

Appendix B: Updated appraisal of development management policies

The policy re-appraisal utilises the same matrices and text as the Pre-Submission SA Report (2023) Appendix J. Where there are changes to the SA scoring or appraisal commentary these have been identified in underline for additional text or with ~~strikethrough~~ for deleted text.

The matrix only sets out where changes have been identified in relation to ‘Meeting local housing needs and aspirations’.

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.

Meeting local housing needs and aspirations

SA Objective	Policy										Commentary
	H1	H2	H2a	H3	H4	H5	H6	H7	H8	Cumulative	
<p>1. Housing To ensure that the housing stock meets the housing needs of Ashfield.</p>	++	++	+	++	++	+	++	+	+	++	<p>Likely Significant Effects</p> <p>The Greater Nottingham and Ashfield Housing Needs Assessment identifies the range of housing needs that need to be met within the District. Implementation of these policies would have significant positive effects on this objective in the short, medium and long term.</p> <p>The policies in this section will support the range of housing needs in the District to help meet the District's overall housing requirement <u>with H1 setting out a range of housing allocations that seek to deliver the full housing requirement</u>. H2 would support Gypsy, Traveller and travelling Showpeople in appropriate locations (whilst H2a would support specific Travelling Showpeople allocation), H3 would support provision of affordable housing to meet identified affordable housing needs of specific groups, whilst H4 would support rural exception sites to meet local affordable housing needs in locations adjoining rural settlements. Policies H5 and H7 will support high quality housing developments whilst H8 would appropriate consideration of houses in multiple occupation.</p> <p>Overall, the policies would have a significant positive effect on achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • None. <p>Assumptions</p> <ul style="list-style-type: none"> • None. <p>Uncertainties</p>

SA Objective	Policy										Commentary
	H1	H2	H2a	H3	H4	H5	H6	H7	H8	Cumulative	
											<ul style="list-style-type: none"> None.
2. Health To improve health and wellbeing and reduce health inequalities.	+	+	+	+	+	++	++	+	++	++	Likely Significant Effects The policies will support development of diverse housing needs of the District’s population. Living in the right type and quality of housing would have associated positive health benefits. The provision of a range of housing sites (H1) would be considered to have positive effects on health overall. Implementation of Policy H8 would help to control overcrowding, which could otherwise have adverse health impacts, whilst H6 would support mixed and balanced communities and provide for adaptable housing in larger developments. H2 would ensure that the consideration of Gypsy and Traveller provision whilst H3 will support new housing development through the provision open space and recreation areas. H3 would support specialist accommodation which would support housing needs. Overall, the policies would have a significant positive effect on achievement of this objective. Mitigation <ul style="list-style-type: none"> None. Assumptions <ul style="list-style-type: none"> None. Uncertainties <ul style="list-style-type: none"> None.
3. Historic Environment	+/-	+	0	0/?	0	0	0	+	+	+/-/?	Likely Significant Effects

SA Objective	Policy										Commentary	
	H1	H2	H2a	H3	H4	H5	H6	H7	H8	Cumulative		
To conserve and enhance Ashfield’s historic environment, heritage assets and their settings.												<p>The district has a range of heritage assets including scheduled monuments, listed buildings and conservation areas.</p> <p>New housing development in inappropriate locations or that is poorly designed could have adverse effects on Ashfield’s historic environment, cultural heritage, character and setting. However, other policies in the Local Plan would help support appropriate consideration of historic environment issues when new development is considered.</p> <p>Policy H1 identifies a range of housing allocations. In some locations, negative effects may have been identified for the historic environment which will require mitigation through the planning application process. Policies H7 and H8 reference the need for development to have regard to local character. Policy H2 specifically requires that Gypsy, Traveller and Travelling Showpeople development does not lead to the loss, or adverse impact on important heritage assets. However, there is some uncertainty due to it being hard to predict how development can affect heritage assets, especially their setting.</p> <p>Overall, the policies in this section would have a mixture of positive and negative effects on the achievement of this objective with some uncertainty.</p> <p>Mitigation</p>

