



Ashfield District Council

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# Ashfield Local Plan - Sustainability Appraisal

SA Report Addendum (February 2025)





Ashfield District Council

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SA Report Addendum (February 2025)

**Type of document (version) Public**

**Project no. 42521**

**Date: February 2025**

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# Quality control

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Issue/revision	First issue	Revision 1	Revision 2	Revision 3
Remarks	Draft	Final		
Date	Feb 2025	Feb 2025		
Prepared by	Andrew Williamson	Andrew Williamson		
Signature				
Checked by	Pete Davis	Pete Davis		
Signature				
Authorised by	Pete Davis	Pete Davis		
Signature				
Project number	42521	42521		
Report number	SA Report Addendum (Feb 2025)	SA Report Addendum (Feb 2025)		
File reference				

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# Non-Technical Summary

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## Purpose of this report

This Non-Technical Summary (NTS) provides an overview of the February 2025 addendum to the Ashfield Local Plan Pre-Submission Draft SA Report (Nov 2023).

The purpose of the addendum is to assess the likely significant effects of the proposed changes to the draft Local Plan being consulted in order to update the previous SA as appropriate and to ensure that all the likely significant effects of the Local Plan (as proposed to be changed) have been identified, described and evaluated. The report supports the Ashfield Local Plan 2023-2040: Additional Housing Site Allocations Consultation (February 2025) which sets out the additional sites that the Council is proposing to add to the Local Plan, through proposed changes to the policy wording of draft Policy H1: Housing Site Allocations. The consultation is being undertaken as part of the Council's response to the Inspectors' initial findings following the close of the first stage of examination hearings in November 2024.

## What is the Local Plan Pre-Submission Draft

The Local Plan Pre-Submission Draft sets out the Council's vision for Ashfield to 2040 and provides the spatial planning response to the challenge of planning for future growth. It was developed taking into account national planning policy and guidance, the objectives of other plans and programmes, assessment (including SA), the findings of evidence base and technical studies, and the outcomes of engagement. A full overview of the development of the Local Plan up to Pre-Submission stage is set out in Section 1.3 and 1.4 of the Pre-Submission Draft SA Report (Nov 2023).

The Local Plan Pre-Submission Draft comprises the following 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 site allocations;
- Proposed strategic and development management policies.

The Local Plan Pre-Submission Draft, which took into account the comments received to the previous stages, SA and the latest technical work, was published for formal representations in December 2023. The proposed strategic approach, alongside proposed housing and employment allocations and plan policies set out in the Local Plan Pre-Publication Draft were the subject of the Pre-Submission Draft SA Report (Nov 2023) published alongside the Local Plan itself. It was submitted for examination in April 2024. Following the receipt of the Inspectors' initial findings in January 2025, revisions to the Local Plan Pre-Submission Draft are being proposed by the Council which include identification of additional sites. This is subject to a further round of consultation.

## What is Sustainability Appraisal?

The Council is required to carry out a SA of the Local Plan to help guide the selection and development of policies and proposals<sup>1</sup>. In undertaking this requirement, the Council must<sup>2</sup> also incorporate the requirements of Strategic Environmental Assessment (SEA) Regulations<sup>3</sup>. 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.

## Determining the significance of the proposed changes for SA

As the proposed changes to policy and explanatory text relate to the introduction or removal of sites within the Local Plan (identified in Policy H1: Housing Site Allocations), the proposed changes have been screened in for SA, in recognition that changes to the identification of sites are significant for the purposes of SA. The revised policy wording has been considered for any implications for the SA, both in terms of the conclusions of the SA and the commentary accompanying relevant part of the assessment. Any sites that have not been appraised previously in the SA have been appraised using the same methodology as applied to all sites considered to be reasonable alternatives.

## How have the proposed changes been appraised?

A SA Framework has been developed to complete the appraisal of the emerging Local Plan. This contains a series of sustainability objectives and guide questions that reflect both the current socio-economic and environmental issues which may affect (or be affected by) the Local Plan and the objectives contained within other plans and programmes reviewed for their relevance to the SA and Local Plan. The SA objectives are shown in **Table NTS 1**.

### Table NTS 1 SA Objectives used to appraise the Local Plan Pre-Submission Draft

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#### SA Objectives

- 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.**
  - 3. Historic Environment - To conserve and enhance Ashfield's historic environment, heritage assets and their settings.**
  - 4. Community Safety - To improve community safety, reduce crime and the fear of crime.**
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<sup>1</sup> Under Section 19(5) of the Planning and Compulsory Purchase Act 2004

<sup>2</sup> Paragraph 32 of the National Planning Policy Framework (2023). The Local Plan is being assessed against the September 2023 NPPF.

<sup>3</sup> The Environmental Assessment of Plans and Programmes Regulations 2004 (SI2004/1633), available at: [SEA regulations](#)



## SA Objectives

5. **Social Inclusion Deprivation** - To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.
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.
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.
11. **Waste** - To minimise waste and increase the re-use and recycling of waste materials.
12. **Climate Change and Flood Risk** - To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.
12. **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.
13. **Travel and Accessibility** - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.
15. **Employment** - 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.
17. **Town Centres** - Increase the vitality and viability of Ashfield's town centres.

The Local Plan Pre-Submission Draft policies have been appraised using matrices to identify likely significant effects on the SA objectives. A qualitative scoring system has been adopted which is set out in **Table NTS 2**. This scoring has been used where changes to the appraisal in the Pre-Submission Draft SA Report (Nov 2023) have been identified (with appraisals contained in **Appendices B and C**).

**Table NTS 2 SA scoring system**

Score	Description	Symbol
<b>Significant Positive Effect</b>	The option contributes significantly to the achievement of the objective.	++

Score	Description	Symbol
<b>Minor Positive Effect</b>	The option contributes to the achievement of the objective but not significantly.	+
<b>Neutral</b>	The option does not have any effect on the achievement of the objective	0
<b>Minor Negative Effect</b>	The option detracts from the achievement of the objective but not significantly.	-
<b>Significant Negative Effect</b>	The option detracts significantly from the achievement of the objective.	--
<b>No Relationship</b>	There is no clear relationship between the option and the achievement of the objective or the relationship is negligible.	~
<b>Uncertain</b>	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.	?

