive effects including community safety (SA Objective 4), social inclusion (SA Objective 5), employment (SA Objective 15) and economy (SA Objective 16). This reflects the broader positive effects that are likely to occur as a result of providing housing to meet the needs of Ashfield's communities. There is some uncertainty relating to the positive effects for the historic environment (SA Objective 3) and biodiversity (SA Objective 6) dependent on the location of development. There are mixed positive and minor effectives on a range of objectives related to landscape (SA Objective 7), natural resources (SA Objective 8) and travel and transport (SA Objective 14) dependent on location of development, although the location of rural exception sites (Policy HG3) is considered to have a minor negative effect due to the location on primarily greenfield sites on the edge of settlements. There are also mixed minor positive and negative effects on water due the development of new buildings or intensification of residential development which is likely to put pressure on water resources although there is potential for positive effects. Minor negative effects have been identified for waste (SA Objective 10). No significant negative effects were identified for the section.

Building a strong economy which provides opportunities for local people

5.7.21 These policies would support economic development throughout the district, enabling development to support the provision of new jobs. Significant cumulative effects have therefore been found for objectives related to employment and training (SA Objective 15), economic competitiveness and adaptability (SA Objective 16) and the viability and vitality of town centres (SA Objective 17). Minor positive effects were identified for housing (SA Objective 1), social inclusion and deprivation (SA Objective 5) reflecting the positive impact that can derived from new economic development. Minor positive effects were assessed for historic environment (SA Objective 3) due to the policy support for effective reuse of buildings (Policy EM4) but some uncertainty is linked to the potential for development to impact on heritage assets.

5.7.22 A mix of cumulative positive and negative effects have been identified for health (SA Objective 2) reflecting, as economic growth would support jobs which contribute to wellbeing, whilst new development is likely to affect neighbouring residents and those on transport routes; biodiversity (SA Objective 6); landscape (SA Objective 7) and natural resources (SA Objective 8) reflecting that brownfield land development could take place but there is likely to be greenfield releases.

5.7.23 The policies have also been assessed as having a range of negative effects. The expected increase in economic growth is likely to support an increase in car use so negative effects have been identified for travel and accessibility (SA Objective 14) and air and noise pollution (SA Objective 9). Additionally, negative effects have been identified for water quality due to the increase in water use associated with new economic development (SA Objective 10), however there is some uncertainty on measures to increase efficiency, and waste (SA Objective 11). No significant negative effects have been identified for these policies.

Placing vibrant town and local centres at the heart of the community

5.7.24 These policies support the vital and vibrant retail sector and the evening economy and seek high quality design in new shop fronts. The policies have been assessed as having significant positive effects on the economy (SA Objective 16) and town centres (SA Objective 17). SH1 would support appropriate development in town centres thereby supporting development in locations well served by public transport (SA Objective 14). The policies would also support employment opportunities which would have positive effect on SA Objective 15.

5.7.25 Cumulatively the positives have been identified as having positive effects on housing (SA Objective 1) as Policy PJ1 would support some residential development where the vitality and vibrancy of centres is not harmed. The policies have also been identified as having positive effects related to health (SA Objective 2) due to supporting accessible town centre developments, community safety due to design requirements under policy SH4 (SA Objective 4) and social inclusion (SA Objective 5) as the policies would support the role that town centres play in providing goods and services for communities.

5.7.26 Mixed minor negative and neutral effects have been identified for waste as development is likely to increase waste but would take place in areas where it could support existing waste services. No significant negative effects have been identified.

Achieving successful development through well designed places

5.7.27 The policies in this section would support high quality development within the district supporting high quality design and inclusive places to support community well being. The policies would cumulatively have significant positive effects on a range of SA Objectives. The policies have been assessed as having significant positive effects on housing (SA Objective 1) as they would support the delivery of high quality and well-designed residential development and an approach to developer contributions that would reflect viability considerations.

5.7.28 The policies would significantly support community safety (SA Objective 4) through requirements to reduce crime and the fear of crime. The policies would also cumulatively significantly support the provision of new and improved open space and green infrastructure (SA Objective 6) and set out requirements for well-designed development that takes account of local character, patterns of development and surrounding landscape thereby supporting SA Objective 7.