SA Objective	Policy										Commentary
	H1	H2	H2a	H3	H4	H5	H6	H7	H8	Cumulative	
											<ul style="list-style-type: none"> • Policies seeking to conserve and, where possible, enhance cultural heritage assets including by promoting heritage-led development. • Policies promoting high standards of architectural and urban design. <p>Assumptions</p> <ul style="list-style-type: none"> • The precise location of development. <p>Uncertainties</p> <ul style="list-style-type: none"> • The exact location of new development is uncertain at this stage. • The form and function of any development will have the potential to enhance or detract from designated heritage and cultural assets and/or their settings.
<p>4. Community Safety To improve community safety, reduce crime and the fear of crime.</p>	0	0	0	0	0	+	0	0	0	+	<p>Likely Significant Effects</p> <p>The majority of these policies would have a neutral effect on achievement of community safety.</p> <p>The provision of Policy H5 would have minor positive effects as the provision of well sited open space can support informal surveillance and support high quality environments that can deter and design out crime.</p> <p>Overall, the policies in this section would have a minor positive effect on achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • None. <p>Assumptions</p> <ul style="list-style-type: none"> • None. <p>Uncertainties</p> <ul style="list-style-type: none"> • The design of new development.

SA Objective	Policy										Commentary
	H1	H2	H2a	H3	H4	H5	H6	H7	H8	Cumulative	
<p>5.Social Inclusion Deprivation To improve social inclusion and to close the gap between the most deprived areas and the rest of Ashfield.</p>	+	+	+	+	+	0	+	+	+	+	<p>Likely Significant Effects Ashfield, ranked at 68th out of 326 local authority areas, performs poorly in the Indices of Multiple Deprivation (IMD 2019). There are significant pockets of deprivation within Ashfield.</p> <p>The policies in this section would support the provision of high-quality housing that. H1 would support housing delivery in line with the settlement hierarchy. H2 would support provision for Gypsy, Travellers and Travelling Showpeople who can often be marginalised (whilst H2a would support specific Travelling Showpeople allocation); H3 supports the provision of a mix of affordable housing in major residential development schemes and specialist accommodation for groups with specific needs; H4 would enable affordable housing on the edge of settlements as exceptions; H6 would support an appropriate mix of housing types which would support the needs of Ashfield’s communities; H7 would ensure housing at higher densities close to services and facilities whilst H8 would avoid overconcentration of HMOs. They are considered to have minor positive effects on this objective.</p> <p>Overall, the policies in this section would have a minor positive effect on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • None. <p>Assumptions</p> <ul style="list-style-type: none"> • None. <p>Uncertainties</p> <ul style="list-style-type: none"> • The precise location of development.

SA Objective	Policy										Commentary
	H1	H2	H2a	H3	H4	H5	H6	H7	H8	Cumulative	
<p>6. Biodiversity & Green Infrastructure To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure</p>	+/-		+	0	0	+/?	0	0	0	+/?	<p>Likely Significant Effects There are no internationally designated conservation sites within the District although there is a possible potential SPA (ppSPA) for Sherwood Forest, which is recognised as being important for breeding woodlark and Nightjar, in the south and east of the District. There are nine SSSIs across Ashfield and there are several tracts of ancient woodland. There are also many Local Wildlife Sites (LWS) across the District and six Local Nature Reserves (LNR).</p> <p>H1 identifies a range of sites for housing development. In some locations, negative effects may have been identified for biodiversity which will require mitigation through the planning application process. H2 specifically ensures that development would not lead to the loss, or adverse impact on nature conservation and biodiversity sites. H5 would support the integration of public open space which may support biodiversity and contribute to the Green Infrastructure network although the magnitude of these positive effects is to some extent uncertain at this stage. The remaining policies are considered to have a neutral effect on this objective.</p> <p>This section would have a minor positive effects mixture of uncertain effects on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies seeking to avoid negative effects on biodiversity and support enhancement where possible.