Proposed land allocations and reasonable alternatives have been appraised against the SA objectives that comprise the SA Framework using tailored appraisal criteria and associated thresholds of significance (see Appendix L of the Pre-Submission Draft SA Report (Nov 2023)).

## What are the findings of the report?

### Proposed Site Allocations

A range of effects have been identified for the site allocations and reasonable alternatives. **Section 3.3** sets out the implications for the additional site allocations for the Pre-Submission Draft SA Report Addendum (Nov 2023). The full appraisal is set in **Appendix C**, which also includes the council’s reasoning for the selection/rejection of the alternatives.

### Thematic policies

The proposed changes to Policy H1: Housing Site Allocations relate to the additional site allocations identified. The policy has been reappraised (**Appendix B**). No changes to the scoring of the policy reported in the Pre-Submission Draft SA Report Addendum (Nov 2023) have been made although some changes to commentary have been identified.

### Cumulative effects

No changes to the cumulative effects scoring reported in the Pre-Submission Draft SA Report Addendum (Nov 2023) have been identified.



## Next steps

This addendum to the Pre-Submission Draft SA Report (Nov 2023) is a supporting document to the Council's Ashfield Local Plan 2023-2040: Additional Housing Site Allocations Consultation (February 2025).

The consultation is running for 6 weeks from **20th February 2025 to 3rd April 2025**.

The Council's consultation documents are set out on the Local Plan examination web pages. Responses to this consultation should be made in accordance with the Council's instructions for making consultation responses.

# 1 Introduction

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## 1.1 Overview

- 1.1.1. Ashfield District Council (the Council) is preparing a new Local Plan and as part of the work, the Council appointed WSP UK Limited<sup>4</sup> to undertake Sustainability Appraisal (SA) of the emerging plan.
- 1.1.2. The Council submitted the Ashfield Local Plan 2023 to 2040: Regulation 19 Pre-Submission Draft (Local Plan Pre-Submission Draft) for examination on 29 April 2024. The Local Plan Pre-Submission Draft was supported by the Ashfield Local Plan 2023 to 2040: Regulation 19 Pre-Submission Draft Sustainability Appraisal Report (SD.03) (Pre-Submission Draft SA Report (Nov 2023)). The SA appraised the environmental, social and economic performance of the Local Plan Pre-Submission Draft against a set of sustainability objectives in order to identify, describe and evaluate the likely significant social, economic and environmental effects.
- 1.1.3. The Council is required to carry out a SA of the Local Plan to help guide the selection and development of policies and proposals<sup>5</sup>. In undertaking this requirement, the Council must<sup>6</sup> also incorporate the requirements of Strategic Environmental Assessment (SEA) Regulations<sup>7</sup>. 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.
- 1.1.4. The first stage of Examination hearing sessions for the Ashfield Local Plan took place during the week commencing 11 November 2024. Following the end of these hearings the Inspectors wrote to the Council with initial findings<sup>8</sup> setting out concerns that:
- the spatial strategy did not identify sufficient homes to meet the housing requirement; and
  - insufficient evidence was provided to justify that exceptional circumstances exist to remove land from the Green Belt at the strategic level.
- 1.1.5. The Inspectors asked the Council to consider whether further sites could be identified to meet the housing requirement in accordance with the submitted strategy, or if additional sites could not be identified, how the spatial strategy could be amended. The Council responded to the Inspectors<sup>9</sup> indicating that it intended to identify further sites within the

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<sup>4</sup> 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.

<sup>5</sup> Under Section 19(5) of the Planning and Compulsory Purchase Act 2004

<sup>6</sup> Paragraph 32 of the National Planning Policy Framework (2023). The Local Plan is being assessed against the September 2023 NPPF.

<sup>7</sup> The Environmental Assessment of Plans and Programmes Regulations 2004 (SI2004/1633), available at: [SEA regulations](#)

<sup>8</sup> Initial Findings following hearing sessions for Matters 1-3. Available via: [Initial Findings](#)

<sup>9</sup> Ashfield District Council letter dated 14/01/2025. Available via: [Ashfield Response to Inspectors](#)

spatial strategy and to undertake further consultation on these sites. The Council's Ashfield Local Plan 2023-2040: Additional Housing Site Allocations Consultation (February 2025) sets out the further consultation on the additional sites.

- 1.1.6. This SA Report Addendum (February 2025) has been prepared to assess the implications for the SA of the proposed additional sites. It appraises the likely significant effects of the proposed changes in order to update the Pre-Submission Draft SA Report (Nov 2023) and ensures that all the likely significant effects of the draft Local Plan (as proposed to be changed) have been identified, described and evaluated.

## 1.2 Background

- 1.2.1. The Local Plan Pre-Submission Draft sets out the Council's vision for Ashfield to 2040 and provides the spatial planning response to the challenge of planning for future growth. It was developed taking into account national planning policy and guidance, the objectives of other plans and programmes, assessment (including SA), the findings of evidence base and technical studies, and the outcomes of engagement. A full overview of the development of the Local Plan up to Pre-Submission stage is set out in Section 1.3 and 1.4 of the Pre-Submission Draft SA Report (Nov 2023).
- 1.2.2. The Local Plan Pre-Submission Draft comprises the following 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 site allocations;
  - Proposed strategic and development management policies.
- 1.2.3. The Local Plan Pre-Submission Draft, which took into account the comments received to the previous stages, SA and the latest technical work, was published for formal representations in December 2023. The proposed strategic approach, alongside proposed housing and employment allocations and plan policies set out in the Local Plan Pre-Publication Draft were the subject of the Pre-Submission Draft SA Report (Nov 2023). published alongside the Local Plan itself. A schedule of responses received to the Pre-Submission Draft SA Report (Nov 2023) is contained at **Appendix D** to this report. The Local Plan was submitted for examination in April 2024.
- 1.2.4. As described in **Section 1.1**, the Council is now consulting on additional sites identified following the receipt of the Inspectors' initial findings.