5.7.29 Significant cumulative positive effects have been identified for health (SA Objective 2, social inclusion (SA Objective 5), air and noise pollution (SA Objective 9), transport (SA

Objective 14), town centres (SA Objective 17). However, there is some uncertainty in relation to the implementation of developer contributions (Policy SD6) to support the infrastructure requirements, should viability be an issue for new development.

5.7.30 A mix of significant positive and minor negative effects, with some uncertainty, have been identified for employment (SA Objective 15) and the economy (SA Objective 16). This reflects that the policies would support new infrastructure and communications infrastructure would support employment and training opportunities and increase economic activity. However, there are potentially minor negative effects due to the potential for the policies to cumulatively restrict the potential for employment development due to avoiding incompatibility with neighbouring uses. No other cumulative negative effects have been identified for the section.

5.8 Cumulative, synergistic and secondary effects

5.8.1 In determining the significance of effects of a plan or programme, the SEA regulations require that consideration is given to the cumulative nature of the effects. This section considers the potential for the policies and proposals contained within the Pre-Submission Draft Local Plan to act in-combination both with each other and other plans and programmes to generate cumulative (including synergistic and secondary) effects.

Cumulative effects arising from the Pre-Submission Draft Local Plan

5.8.2 **Table 5.13** presents the appraisal of the cumulative effects of the Pre-Submission Draft Local Plan by summarising the cumulative effects of each policy section on the SA objectives and by providing an overall judgement on the cumulative effect of the plan policies as a whole.

5.8.3 The appraisal of cumulative effects presented in **Table 5.13** highlights that the majority of the SA objectives will experience positive effects as a result of the implementation of the policies and proposals contained in the Pre-Submission Draft Local Plan. Significant positive effects are expected in respect of the following SA objectives: housing (SA Objective 1); employment and the economy (SA Objective 15 and 16); health and wellbeing (SA Objective 2); social inclusion (SA Objective 5), transport SA Objective 14 and town centres (SA Objective 17). This reflects the likely socio-economic benefits associated with the delivery of housing, employment and related community facilities, services and infrastructure over the plan period.

5.8.4 Significant positive effects were also found for a number of environmental objectives: historic environment (SA Objective 3); biodiversity (SA Objective 6), landscape (SA Objective 7); flood risk (SA Objective 12) and energy efficiency (SA Objective 13). This reflects the framework provided by the plan policies that will help to conserve and enhance the district's natural and built environments.

5.8.5 Despite the overall positive cumulative effects associated with the implementation of the Pre-Submission Draft Local Plan, cumulative negative effects have also been identified against many of the SA objectives including: health and wellbeing (SA Objective 2); historic environment (SA Objective 3); biodiversity (SA Objective 6); landscape (SA Objective 7); water quality and resource (SA Objective 10); air quality and noise (SA Objective 9); waste

(SA Objective 11) climate change and energy efficiency (SA Objective 13). This principally reflects impacts associated with the construction and operation of new development including land take, emissions and loss of landscape character and the location of proposed site allocations. However, the Pre-Submission Draft Local Plan sets out a variety of policies which seek to manage these effects. Therefore, it is expected that significant adverse effects will be largely avoided, although some uncertainty remains dependent on the location of development and the implementation of effective avoidance and mitigation measures at the planning application stage.

5.8.6 The Pre-Submission Draft Local Plan has been assessed as having mixed significant positive and significant negative effects on the historic environment (SA Objective 3) with some uncertainty. This reflects the findings in relation to Policy S6 and the potential harm to the setting of Annesley Hall Grade II* Registered Park and Garden. Policy S6 references the need for development to be of an appropriate scale, layout and form which respects the significance of affected heritage assets and minimises any harm to designated and non-designated heritage assets and their setting. There is some uncertainty as to whether the policy measures as applied through the application process would be reduce the harm and ensure potentially significant effects on the setting of Annesley Hall Grade II* Registered Park and Garden are avoided. Significant negative effects with some uncertainties have therefore been assessed for this policy and are reflected in the cumulative effects. The Council considers that the public benefits of allocating the land for strategic employment land outweighs the harm to the setting of Annesley Hall Grade II* Registered Park and Garden.