SA Objective	Policy										Commentary
	H1	H2	H2a	H3	H4	H5	H6	H7	H8	Cumulative	
											<ul style="list-style-type: none"> Careful consideration should be given to the selection of site allocations to avoid adverse effects on nationally and locally designated sites with mitigation identified. Local Plan policies supporting a network of green infrastructure assets linked to existing and new development. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed new development would not be located on designated conservation sites. <p>Uncertainties</p> <ul style="list-style-type: none"> The precise location of development.
<p>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.</p>	+/-	+		0	-/?	+/?	0	+	+	+/-/?	<p>Likely Significant Effects New housing development would be likely to see the development of greenfield land (given that many brownfield sites have been redeveloped in the District) and could see the loss of Green Belt land in exceptional circumstances, both of which would have negative landscape effects. However, good design would help to mitigate adverse landscape effects. The precise location of development would fully determine landscape effects.</p> <p>Although some housing sites under H1 will have negative effects on landscape/townscape, a number of sites are on brownfield land which will support potential enhancements to character. Ensuring development density is appropriate to local character would have minor positive effects (H7). H5 would support open space in new developments which would support well designed and high-quality developments. However, this</p>

SA Objective	Policy										Commentary
	H1	H2	H2a	H3	H4	H5	H6	H7	H8	Cumulative	
											<p>is dependent on the design of such spaces so some uncertainty remains over the magnitude of the effect. H2 would ensure that there is no significant adverse impact on visual amenity in the location of sites for Gypsy, Traveller and Travelling Showpeople. However, there is some uncertainty due to the precise location of development. H4 would support rural exception sites which are likely to be on the edge of rural settlements, may impact on landscape dependent on location and design.</p> <p>Overall, the policies in this section would have a mixture of minor positive, minor negative effects uncertain effects on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local plan policies supporting high quality design of new development. Local Plan policies seeking to conserve and enhance the character and quality of the District's landscapes. <p>Assumptions</p> <ul style="list-style-type: none"> The application of other Local Plan policies (particularly SD1, DS2 and EV10) will mitigate impacts on the District's landscape. <p>Uncertainties</p> <ul style="list-style-type: none"> The precise location of development and the quality of the receiving landscapes and the proximity of sensitive receptors
8.Natural Resources	+/-	+	-	0	-/?	0	0	+/?	+	+/-/?	<p>Likely significant effects</p> <p>There are pockets of Grade 2 (very good) and Grade 3 (although it is not possible to determine where this is 3a</p>

SA Objective	Policy										Commentary
	H1	H2	H2a	H3	H4	H5	H6	H7	H8	Cumulative	
To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.											<p>or 3b) land throughout the District which could be impacted by new economic development.</p> <p>It is likely that greenfield land would be required for new housing development which would have negative effects on this objective, however there would be opportunities for redevelopment of brownfield which would have positive effects. The precise location of all development would fully determine effects on natural resources. However, the sites identified in H1 reflect a mix of greenfield and brownfield land.</p> <p>H2 specifically requires the avoidance of the loss of the best and most versatile agricultural for Gypsy, Traveller and Travelling Showpeople plots/pitches. Rural exception sites are by definition very likely to be developed on agricultural land on the edge of settlements so there is considered to be a minor negative affect for Policy H4 although the magnitude is dependent on the quantum and location of developments.</p> <p>H7 would support higher densities which may conserve loss of greenfield land whilst H8 would also support higher density development where appropriate. However, it is recognised to some extent that development would take up greenfield land. However, the magnitude of such effects is dependent on development location and land take.</p>