## 1.3 Proposed changes

- 1.3.1. The proposed changes subject to this SA Report Addendum relate to the identification of additional sites for inclusion in the Draft Local Plan (see **Table 1-1**). Proposed amendments to the policy wording of Policy H1: Housing Site Allocations that identifies the sites are also set out. No further changes to the plan text have been identified at this stage.

**Table 1-1 – Sites proposed as additional housing allocations**

New Site Ref.	Site Name	Greenfield/ Brownfield	Planning Permission	Potential Yield (Dwellings)
H1Kl	Central Avenue, Kirkby	B	Yes	16
H1Km	Abbey Road, Kirkby	G	No <sup>^</sup>	38
H1Kn	Southwell Lane, Kirkby	B	No	60
H1Ko	Former Kirkland's Care Home, Fairhaven, Kirkby	B	No	20
H1Kp	Pond Hole, Kirkby	B	No	54
H1Kq	Former Wyvern Club site, Lane End, Kirkby	B	No	12
H1Kr	Ellis Street, Kirkby	B	No	24
H1Sai	Pendean Way	G	Yes	12
H1Saj	Between Redcliffe St & Leyton Avenue, Sutton	B	No <sup>^</sup>	18
H1Sak	Rookery Lane, Sutton	G	No <sup>^</sup>	78
H1Sal	Newark Road/ Coxmoor Road	G	Yes	300
H1Sam	Beck Lane South, Skegby	G	No	106
H1San	Radford's Farm, Dawgates Lane, Skegby	G	No <sup>^</sup>	90
<b>Total</b>				<b>828</b>

<sup>^</sup> Site has had a resolution to grant planning permission subject to the signing of a section 106 legal agreement in respect of developer contributions. For sites assessed through the Strategic Housing and Employment Land Assessment (SHELAA) that were previously assessed in the SA at Regulation 18 and 19 stage that have since gained planning permission, the assessments are retained in the SA. Pendean Way is a site that benefits from full planning permission granted in 2024 and was not assessed through the SHELAA.

## 1.4 The requirement for Sustainability Appraisal

- 1.4.1. 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 SEA Regulations<sup>10</sup>. 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.

- 1.4.2. At paragraphs 15-16, the National Planning Policy Framework (NPPF)<sup>11</sup> 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:

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

- 1.4.3. The Planning Practice Guidance<sup>12</sup> (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.

### **Sustainability of the Ashfield Local Plan**

- 1.4.4. SA has been an integral part of the preparation of the draft Local Plan with each stage of the Plan’s development having been accompanied by a SA, as follows:

- Draft Local Plan (Regulation 18) (2021);
- Local Plan Pre-Submission Draft (2023);

- 1.4.5. The SA Report accompanying the Local Plan Pre-Submission Draft was prepared to meet the reporting requirements of the SEA Regulations and assessed:

- Vision and Strategic Objectives;

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<sup>10</sup> Statutory Instrument 2004 No. 1633 *The Environmental Assessment of Plans and Programmes Regulations 2004*. Available from [SEA Regulations](#)

<sup>11</sup> DLUHC (2023) National Planning Policy Framework. Available from: [NPPF](#). The Ashfield Local Plan is being examined under the September 2023 NPPF in line with transitional arrangements.

<sup>12</sup> MHCLG (2019), Planning Practice Guidance, Strategic environmental assessment and sustainability appraisal, Paragraph: 001 Reference ID: 11-001-20190722

- The preferred options in terms of the quantum of growth (housing and employment development requirements) and distribution of growth (Spatial Strategy);
- Proposed site allocations;
- Proposed strategic and development management policies; and
- the cumulative, synergistic and secondary effects of the draft Local Plan, both alone and in-combination with other plans and programmes.

## 1.5 Purpose of This Report

- 1.5.1. This document is the February 2025 addendum to the Ashfield Local Plan Pre-Submission Draft SA Report (Nov 2023). The purpose of this addendum is to assess the likely significant effects of the proposed changes to the draft Local Plan consulted on in February 2025 in order to update the previous SA as appropriate and to ensure that all the likely significant effects of the Local Plan (as proposed) have been identified, described and evaluated. The report supports the Ashfield Local Plan 2023-2040: Additional Housing Site Allocations Consultation (February 2025).
- 1.5.2. This report should be read in conjunction with the Pre-Submission Draft SA Report (Nov 2023) which can be accessed through the Council's examination website (<https://www.ashfield.gov.uk/local-plan-examination/>). The purpose of this report is to ensure that where relevant, the Pre-Submission SA Report (Nov 2023) has been updated to consider the proposed policy and site changes made in response to the Inspectors' initial findings within the context of the requirements for SA (including the SEA regulations).

## 1.6 Structure of This Addendum

- 1.6.1. This report contains the following sections:
- Section 2 sets out the overall SA approach;
  - Section 3 sets out the appraisal of effects; and
  - Section 4 concludes the report.



## 2 Sustainability Appraisal approach

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### 2.1 Introduction

2.1.1. This section describes the approach to the SA, including how any proposed changes to policy/sites have then been appraised. It also sets out the SA objectives against which those proposed changes that are considered to be significant have been appraised. The SA methodology is the same as that applied to each earlier iteration of the draft Local Plan.

### 2.2 Determining the significance of the proposed changes for SA

2.2.1. This section sets out the approach to determining the significance of the proposed changes. Planning Practice Guidance (Reference ID: 11-021-20140306) states that the sustainability appraisal report will not necessarily have to be amended if the Local Plan is modified following responses to consultations. Modifications to the SA should be considered only where appropriate and proportionate to the level of change being made to the Local Plan. Further assessment may be required if the changes have not been previously assessed and are likely to give rise to significant effects.

#### Key principles

2.2.2. The screening of the proposed changes in relation to the additional housing sites, which are being considered, is set out in **Appendix A**. As the proposed changes to policy and explanatory text relate to the introduction or removal of sites within the Local Plan (identified in Policy H1: Housing Site Allocations), the proposed changes have been screened in for SA, in recognition that changes to the identification of sites is significant for the purposes of SA. Any sites that have not been appraised previously in the SA have also been appraised using the same methodology as applied to all sites considered to be reasonable alternatives.