5.8.7 The Pre-Submission Draft Local Plan has been assessed as having mixed significant positive and significant negative effects on natural resources and land use (SA Objective 8). The scale of development requirements and the limited number of brownfield sites that are available within the district mean that greenfield land would be required to meet most of the development needs (including at the new settlement locations and strategic employment land location). In consequence, a cumulative significant negative effect has also been identified in respect of land use.

Table 5.13 Results of the cumulative effects appraisal

SA Objective	Sustainable development in Ashfield - Strategic policies	Meeting the challenge of climate change and adapt to its effects	Protecting and enhancing Ashfield's character through its natural environment and heritage	Meeting local housing needs and aspirations	Building a strong economy which provides opportunities for local people	Placing vibrant town and local centres at the heart of the community	Achieving successful development through well designed places	Cumulative	Commentary
1. Housing To ensure that the housing stock meets the housing needs of Ashfield.	++/-/?	+	-	++	0	+	++	++	It is anticipated that the draft Local Plan would have a significant positive effect on the achievement of the SA objective.
2. Health To improve health and wellbeing and reduce health	++/-/?	+	+	++	+/-	+	++/?	++/-	It is anticipated that the policies of the draft Local Plan would have a mixed significant positive and minor negative effect on the achievement of the SA objective.

SA Objective	Sustainable development in Ashfield - Strategic policies	Meeting the challenge of climate change and adapt to its effects	Protecting and enhancing Ashfield's character through its natural environment and heritage	Meeting local housing needs and aspirations	Building a strong economy which provides opportunities for local people	Placing vibrant town and local centres at the heart of the community	Achieving successful development through well designed places	Cumulative	Commentary
inequalities.									
3.Historic Environment To conserve and enhance Ashfield's historic environment, heritage assets and their settings.	**++/--/?**	**-/?**	**++**	**+/-/?**	**+/-/?**	**+**	**+**	**++/--/?**	It is anticipated that the policies of the draft Local Plan would have a mixed significant positive and negative effect on the achievement of the SA objective.
4.Community Safety To improve communit	**+/?**	**0**	**0**	**+**	**0**	**+**	**++**	**+**	It is anticipated that the draft Local Plan would have a positive effect on the achievement of the SA objective.

SA Objective	Sustainable development in Ashfield - Strategic policies	Meeting the challenge of climate change and adapt to its effects	Protecting and enhancing Ashfield's character through its natural environment and heritage	Meeting local housing needs and aspirations	Building a strong economy which provides opportunities for local people	Placing vibrant town and local centres at the heart of the community	Achieving successful development through well designed places	Cumulative	Commentary
y safety, reduce crime and the fear of crime.									
5.Social Inclusion Deprivation To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.	++	+	+	+	+	+	++	++	It is anticipated that the draft Local Plan would have a significant positive effect on the achievement of the SA objective.

SA Objective	Sustainable development in Ashfield - Strategic policies	Meeting the challenge of climate change and adapt to its effects	Protecting and enhancing Ashfield's character through its natural environment and heritage	Meeting local housing needs and aspirations	Building a strong economy which provides opportunities for local people	Placing vibrant town and local centres at the heart of the community	Achieving successful development through well designed places	Cumulative	Commentary
6. Biodiversity & Green Infrastructure To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure	++/-/?	++/-/?	++	+/?	+/-	0	++/?	++/-/?	It is anticipated that the policies of the draft Local Plan would have a mixed significant positive and minor negative effect on the achievement of the SA objective.
7.Landscape To protect enhance and manage	+/-/?	-/?	++	+/-/?	+/-/?	+	++	++/-/?	It is anticipated that the policies of the draft Local Plan would have a mixed significant positive and minor negative effect on