SA Objective	Policy										Commentary
	H1	H2	H2a	H3	H4	H5	H6	H7	H8	Cumulative	
											<p>Overall, the policies in this section would have a mixture of minor positive, minor negative effects uncertain effects on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies encouraging the effective use of land by re-using previously developed land. Local Plan policies prioritising the development of brownfield over greenfield land where possible. <p>Assumptions</p> <ul style="list-style-type: none"> None. <p>Uncertainties</p> <ul style="list-style-type: none"> The precise location of development.
<p>9. Air & noise pollution To reduce air pollution and the proportion of the local population subject to noise pollution.</p>	-	-	-	0	-	0	0	0	-	-	<p>Likely significant effects There are no Air Quality Management Areas (AQMA) in the District but increased car use may lead to deterioration of air quality an extent that an AQMA may be required.</p> <p>It is considered that housing development is likely to increase both air and noise pollution both during construction, generated from plant movement and HGVs, and in long term when developments are occupied due to increased vehicle movements.</p> <p>Development of Gypsy and Traveller provision (H2) and Development rural exception sites (H4) outside settlements where there would be an increase in noise and air pollution although the extent of effects is somewhat uncertain. HG4 may to some extent help alleviate air and noise pollution through the provision of open space in new development. Additionally, the</p>

SA Objective	Policy										Commentary
	H1	H2	H2a	H3	H4	H5	H6	H7	H8	Cumulative	
											<p>provision of HMOs may also increase noise and air pollution through intensification of use. The negative effects would to some extent be mitigated by policies elsewhere in the plan promoting sustainable modes of transport.</p> <p>Overall, the policies in this section would have a minor negative effect on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local plan policies seeking to protect amenity and reduce congestion. Local plan policies promoting the use of sustainable modes of transport. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that proposals to ensure no sale of new diesel/petrol engine vehicles after 2035, which will lead to an increased proportion of e-vehicles over time, may benefit air quality over the long-term. <p>Uncertainties</p> <ul style="list-style-type: none"> The precise location of development.
<p>10. Water Quality To conserve and improve water quality and quantity.</p>	-	-/?	-/?	0	-/?	+/?	0	0	-/?	+/-/?	<p>Likely significant effects New housing development would increase demand for water resources overall. However, such effects will be mitigated through use of policies such as draft Policy CC2 'Water Resource Management'.</p> <p>The Watercycle Study for Greater Nottingham and Ashfield (2010) indicated water resources in the East Midlands are significantly constrained with little opportunity to develop new water resource schemes. The shortfall identified in the Watercycle Study (of water</p>

SA Objective	Policy										Commentary
	H1	H2	H2a	H3	H4	H5	H6	H7	H8	Cumulative	
											<p>supply) is also identified in the more recent Severn Trent Water Resources Management Plan (WRMP, 2019) within the Nottinghamshire Water Resource Zone but the WRMP19 proposes a range of demand and supply measures to ensure sufficient water resources can be maintained up to 2025 (and in outline up to 2030). The draft Water Resource Management Plan 2024 (2022) sets out what is planned between 2025 and 2085 to address water resource pressures.</p> <p>Ashfield sits in a n area under serious water stress as identified by the Environment Agency (Water stressed areas – final classification 2021). The policy requirement in CC2 for the achievement of not exceeding water use of 110 litres per person per day reflects this evidence and supports achievement of this SA Objective. This would apply to new residential development.</p> <p>The Watercycle Study for Greater Nottingham and Ashfield (2010) notes that there are no capacity constraints at Ashfield’s Wastewater Treatment Works.</p> <p>New housing development will put pressure on water resources although the provisions of draft Policy CC2 and wider measures such as those set out in the WMRP highlighted above, and the fact that any improvements to water efficiency / quality can only be fully determined at the detailed planning application stage means that there is some uncertainty.</p> <p>Policies H1, H2, H4 and H8 would support new or appropriate intensification of development which would</p>