2.2.3. The revised policy wording has been considered for any implications for the SA, both in terms of the conclusions of the SA and the commentary accompanying relevant part of the assessment.

2.2.4. Where the revision to assessment matrices requires the removal of text, this is indicated using ~~strikethrough~~, where new text has been added this is underlined. Similarly, where the score has been amended on a matrix this is also indicated using ~~strikethrough~~ for the previous score and underlining for the new score. The outcome of these appraisals is summarised in **Section 3**.

### 2.3 The SA Framework

2.3.1. The SA Framework comprises sustainability objectives and guide questions to inform the appraisal of effects of the plan's policies and proposals. Establishing appropriate SA objectives and guide questions is central to appraising the sustainability effects of the 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 emerging Local Plan has been appraised.

2.3.2. **Table 2-1** presents the SA Framework including SA objectives and associated guide questions. The SA objectives and guide questions reflect the analysis of the key objectives and policies arising from the review of plans and programmes, the key sustainability issues identified through the analysis of Ashfield’s socio-economic and environmental baseline conditions and comments received during consultation on the SA Scoping Report (2019). The SEA Regulation topic(s) to which each of the SA objectives relates is included in the third column.

2.3.3. The SA objectives used for this appraisal are consistent with those developed to appraise the draft Local Plan and were consulted on in the SA Scoping Report (2019). The appraisal objectives reflect an analysis of baseline conditions, review of plans and programmes and the subsequent identification of key sustainability issues which are contained in the Pre-Submission Draft SA Report (Nov 2023).

**Table 2-1 – SA Framework**

SA Objectives	Decision making criteria	SEA Regulation Topic
<b>14. Housing</b> <b>To ensure that the housing stock meets the housing needs of Ashfield.</b>	<ul style="list-style-type: none"> <li>• Will it provide sufficient new homes taking into account need and demand?</li> <li>• Will it support the range of housing types and sizes, including affordable, to meet the needs of all sectors in the community?</li> <li>• Will it create sustainable, inclusive and mixed communities?</li> <li>• Will it promote high standards of design and construction?</li> <li>• Will it reduce the number of unfit homes?</li> <li>• For a heritage asset will it help to reduce the number of vacant buildings through adaptive re-use?</li> <li>• Will it meet the needs of the travelling community?</li> </ul>	Population/ Human health/ Material assets
<b>15. Health</b> <b>To improve health and wellbeing and reduce health inequalities.</b>	<ul style="list-style-type: none"> <li>• Will it increase life expectancy?</li> <li>• Will it reduce health inequalities?</li> <li>• Will it improve access to services?</li> <li>• Will it protect and enhance open spaces of amenity and recreational value?</li> <li>• Will it increase the opportunities for recreational physical activity?</li> <li>• Will it encourage healthy lifestyles, including travel and food choices?</li> </ul>	Population/ Human health/ Material assets.
<b>3.Historic Environment</b> <b>To conserve and enhance Ashfield’s</b>	<ul style="list-style-type: none"> <li>• Will it conserve and/or enhance designated heritage assets and none designated heritage assets, the historic environment and the setting of heritage assets?</li> <li>• Will it respect, maintain and strengthen local character and distinctiveness?</li> </ul>	Cultural Heritage/ Human health/ Material assets

SA Objectives	Decision making criteria	SEA Regulation Topic
<b>historic environment, heritage assets and their settings.</b>	<ul style="list-style-type: none"> <li>• Lead to the repair and adaptive reuse of a heritage asset?</li> <li>• Will it increase social benefit (e.g. education, participation, citizenship, health and wellbeing) derived from the historic environment?</li> <li>• Will it provide better opportunities for people to access and understand local heritage and to participate in cultural activities?</li> <li>• Will it increase the economic benefit from the historic environment?</li> <li>• Will it ensure that repair/ maintenance is sympathetic to local character?</li> </ul>	
<b>4.Community Safety</b> <b>To improve community safety, reduce crime and the fear of crime.</b>	<ul style="list-style-type: none"> <li>• Will it help to create a safe environment?</li> <li>• Will it reduce crime and the fear of crime?</li> <li>• Will it contribute to a safe secure environment?</li> <li>• Does it design out crime?</li> </ul>	Population/ Human health
<b>5.Social Inclusion Deprivation</b> <b>To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.</b>	<ul style="list-style-type: none"> <li>• Will it address the Indices of Multiple Deprivation and the underlying indicators?</li> <li>• Will it promote effective integration with existing communities?</li> <li>• Will it provide for affordable housing?</li> <li>• Will it provide for an appropriate housing mix?</li> <li>• Will it improve accessibility to key local services and facilities, including health, education and leisure?</li> <li>• Will it improve accessibility to shopping facilities?</li> </ul>	Population/ Human health/ Material assets
<b>6. Biodiversity &amp; Green Infrastructure</b> <b>To conserve, enhance and increase biodiversity levels and Green &amp; Blue Infrastructure</b>	<ul style="list-style-type: none"> <li>• Will it protect SPAs SAC and SSSI?</li> <li>• Will it protect, maintain and enhance or provide mitigation for sites designated for their local nature conservation interest?</li> <li>• Does the plan seek to prevent habitat &amp; wildlife corridor fragmentation?</li> <li>• Does it provide opportunities for provision &amp; enhancement of priority habitat or species?</li> <li>• Does it provide opportunities for provision &amp; enhancement of green space / green infrastructure?</li> <li>• Will it lead to a loss of or damage to a designated geological site?</li> <li>• Will it provide opportunities for people to access the natural environment?</li> <li>• Will it conserve and enhance biodiversity taking into account the impacts of climate change?</li> <li>• Will it promote carbon sequestration?</li> </ul>	Biodiversity/ Human health/ Fauna/ Flora/ Climatic factors/ Landscape/ Material assets
<b>7.Landscape</b>	<ul style="list-style-type: none"> <li>• Will it maintain and/or enhance the local distinctiveness and character of landscape?</li> </ul>	Biodiversity/ Human health/