SA Objective	Sustainable development in Ashfield - Strategic policies	Meeting the challenge of climate change and adapt to its effects	Protecting and enhancing Ashfield's character through its natural environment and heritage	Meeting local housing needs and aspirations	Building a strong economy which provides opportunities for local people	Placing vibrant town and local centres at the heart of the community	Achieving successful development through well designed places	Cumulative	Commentary
the character and appearance of Ashfield's landscape/townscape, maintaining and strengthening local distinctiveness and sense of place.									the achievement of the SA objective.
8.Natural Resources To minimise the loss of natural	**++/--/?**	**+/-/?**	**++**	**+/-/?**	**+/-/?**	**+**	**++**	**++/--/?**	It is anticipated that the policies of the draft Local Plan would have a mixed positive and negative effect on this SA objective. Whilst the

SA Objective	Sustainable development in Ashfield - Strategic policies	Meeting the challenge of climate change and adapt to its effects	Protecting and enhancing Ashfield's character through its natural environment and heritage	Meeting local housing needs and aspirations	Building a strong economy which provides opportunities for local people	Placing vibrant town and local centres at the heart of the community	Achieving successful development through well designed places	Cumulative	Commentary
resources including soils, greenfield land and the best quality agricultural land.									policies within the Plan encourage the reuse of previously developed (brownfield) land, development will result in the loss of greenfield land, including some 'best and versatile' agricultural land.
9.Air & noise pollution To reduce air pollution and the proportion of the local population subject to noise pollution.	**+/-/?**	**+**	**+**	**-/?**	**-**	**+**	**++/?**	**+/-/?**	It is anticipated that the policies of the draft Local Plan would have a mixed positive and minor negative effect on the achievement of the SA objective. There is some uncertainty due to the location of development.

SA Objective	Sustainable development in Ashfield - Strategic policies	Meeting the challenge of climate change and adapt to its effects	Protecting and enhancing Ashfield's character through its natural environment and heritage	Meeting local housing needs and aspirations	Building a strong economy which provides opportunities for local people	Placing vibrant town and local centres at the heart of the community	Achieving successful development through well designed places	Cumulative	Commentary
10.Water Quality To conserve and improve water quality and quantity.	**++/-/?**	**++**	**+/?**	**+/-/?**	**-/?**	**0**	**+**	**+/-**	It is anticipated that the policies of the draft Local Plan would have a mixed positive and minor negative effect on the achievement of the SA objective.
11.Waste To minimise waste and increase the re-use and recycling of waste materials.	**+/-**	**+**	**0**	**-/?**	**-**	**0/-**	**++**	**+/-**	It is anticipated that the policies of the draft Local Plan would have a mixed positive and minor negative effect on the achievement of the SA objective.

SA Objective	Sustainable development in Ashfield - Strategic policies	Meeting the challenge of climate change and adapt to its effects	Protecting and enhancing Ashfield's character through its natural environment and heritage	Meeting local housing needs and aspirations	Building a strong economy which provides opportunities for local people	Placing vibrant town and local centres at the heart of the community	Achieving successful development through well designed places	Cumulative	Commentary
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.	++	++	+	+/?	0/?	0	+	++	It is anticipated that the draft Local Plan would have a significant positive effect on the achievement of the SA objective.

SA Objective	Sustainable development in Ashfield - Strategic policies	Meeting the challenge of climate change and adapt to its effects	Protecting and enhancing Ashfield's character through its natural environment and heritage	Meeting local housing needs and aspirations	Building a strong economy which provides opportunities for local people	Placing vibrant town and local centres at the heart of the community	Achieving successful development through well designed places	Cumulative	Commentary
13.Climate Change and Energy Efficiency To adapt to climate change by minimise energy usage and to develop Ashfield's renewable energy resource, reducing dependency on non-renewable sources.	++/-	++	+	-	0/-/?	0	+	++/-	It is anticipated that the policies of the draft Local Plan would have a mixed significant positive and minor negative effect on the achievement of the SA objective.