SA Objective	Policy										Commentary
	H1	H2	H2a	H3	H4	H5	H6	H7	H8	Cumulative	
											<p>put pressure on water resources although the magnitude of effects is uncertain and may be very limited. H4 would provide opportunities for the integration of SuDS within open space which may support effective water management.</p> <p>Overall, the policies in this section would have mixed minor positive and minor negative effects on the achievement of this objective, reflecting that development through these policies would increase water use and increase pressure on water resources but that WRMP's would help to mitigate.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local Plan policies supporting water efficiency measures (particularly CC2), the implementation of SuDs, and wastewater treatment capacity enhancements where necessary. <p>Assumptions</p> <ul style="list-style-type: none"> New development will increase water use. The Council will continue to liaise with Severn Trent Water on infrastructure requirements. <p>Uncertainties</p> <ul style="list-style-type: none"> The precise location of development.
<p>11.Waste To minimise waste and increase the re-use and recycling of waste materials.</p>	-	-/?	-/?	0	-/?	0	0	0	-/?	-/?	<p>Likely significant effects New development will result in increased resource use and the generation of waste in both the short-term during construction and in the longer term once development is complete. However, the specific impacts will depend on arrangements made for recycling and composting. Conversely, new development also provides opportunities to increase recycling and</p>

SA Objective	Policy										Commentary
	H1	H2	H2a	H3	H4	H5	H6	H7	H8	Cumulative	
											<p>sustainable construction techniques but is still considered to make use of resources through construction.</p> <p>Development through these policies will increase waste generation and have been assessed as having minor negative effects on this objective. However, the magnitude of effects is dependent on construction techniques and usage of dwellings over their lifetime so there is some uncertainty.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local plan policies supporting re-use/recycling of waste. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that the Nottingham and Nottinghamshire Joint Waste Local Plan will make sufficient waste infrastructure provision available. <p>Uncertainties</p> <ul style="list-style-type: none"> The exact scale of waste associated with new development is unknown at this stage.
<p>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</p>	0/?	0/?	0	0	0/?	+/?	0	0	0/?	0/?	<p>Likely significant effects The SFRA 2023 identifies that the District has a relatively low risk of flooding from watercourses. Flood risk is mainly away from the urban areas. However, it is recognised that additional water in the River Leen could cause flood issues for Nottingham to the south.</p> <p>The loss of any greenfield land as part of development through policies H1, H2 and H4 could lead to an increased risk of flooding (as a result of the increase in impermeable surfaces). However, it can be reasonably</p>

SA Objective	Policy										Commentary
	H1	H2	H2a	H3	H4	H5	H6	H7	H8	Cumulative	
and the environment.											<p>assumed that new development proposals which may result in an increase in flood risk will be accompanied by a site-specific flood risk assessment (FRA) and incorporate suitable flood alleviation measures thereby minimising the risk of flooding. H5 could support the integration of SuDS as part of the open space provision which would support the objective.</p> <p>There may be opportunities as part of new development proposals to enhance existing, or incorporate new, Green Infrastructure which could potentially have a positive effect on this objective by providing space for flood waters to flow through and additional areas for future flood storage.</p> <p>Overall, these policies would have neutral effects on the achievement of this objective. However, there is some uncertainty dependent on the location of development.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local plan policies seeking to avoid development in areas of flood risk (i.e. flood zones 2 and 3). Local Plan policies seeking to provide a network of green infrastructure assets to provide opportunities for flood storage where appropriate. Local Plan policies should seek to promote as close to greenfield runoff rates as possible. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that FRAs will accompany development proposals where appropriate. New development will be considered against policy CC3. <p>Uncertainties</p>