SA Objectives	Decision making criteria	SEA Regulation Topic
<p><b>To protect enhance and manage the character and appearance of Ashfield’s landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.</b></p>	<ul style="list-style-type: none"> <li>• Will it recognise and protect the intrinsic character and beauty of the countryside?</li> <li>• Will it promote development that is in scale and proportionate to host settlement?</li> <li>• Will it promote sites that are well planned or soft landscaped in such a way as to positively enhance the environment?</li> <li>• Will it protect the strategic function of the Green Belt?</li> </ul>	<p>Fauna/ Flora/ Landscape/ Cultural heritage/ Material assets</p>
<p><b>8.Natural Resources</b>  <b>To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.</b></p>	<ul style="list-style-type: none"> <li>• Will it use land that has been previously developed (brownfield land)?</li> <li>• Will it protect and enhance the best and most versatile agricultural land?</li> <li>• Will it prevent soil degradation &amp; contamination?</li> <li>• Will it impact on a minerals safeguarded area?</li> </ul>	<p>Soil/ Fauna/ Flora/ Material assets</p>
<p><b>9.Air &amp; noise pollution</b>  <b>To reduce air pollution and the proportion of the local population subject to noise pollution.</b></p>	<ul style="list-style-type: none"> <li>• Will it limit or reduce emissions of air pollutants &amp; improve air quality?</li> <li>• Will it limit or reduce noise pollution?</li> </ul>	<p>Air/ Human health/ Material assets</p>
<p><b>10.Water Quality</b>  <b>To conserve and improve water quality and quantity.</b></p>	<ul style="list-style-type: none"> <li>• Will it reduce water consumption?</li> <li>• Will it maintain or enhance water quality?</li> <li>• Will it implement SUDs, where appropriate, to avoid run off of polluted water to water courses or aquifers?</li> </ul>	<p>Water/ Climatic factors</p>
<p><b>11.Waste</b>  <b>To minimise waste and increase the re-use and recycling of waste materials.</b></p>	<ul style="list-style-type: none"> <li>• Will it move management of waste up the waste hierarchy?</li> <li>• Will it help in increase waste recovery and recycling?</li> <li>• Will it reduce waste in the construction industry?</li> </ul>	<p>Climatic factors/ Landscape/ Material assets</p>
<p><b>12. Climate Change and Flood Risk</b>  <b>To adapt to climate change by reducing and manage the risk</b></p>	<ul style="list-style-type: none"> <li>• Will it manage or reduce flooding?</li> <li>• Will it attenuate the flow and run off of water?</li> <li>• Does it avoid locations within Flood Zones 2 and 3?</li> <li>• Will it promote Sustainable Drainage systems?</li> <li>• Will it impact on of ground and surface water flooding?</li> </ul>	<p>Water/ Climatic factors/ Material assets</p>

SA Objectives	Decision making criteria	SEA Regulation Topic
<p><b>of flooding and the resulting detriment to people, property and the environment.</b></p>	<ul style="list-style-type: none"> <li>• In relation to heritage assets does it integrate climate change mitigation and adaptation measures into the historic environment sensitively?</li> <li>• Will it support mitigation and adaptation measures that increase biodiversity resilience?</li> </ul>	
<p><b>13.Climate Change and Energy Efficiency</b></p> <p><b>To adapt to climate change by minimise energy usage and to develop Ashfield’s renewable energy resource, reducing dependency on non-renewable sources.</b></p>	<ul style="list-style-type: none"> <li>• Will it improve energy efficiency of new buildings?</li> <li>• Will it support the generation and use of renewable energy?</li> <li>• Will it increase carbon emissions?</li> <li>• Will it encourage the use of clean, low carbon, energy efficient technologies?</li> </ul>	<p>Climatic factors/ Material assets</p>
<p><b>14.Travel and Accessibility</b></p> <p><b>To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.</b></p>	<ul style="list-style-type: none"> <li>• Will it utilise and enhance existing transport infrastructure?</li> <li>• Will it help to develop a transport network that minimises the impact on the environment?</li> <li>• Will it potentially reduce journeys undertaken by car by encouraging alternative modes of transport?</li> <li>• Will it give rise to a significant net increase in private car journeys?</li> <li>• Will it have access to pedestrian &amp; cycle routes for localised leisure opportunities?</li> </ul>	<p>Population/ Human health/ Climatic factors/Landscape/ Material assets</p>
<p><b>15.Employment</b></p> <p><b>To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.</b></p>	<ul style="list-style-type: none"> <li>• Will it provide employment opportunities for local people?</li> <li>• Will it provide land and buildings of a type required by businesses?</li> <li>• Will it support and improve education/training facilities to meet local needs?</li> <li>• Will it contribute towards meeting skill shortages?</li> <li>• Will it improve access to employment by means other than single occupancy car?</li> </ul>	<p>Population/ Human Health/ Material assets.</p>
<p><b>18. Economy</b></p> <p><b>To improve the efficiency, competitiveness and adaptability of the local economy.</b></p>	<ul style="list-style-type: none"> <li>• Will it improve business development and enhance competitiveness?</li> <li>• Will it make land and property available to encourage investment and enterprise taking into account current and future working environments?</li> <li>• Will it provide supporting infrastructure?</li> <li>• Will it provide business clusters?</li> <li>• For a heritage asset will it promote heritage-led regeneration?</li> </ul>	<p>Population/ Human Health/ Material assets</p>

SA Objectives	Decision making criteria	SEA Regulation Topic
<b>19. Town Centres</b> <b>Increase the vitality and viability of Ashfield's town centres.</b>	<ul style="list-style-type: none"> <li>• Will it improve the vitality of existing town?</li> <li>• Will it improve the viability of existing town centres?</li> <li>• Will it provide for the needs of the local community?</li> <li>• Will it make the town centre a place to attract visitors?</li> </ul>	Population/ Material assets.

## 2.4 Appraisal of Policy Wording

2.4.1. Where policy has been re-appraised, the following scoring system has been used to appraise the effects against the SA objectives. The scoring system (**Table 2-2**) was established in the SA Scoping Report (2019) and has been used to appraise the policies and proposals in the Local Plan as they have developed.