SA Objective	Sustainable development in Ashfield - Strategic policies	Meeting the challenge of climate change and adapt to its effects	Protecting and enhancing Ashfield's character through its natural environment and heritage	Meeting local housing needs and aspirations	Building a strong economy which provides opportunities for local people	Placing vibrant town and local centres at the heart of the community	Achieving successful development through well designed places	Cumulative	Commentary
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.	++/-	+	+/-	+/-/?	-	++	++/?	++/-	It is anticipated that the policies of the draft Local Plan would have a mixed significant positive and minor negative effect on the achievement of the SA objective.
15.Employment To	++/-/?	+	+	+	++	+	++/-	++	It is anticipated that the draft Local Plan would

SA Objective	Sustainable development in Ashfield - Strategic policies	Meeting the challenge of climate change and adapt to its effects	Protecting and enhancing Ashfield's character through its natural environment and heritage	Meeting local housing needs and aspirations	Building a strong economy which provides opportunities for local people	Placing vibrant town and local centres at the heart of the community	Achieving successful development through well designed places	Cumulative	Commentary
create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.									have a significant positive effect on the achievement of the SA objective.
16. Economy To improve the efficiency,	**++/-/?**	**+**	**+**	**+**	**++**	**++**	**++/-**	**++**	It is anticipated that the draft Local Plan would have a significant positive effect on the achievement of the SA objective.

SA Objective	Sustainable development in Ashfield - Strategic policies	Meeting the challenge of climate change and adapt to its effects	Protecting and enhancing Ashfield's character through its natural environment and heritage	Meeting local housing needs and aspirations	Building a strong economy which provides opportunities for local people	Placing vibrant town and local centres at the heart of the community	Achieving successful development through well designed places	Cumulative	Commentary
competitiveness and adaptability of the local economy.									
17. Town Centres Increase the vitality and viability of Ashfield's town centres.	**++/-/?**	**+/?**	**+**	**0**	**++**	**++**	**+**	**++**	It is anticipated that the draft Local Plan would have a significant positive effect on the achievement of the SA objective.

Cumulative effects arising from other Plans and Programmes

5.8.8 The Draft Local Plan policies and proposals sit within the context of a number of other plans and programmes including the local plans of surrounding local authorities. These plans and programmes are identified at **Appendix C** and include, for example:

- the adopted and emerging local plans of the authorities that make up the Nottingham Core HMA and Nottingham Outer HMA: Broxtowe Borough Council, Gedling Borough Council, Erewash Borough Council, Nottingham City Council, Mansfield Borough Council, Newark & Sherwood District Council and Rushcliffe Borough Council;
- Nottingham Local Transport Plan;
- Severn Trent Water's Water Resources Management Plan 2019 (and draft WRMP 2024);
- Humber District River Basin Management Plan;
- Local Transport Plan; and
- The D2N2 Vision 2030 Strategic Economic Plan.

5.8.9 The cumulative effects arising from the interaction of the draft Local Plan with other plans and programmes have been considered. No significant negative cumulative effects have been identified, although increased development in Ashfield District and neighbouring local authorities will be likely to generate adverse effects on SA objectives relating to:

- transport, due to increased vehicle movements and associated congestion;
- climate change, as a result of increased greenhouse gas emissions associated with new development;
- air quality, principally due to increased vehicle movements and associated emissions to air;
- land use, reflecting the cumulative loss of greenfield land; and
- waste and resource use, due to an anticipated cumulative increase in waste arisings associated with new development and the requirement for materials in the construction of new development.

5.8.10 However, effects in this regard could be minimised through the policy measures contained across a number of the emerging/adopted local plans.

5.9 Mitigation and enhancement

5.9.1 The SA has been undertaken iteratively alongside and informing the development of the Local Plan. In this context, a number of general and specific measures were identified in the SA Report that accompanied the 2021 Regulation 18 Draft Local Plan concerning recommended changes to the proposed Local Plan policies. How these comments were taken into account is identified in Table **5.11**.

Table 5.14 Policy amendments in light of the SA

Section	Policy	How the policy was revised in light of the SA
Vision	-	Greater emphasis on landscape and natural environment.
Strategic Policies	S1	Revised to include reference to maximising the use of previously developed land.
Strategic Policies	S1	Revised to include reference to ensuring development maximises opportunities to enhance the Blue and Green Infrastructure network.
Strategic Policies	S1	Revised to include reference to protecting and enhancing the natural and built heritage.
Strategic Policies	S2	Revised to include reference to making effective use of previously developed land.
Strategic Policies	S6	Revised to include reference to high quality sustainable buildings, which are carbon neutral.
Protecting and enhancing Ashfield's character through its natural environment and heritage	EV4	Revised to include further mitigation required in relation to Sherwood Forest ppSPA (linked to proposed allocations).