**Table 2-2 – SA Scoring System**

Score	Description	Symbol
<b>Significant Positive Effect</b>	The option contributes significantly to the achievement of the objective.	<b>++</b>
<b>Minor Positive Effect</b>	The option contributes to the achievement of the objective but not significantly.	<b>+</b>
<b>Neutral</b>	The option does not have any effect on the achievement of the objective	<b>0</b>
<b>Minor Negative Effect</b>	The option detracts from the achievement of the objective but not significantly.	<b>-</b>
<b>Significant Negative Effect</b>	The option detracts significantly from the achievement of the objective.	<b>--</b>
<b>No Relationship</b>	There is no clear relationship between the option and the achievement of the objective or the relationship is negligible.	<b>~</b>
<b>Uncertain</b>	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.	<b>?</b>

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.

- 2.4.2. The policy re-appraisal within **Appendix B** utilises the same matrices and original text as the Pre-Submission Draft SA Report (2023). Where changes to the SA scoring or appraisal commentary have been identified these are presented in underline for additional text or with ~~strikethrough~~ for deleted text. Where the text is not underlined or struck through it is the original appraisal text taken from the Pre-Submission Draft SA Report (Feb 2023) appendix and has not been changed.

## 2.5 Appraisal of Sites

- 2.5.1. The draft site allocations (and reasonable alternatives) 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). Pre-Submission Draft SA Report (Nov 2023) Appendix L: Site scoring framework (available on the Local Plan examination website) sets out the sites assessment framework used to appraise the sites and reasonable alternatives.
- 2.5.2. Pre-Submission Draft SA Report (Nov 2023) Appendix H: Appraisal of Site Alternatives set out the assessment of the reasonable site alternatives considered by the Council during preparation of the local plan. Additional site alternatives have been identified by the Council and these additional sites have been subject to the same SA site assessment as those sites included in Appendix H: Appraisal of Site Alternatives.
- 2.5.3. It should be noted that the site appraisal does not take into account the provisions of the mitigation provided by draft Local Plan policies. This is to ensure that all sites are considered equally.
- 2.5.4. The updated site appraisal is set out in **Appendix C**. Where changes to the SA scoring, appraisal commentary have been identified these are presented in underline for additional text or with ~~strikethrough~~ for deleted text. Where the text is not underlined or struck through it is the original text taken from the relevant Pre-Submission Draft SA Report (Nov 2023) Appendix H and has not been changed.

## 2.6 When was the review undertaken and by whom

- 2.6.1. Work to complete this addendum to the SA Report (Nov 2023) was undertaken by WSP in January/February 2025.

## 2.7 Technical difficulties

- 2.7.1. The SEA Regulations require the identification of any difficulties (such as technical deficiencies or lack of knowledge) encountered during the appraisal process. No technical difficulties were encountered during the preparation of this Report. The uncertainties and assumptions set out in Section 4.5 of the SA Report (Nov 2023) remain relevant.

### 3 Appraisal of the proposed changes

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#### 3.1 Introduction

- 3.1.1. This section reflects on the outcome of the screening of the proposed changes to the Local Plan (set out in **Appendix A**), the appraisal of the sites and policy H1 (**Appendices B and C**), and the Local Plan cumulatively.
- 3.1.2. This section summarises the findings of the review of the proposed changes screened in for appraisal. This section then summarises the sustainability appraisal implications for the SA. These are summarised in Section 3.3 to 3.4 and set out in **Appendices B and C**. Where appropriate, new text is underlined, and deleted text is indicated by ~~strikethrough~~.

#### 3.2 Identification of potentially significant proposed changes

- 3.2.1. **Table 3-1** below identifies the potentially significant proposed changes to the Pre-Submission Draft Local Plan with the review set out in **Appendix A**.

**Table 3-1 - Summary of proposed changes that are considered significant for the purposes of SA**

Summary of proposed change	Why this proposed change is considered significant for the SA
Changes to Policy H1 outlining additional sites proposed for inclusion in the Local Plan, with removal of some sites due to them being built out. Changes to explanatory text reflecting the identification of potential additional sites.	The proposed changes to Policy H1 include changes to sites in the Local Plan. This is significant for the purposes of SA. The SA implications of the additional sites should be addressed in the SA.

- 3.2.2. The subsequent sections present updates, as necessary, to the Pre-Submission Draft SA Report (Nov 2023).

#### 3.3 Proposed Site Allocations

- 3.3.1. The Council has proposed a range of additional site allocations to be included in Policy H1 to enable it to identify the range of sites required to meet the housing requirement in the submitted plan.
- 3.3.2. The appraisal of the sites is set out in the updated appraisal contained in **Appendix C**. **Appendix C** also contains an appraisal of any new sites considered to be reasonable alternatives by the Council since the submission of the Local Plan.
- 3.3.3. Table 5.6 to 5.9 of the Pre-submission SA Report (Nov 2023) set out summaries of the proposed housing allocations in the Hucknall, Kirkby, Sutton and Selston Parish area. These tables are updated as set out in **Table 3-2** to **Table 3-5**.



**Table 3-2 - Updated Summary SA of proposed housing allocations – Hucknall area**

SHELA A 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 Broomhill 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	+	+	+	+

SHELA A 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	++	++	0	0	++	-	-	-	-	0	0	0	0	++	+	+	+
HK050	Land rear 214 - 224 Nottingham Road, Hucknall	H1Hc	++	+/-	0	0	++	0	-	-	-	0	0	-	0	+	+	+	+

SHELA A 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 (compo site site HK016, HK034, HK043 & HK050)	Land north of A611 / South of Broomhill Farm, Hucknall incorporating land off Nottingham Road, Farleys Lane and Limetree Road Allotments	H1Hc		+/-	0	0	+	-		.	.	0	0	.	0	++	+	+	+