5.9.1 The appraisal has identified a range of further measures to help address potential negative effects and enhance positive effects associated with the implementation of the Pre-Submission Draft Local Plan. These measures are highlighted within the detailed appraisal matrices contained at **Appendices E, F G, I and J** and will be considered by the Council in preparing the final Local Plan.

5.9.2 Mitigation of a range of effects has been identified through the collective provision of the Pre-Submission Draft policies; however, in some instances, there are uncertainties at this stage, arising from a lack of detail regarding individual development proposals (much of which will only be known at the planning application stage). In these instances, further assessment of the individual development proposals as part of the planning application process will seek to clarify and then avoid, minimise or mitigate any likely significant effects identified, consistent with the policies of the Pre-Submission Local Plan.

6. Conclusion, monitoring and next steps

6.1 Conclusions

6.1.1 This SA Report has presented the findings of the appraisal of the Pre-Submission Draft Local Plan. The principal conclusions of the appraisal are presented below.

Vision and Strategic Objectives

6.1.2 The Vision for Ashfield seeks to ensure new housing that is responsive to local needs, a more diverse and thriving economy with quality jobs, higher educational attainment, high quality design in new development and vibrant town centres. Overall, the Vision performs well when assessed against the SA objectives although there are uncertainties and potential conflicts could arise between growth, resource use and environmental factors.

6.1.3 The appraisal has found the 14 Strategic Objectives to be broadly supportive of the SA objectives. Where conflicts or uncertainties have been identified, this generally relates to, on the one hand, the aspiration for growth of housing and employment, and on the other, the need to protect and enhance environmental assets and minimise resource use. However, incompatibility can be overcome by specific local plan policies focused on issues related environmental policy areas.

Housing Growth Option

6.1.4 The Pre-Submission Draft Local Plan sets out a preferred option of a minimum of 7,582 dwellings over the plan period based on the government's standard methodology for calculating housing need. The appraisal found positive effects against five objectives. In relation to housing (SA Objective 1) the option was assessed as having a significant positive effect as it is considered to meet the identified housing need of 446 dpa. Positive effects were also identified regarding social inclusion (SA Objective 5), employment (SA Objective 15), economy (SA Objective 16) and town centres (SA Objective 17). This assessment is predicated on the basis that the level of housing growth will generate economic benefits and help meet the housing needs of the district's population.

6.1.5 Mixed positive and negative effects were identified with regards to health (SA Objective 2), landscape (SA Objective 7) and natural resources (SA Objective 8) reflecting the potential for positive benefits and negative aspects related to growth of this level. The assessment identified the potential for housing growth to have minor negative effects on a range of objectives including air and noise pollution (SA Objective 9), water quality (SA Objective 10), waste (SA Objective 11). Further minor negative effects were identified in respect of the historic environment (Objective 3), biodiversity and green infrastructure (SA Objective 6) although some uncertainty remains based on the specific development locations identified.

Employment Growth Option

6.1.6 The Pre-Submission Draft Local Plan sets out a Preferred Option for 81 hectares of employment land. Significant positive effects were assessed for employment and economy (SA Objective 15 and 16) as the figure would meet and exceed evidenced baseline figure whilst allowing for past take up and losses. No further significant positive effects were identified during the appraisal of the preferred employment target. The Preferred Option was assessed as having mixed positive and negative effects with regards to health and wellbeing (SA Objective 2) reflecting that it would lead to negative environmental effects during construction and potentially operation (such as air and noise pollution) but could support reduced out-commuting and support mental wellbeing through the provision of jobs.