**Table 3-3 - Updated Summary SA of proposed housing allocations – Kirkby area**

SHELA A 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	++	+	+	+

SHELA A 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
<b>KA032</b>	Garage site off Central Avenue, Kirkby-In-Ashfield	<b>HiKi</b>	+	+	0	0	+	0	0	+	..	0	0	0	0	++	+	+	+
<b>KA038</b>	Land behind 126 Skegby Road, Kirkby-In-Ashfield	<b>H1Kg</b>	+	++	0	0	+	-	0	-	-	0	0	-	0	++	+	+	+
<b>KA046</b>	Land Off Hucknall Road, Newstead	<b>H1Kh</b>	++	-	0	0	++	-	-	-	-	0	0	0	0	++	+	+	+
<b>No SHELA A ref</b>	Laburnum Avenue, Kirkby-in-Ashfield	<b>H1Kk</b>	++	+	0	0	++	0	-	-	-	0	0	-	0	+	+	+	+
<b>KA024</b>	Abbey Road, Kirkby	<b>H1Km</b>	++	+	0	0	++	0	..	..	..	0	0	..	0	++	+	+	+
<b>KA057</b>	Southwell Lane, Kirkby	<b>H1Kn</b>	++	+/-	-	0	++	..	0	++	..	0	0	0	0	+	+	+	+
<b>KA058</b>	former Kirkland's care home, Fairhaven, Kirkby	<b>H1Ko</b>	+	+	0	0	+	0	0	+	..	0	0	0	0	++	+	+	+
<b>KA059</b>	Pond Hole, Kirkby	<b>H1Kp</b>	+	++	0	0	++	0	0	+	..	0	0	0	0	++	+	+	++

SHELA A 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
<b>KA060</b>	Former Wyvern Club site, Lane End, Kirkby	<b>H1Kg</b>	+	++	0	0	++	0	0	+	..	0	0	0	0	++	+	+	++
<b>KA061</b>	Ellis Street, Kirkby	<b>H1Kr</b>	+	++/	0	0	++	0	0	+	..	0	0	0	0	++	+	+	++

**Table 3-4 - Updated Summary SA of proposed housing allocations – Sutton area**

SHELA A 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
<b>SA003</b>	Rear of 211 Alfreton Road, Sutton-In-Ashfield	<b>H1Sa</b>	++	.	0	0	++	.	.	..	.	0	0	.	0	++	+	+	+

SHELA A 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
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	++	+	+	+
SA015	Gilcroft Street / St Andrews Street, Sutton-In-Ashfield	H1Sw (combined)	++	++	-	0	++	-	-	--	-	0	0	0	0	++	+	+	+

SHELA A 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
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	++	+	+	+
SA033	Rear Kingsmill Hospital, Sutton-In-Ashfield	H1Si	++	+/-	-	0	++	-	-	-	-	0	0	-	0	+	+	+	+



SHELA A 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
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	H1Si	++	+/-	0	0	++	-	-	-	-	0	0	-	0	++	+	+	+
SA061	Land adjacent 88 High Hazels Drive, Sutton-In-Ashfield	H1Sm	+	-	0	0	++	0	-	-	-	0	0	-	0	++	+	+	+

SHELA A 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	++	+	+	+

SHELA A 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
<b>SA084</b> <b>Combin</b> <b>ed site</b> <b>SA05,</b> <b>SA06,</b> <b>Part of</b> <b>SA011</b> <b>&amp;</b> <b>SA078</b>	Rear 113 to 139 Beck Lane	<b>H1Su</b>	++	0	0	0	+	-	-	-	-	0	0	-	0	-	+	+	+
<b>No</b> <b>SHELA</b> <b>A Ref</b>	Quantum Clothing Site, North Street, Huthwaite	<b>H1Sag</b>	++	++	0	0	++	-	0	++	-	0	0	-	0	++	+	+	+
<b>No</b> <b>SHELA</b> <b>A Ref</b>	Land adjacent 208 Mansfield Road, Sutton in Ashfield	<b>H1Sah</b>	+	++	0	0	+	0	0	+	-	0	0	-	0	++	+	+	+
<b>No</b> <b>SHELA</b> <b>A Ref</b>	<u>Junction of</u> <u>Outram</u> <u>Street/Park Street</u>	<b>H1Sz</b>	+	++	0	0	++	0	0	+	-	0	0	0	0	++	+	+	++
<b>No</b> <b>SHELA</b> <b>A Ref</b>	<u>Land Between</u> <u>Redcliffe Street</u> <u>&amp; Leyton</u>	<b>H1Saj</b>	+	++	0	0	++	0	0	+	-	0	0	0	0	++	+	+	+

SHELA A 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
	<u>Avenue, Sutton in Ashfield</u>																		
<b>SA092</b>	<u>Rookery Lane, Sutton</u>	<b>H1Sak</b>	++	+	0	0	++	0	-	-	-	0	0	-	0	++	+	+	+
<b>SA024</b>	<u>Newark Road/Coxmoor Road</u>	<b>H1Sal</b>	++	+	-	0	++	0	:-	:-	:-	0	0	:-	0	+	+	+	+
<b>SA008</b>	<u>Beck Lane South, Skegby</u>	<b>H1Sam</b>	++	+	0	0	++	:-	:-	:-	:-	0	0	:-	0	+	+	+	+
<b>No SHELA A Ref</b>	<u>Radford's Farm, Dawgates Lane, Skegby</u>	<b>H1San</b>	++	+	-	0	++	:-	:-	:-	:-	0	0	0	0	++	+	+	+

**Table 3-5 - Updated Summary SA of proposed housing allocations – Selston Parish area**

SHELA A 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	++	+	+	+

SHELA A 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
<b>SJU031 &amp; SJU043</b>	Land North of Larch Close, Underwood	H1Vg	++	+	0	0	++	-	-	-	-	0	0	-	0	++	+	+	0
<b>SJU032</b>	Rear of 64-82 Church Lane, Underwood	H1Vh	+	++	0	0	+	-	0	-	-	0	0	-	0	++	+	+	0
<b>SJU035</b>	Westdale Road, Jacksdale	H1Vi	+	+	0	0	+	0	0	-	-	0	0	-	0	++	+	+	0

- 3.3.4. To reflect the updated appraisal of the site allocations a series of textual changes are proposed to the Pre-submission SA Report (Nov 2023). Paragraph 5.6.9 of the Pre-submission SA Report (Nov 2023) should be amended to read as follows: “... *The majority of sites scored positively for town centres (SA Objective 17) due to the location in proximity to Ashfield’s main town centres. ~~Four~~ Eight sites scored significantly positively due to being located in town centre or edge of centre locations.*”
- 3.3.5. Paragraph 5.6.10 is amended: “*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 H1Sq/SHELAA SA069 allotments (H1Hc/ SHELAA HK043/051)...*”
- 3.3.6. Paragraph 5.6.14 is amended: “*Due to their location on brownfield land, a total of thirteen ~~six~~ sites have been assessed as having a positive effect on land use, with four ~~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).*”
- 3.3.7. Paragraph 5.6.15 is amended: “*Although the sites are all within Flood Zone 1 (the least risk of flooding) except for one site which contains some small 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.*”
- 3.3.8. Paragraph 5.6.12 of the Pre-submission SA Report (Nov 2023) referenced that the Habitats Regulations Assessment (HRA) (2023)<sup>13</sup> found no adverse effects on the integrity of any National Site Network (‘European’) sites and an updated HRA Addendum (2025)<sup>14</sup> has found that proposed incorporation of the additional sites would not undermine the HRA work which supported the Pre-Submission Draft Local Plan.

## **Reasons for the selection of the preferred site allocations and for the rejection of alternatives**

- 3.3.9. Updated reasons for the selection of the preferred site allocations and for the rejection of alternatives at this stage are set out in **Appendix C** to this addendum.

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<sup>13</sup> Lepus Consulting (2023) Habitats Regulations Assessment of the Draft Ashfield District Council Local Plan: Habitats Regulations Assessment Report

<sup>14</sup> Lepus Consulting (2025) Habitats Regulations Assessment Addendum Report of the Draft Ashfield District Council Local Plan: Habitats Regulations Assessment Report

### **3.4 Pre-Submission Draft Local Plan policies**

- 3.4.1. The proposed changes to Policy H1: Housing Site Allocations see the addition of a number of site allocations within the policy wording. An updated appraisal is contained in **Appendix B**. No changes to the scoring of Policy H1 reported in the Pre-submission SA Report (Nov 2023) have been identified. However, changes to the commentary have been identified in relation to the assessment against housing (SA Objective 1), recognising that the allocations seek to deliver the full requirement, when completions and permissions are taken into account.

### **3.5 Cumulative Effects**

- 3.5.1. No changes to the assessment of cumulative effects set out in Section 5.8 of the Pre-Submission Draft SA Report (Nov 2023) have been identified.



## 4 Conclusion and Next Steps

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### 4.1 Conclusion

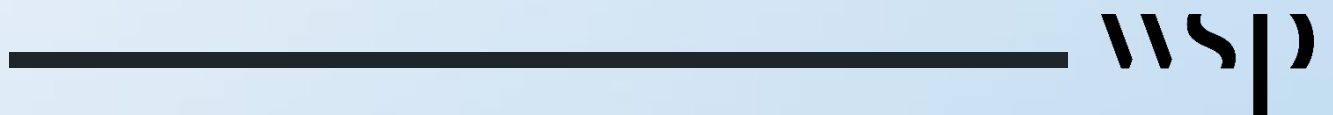
- 4.1.1. The screening concluded that the proposed changes to the Local Plan related to the identification of additional sites that required further consideration in the SA. Changes to site allocations were subject to SA with updates to the site appraisal identified. The screening has led to a reappraisal of wording in Policy H1. No changes to the appraisal scoring have been identified but changes to the commentary have been made. No changes to the cumulative effects have been identified.

### 4.2 Next Steps

- 4.2.1. This addendum to the Pre-Submission Draft SA Report (Nov 2023) is a supporting document to the Council's Ashfield Local Plan 2023-2040: Additional Housing Site Allocations Consultation (February 2025).
- 4.2.2. The consultation is running for 6 weeks from **20th February 2025 to 3rd April 2025**.
- 4.2.3. The Council's consultation documents are set out on the Local Plan examination web pages. Responses to this consultation should be made in accordance with the Council's instructions for making consultation responses.

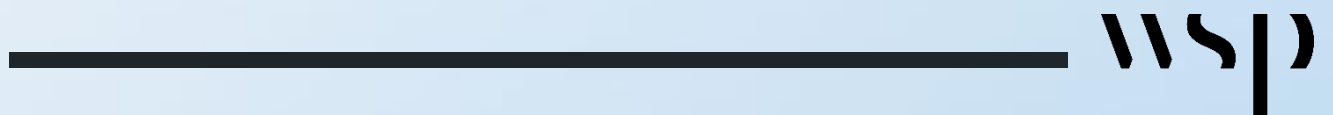
# Appendix A

## Screening of proposed changes



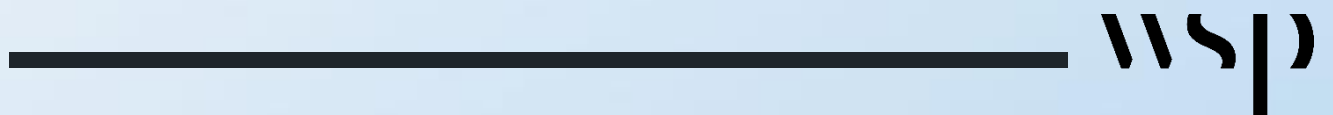
# Appendix B

## Updated appraisal of Development Management policies



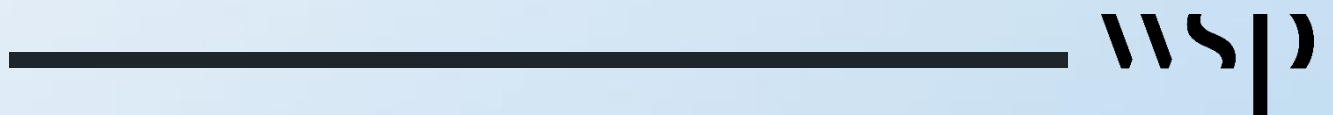
# Appendix C

**Updated appraisal of site  
alternatives**



# Appendix D

## Consultation summary





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