6.1.7 The option was considered to have potential for mixed minor positive and significant negative effects on natural resources (SA Objective 8). This reflects the inclusion of 81ha of employment land under this Option, which would likely include the release of greenfield land and a reduced ability to avoid the best and most versatile agricultural land (Grades 1 to 3). The Preferred Option was identified as having a potentially significant negative effect on the historic environment (SA Objective 3) as it is likely to require some development in locations along the junctions of the M1 as this is where logistics demand in Nottinghamshire is identified as being best located in the 2022 Logistics Study. It is noted that Jct 27 is in close proximity to Grade II* Annesley Hall Registered Park and Garden. The Preferred Option could therefore potentially have a significant effect, although there is some uncertainty. A mix of minor positive and negative effects were also assessed for climate change (SA Objective 13) and travel and accessibility (SA Objective 14). The Preferred Options was considered likely to have a negative effect on biodiversity (SA Objective 6), air and noise pollution (SA Objective 9), water (SA Objective 10) and waste (SA Objective11) due to impacts associated with the construction and operation of new development.

Spatial Strategy

6.1.8 The Pre-Submission Draft Local Plan sets out a spatial strategy for dispersed development within the District. The dispersed development option would have a significant positive effect on housing (SA Objective 1) with some uncertainty also identified. The option would provide housing to meet local needs, including within the rural areas. There would be minor positive effects on economic objectives (SA Objectives 15, 16 and 17) although some uncertainty.

6.1.9 Dispersed development would have mixed minor positive and significant negative effects on transport (SA Objective 14). Development of smaller sites, unless concentrated around a specific settlement, is unlikely to create the critical mass of new development needed to support the provision of new public transport provision, and/or walking and cycling improvements. Development located within rural settlements could also exacerbate the need to travel to higher level settlements for services and facilities.

6.1.10 Dispersed development has the potential to have both positive and negative effects on the historic environment (SA Objective 3) subject to its location. Loss of greenfield and Green Belt land would have potential for negative landscape effects (SA Objective 7), both individually and cumulatively, though there would still be opportunities for some

landscape enhancements and positive effects, albeit at a reduced scale. The location of development could also mitigate effects on the landscape. The development of greenfield land would have negative effects on biodiversity and natural resources (SA Objectives 6 and 8).

6.1.11 There is the potential for the construction and operation of new development to have negative effects on noise and air quality (SA Objective 9) due to emissions generated from plant and HGV movements during construction. Dispersed development may result in development in locations that increase the reliance on the car and associated emissions, with more limited opportunities to support new public transport, walking and cycling infrastructure. Similarly, there would also be minor negative effects on climate change and energy efficiency (SA Objective 13) with more limited opportunities to ensure integration of low carbon measures into new development than options with SUEs/new settlements.

6.1.12 There would be a mixture of positive, negative and uncertain effects on health (SA Objectives 2). This reflects that dispersal of development would provide more limited opportunities for the provision of new health facilities.

Site allocations

6.1.13 Overall, the scale of housing and employment land to be delivered through proposed site allocations is considered to be significant and will help to meet the future needs of the district. Therefore, significant positive effects have therefore been identified in respect of housing (SA Objective 1), employment and the economy (SA Objective 15 and 16) and social inclusion (SA Objective 5), although cumulatively development could place pressure on key services and facilities (if unmitigated).

6.1.14 There is the potential for new development to result in adverse environmental effects (and in some cases, significant negative effects). However, in many cases (such as in respect of biodiversity, water, flood risk, cultural heritage and landscape) it is anticipated that the potential adverse effects could be mitigated or reduced at the project level.

6.1.15 In this context, the site-specific development requirements contained in the *Sustainable development in Ashfield - Strategic policies* chapter and the more general Local Plan policies in the development management policies will help minimise adverse effects and enhance positive effects associated with the delivery of the proposed site allocations.

6.1.16 Cumulatively, development will result in the loss of a substantial area of greenfield land including a number of sites that are classified as grades 2 or 3 agricultural land (land in grades 2 and 3a is classified as the best and most versatile agricultural land at Annex 2 of the National Planning Policy Framework). In consequence, there is the potential for significant negative effects on land use (SA Objective 8).

Pre-Submission Draft Local Plan policies

6.1.17 The majority of the SA objectives will experience positive effects as a result of the implementation of the policies and proposals contained in the Pre-Submission Draft Local Plan. Significant positive effects are expected in respect of the following SA objectives: housing (SA Objective 1); employment and the economy (SA Objective 15 and 16); health and wellbeing (SA Objective 2); social inclusion (SA Objective 5), transport SA Objective 14

and town centres (SA Objective 17). This reflects the likely socio-economic benefits associated with the delivery of housing, employment and related community facilities, services and infrastructure over the plan period.

6.1.18 Significant positive effects were also found for a number of environmental objectives: historic environment (SA Objective 3); biodiversity (SA Objective 6), landscape (SA Objective 7); flood risk (SA Objective 12) and energy efficiency (SA Objective 13). This reflects the framework provided by the plan policies that will help to conserve and enhance the district's natural and built environments.

6.1.19 Despite the overall positive cumulative effects associated with the implementation of the Pre-Submission Draft Local Plan, cumulative negative effects have also been identified against many of the SA objectives including: health and wellbeing (SA Objective 2); historic environment (SA Objective 3); biodiversity (SA Objective 6); landscape (SA Objective 7); water quality and resource (SA Objective 10); air quality and noise (SA Objective 9); waste (SA Objective 11) climate change and energy efficiency (SA Objective 13). This principally reflects impacts associated with the construction and operation of new development including resource use, emissions and loss of landscape character and the location of proposed site allocations. However, the Pre-Submission Draft Local Plan sets out a variety of policies which seek to mitigate, manage and minimise these effects. Therefore, it is expected that significant adverse effects will be largely avoided, although some uncertainty remains dependent on the location of development and the implementation of effective avoidance and mitigation measures at the planning application stage. The Pre-Submission Draft Local Plan has been assessed as having mixed significant positive and significant negative effects on the historic environment (SA Objective 3), due to the potential harm to the setting of Grade II* Annesley Hall Registered Park and Garden, and natural resources and land use (SA Objective 8) due to the proposed land take.

6.2 Monitoring

6.2.1 It is a requirement of the SEA regulations to establish how the significant sustainability effects of implementing the Local Plan will be monitored. However, as earlier government guidance on SEA (ODPM et al, 2005) notes, it is not necessary to monitor everything, or monitor an effect indefinitely. Instead, monitoring needs to be focused on significant sustainability effects.

6.2.2 Monitoring the Local Plan for sustainability effects can help to answer questions such as:

- Were the SA's predictions of sustainability effects accurate?
- Is the Local Plan contributing to the achievement of desired SA objectives?
- Are mitigation measures performing as well as expected?
- Are there any adverse effects? Are these within acceptable limits, or is remedial action desirable?

6.2.3 Monitoring should be focussed on:

- significant sustainability effects that may give rise to irreversible damage, with a view to identifying trends before such damage is caused;

- significant effects where there was uncertainty in the SA and where monitoring would enable preventative or mitigation measures to be undertaken; and
- where there is the potential for effects to occur on sensitive environmental receptors.

6.2.4 **Appendix K** identifies a number of potential indicators that could be used for monitoring the sustainability impacts of the emerging Local Plan. The list contains a number of indicators which are already in common use. The monitoring indicators will be developed as plan preparation continues and confirmed in the Post Adoption Statement.

6.2.5 The Council produces an Annual Monitoring Report (AMR), Housing Land Monitoring Report, Employment Land Monitoring Report each year and Retail Floorspace Survey when available. These reports contain both authority-wide and local level data which could be used to monitor the effects of the Local Plan against a number of the SA objectives. Where appropriate, these indicators have informed the proposed monitoring indicators.

6.3 Consultation on this SA Report

6.3.1 This SA Report is being issued alongside the Pre-Submission Draft Local Plan for representations to be made between Friday 1 December 2023 and 5.00pm on Monday 29 January 2024.

6.3.2 Responses should be submitted via the interactive form which can be found on the Council's website. Alternatively, please send your completed consultation response to:

Localplan@ashfield.gov.uk ; or to:

Local Plans,
Place and Communities,
Ashfield District Council,
Urban Road,
Kirkby-in- Ashfield,
NG17 8DA

6.4 Next steps

6.4.1 Following consultation, the SA Report, together with consultation responses, with be submitted to the Secretary of State alongside the Pre-Submission Draft Local Plan for examination, which is expected to take place in May 2024.