SA Objective	Policy										Commentary
	H1	H2	H2a	H3	H4	H5	H6	H7	H8	Cumulative	
											<ul style="list-style-type: none"> The precise location of development.
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	0	0/-/?	0	0	0	0/-/?	-	<p>Likely significant effects Minor negative effects climate change from new housing arise from the embodied carbon in construction and emissions to air during occupation. However, the provision of new development provides the opportunity for more energy efficient houses and buildings (with more efficient boilers, insulation, and possible low carbon energy generation) which could mean that carbon generation per dwelling or person would be lower than for existing, older housing stock.</p> <p>H1 is considered likely to have a negative effect overall, given the embodied carbon in construction and the emissions arising during occupation of new dwellings. Policies H2, H4 and H8 are considered likely to have a neutral effect or minor negative effect although the magnitude of negative effect is uncertain given the likely scale of development associated with these policies. It is not considered that the scale of development that may come forward through these policies would have a positive effect on this objective.</p> <p>The remaining policies are considered to have a neutral effect on this objective.</p> <p>Overall, the policies are considered to have a minor effect on this objective.</p> <p>Mitigation</p>

SA Objective	Policy										Commentary
	H1	H2	H2a	H3	H4	H5	H6	H7	H8	Cumulative	
											<ul style="list-style-type: none"> Local Plan policies should seek the integration of low carbon technologies in new residential development. <p>Assumptions</p> <ul style="list-style-type: none"> 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. <p>Uncertainties</p> <ul style="list-style-type: none"> The location of development.
<p>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.</p>	+/-	+/- /?	0	0	-/?	0	0	+	0	+/-/?	<p>Likely significant effects New housing development is likely to increase transport movements both during construction and occupation of dwellings. The extent to which development contributes to increases in traffic is linked to the location of development and the ability of the development to support sustainable modes of transport.</p> <p>H4 would allow rural exception sites which could add to traffic movements on the edge of settlements where there may be an existing reliance on the private car. H2 would strictly limit development away from settlements and seeks developments in locations that have safe access to the highway network but may encourage developments that increase travel. H7 specifically seeks to locate higher density development in locations that are well served by local transport and have good accessibility to local facilities by sustainable modes of transport.</p>

SA Objective	Policy										Commentary
	H1	H2	H2a	H3	H4	H5	H6	H7	H8	Cumulative	
											<p>Overall, the policies in this section would have a mixture of minor positive, minor negative and uncertain effects on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Local plan policies encouraging the preparation of green travel plans. Local plan policies supporting walking and cycling within new developments. Local plan policies aligning with Nottinghamshire Local Transport Plan 3. Draft Policy H2 could make specific reference to locating development in locations that are in close proximity to support services and facilities. <p>Assumptions</p> <ul style="list-style-type: none"> None. <p>Uncertainties</p> <ul style="list-style-type: none"> The precise location of development.
<p>15. Employment To create high quality employment opportunities including opportunities for increased learn and skills to meet the needs of the District.</p>	+	0	0	0	+	0	0	+	0	+	<p>Likely significant effects These policies would help to support investment within the district, through construction activities in the short term and through providing housing for workers in jobs in the district.</p> <p>H1 would support the delivery of a range of housing sites, which would support employment opportunities in construction. The construction of rural exception sites (H4) would be expected to generate some employment during construction phase. H7 would support higher densities in locations close to local facilities and major</p>

SA Objective	Policy										Commentary
	H1	H2	H2a	H3	H4	H5	H6	H7	H8	Cumulative	
											<p>public transport nodes, which would support employment areas.</p> <p>Overall, the policies in this section would have a minor positive effect on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • None. <p>Assumptions</p> <ul style="list-style-type: none"> • None. <p>Uncertainties</p> <ul style="list-style-type: none"> • The extent to which new housing can support job creation is locally significant will depend on the type of jobs created (in the context of the local labour market) and the recruitment policies of prospective employers. • The precise location of development.
<p>16. Economy To Improve the efficiency, competitiveness and adaptability of the local economy.</p>	+	0	0	+	+	~	0	0	0	+	<p>Likely significant effects</p> <p>Policies H3 and H4 would support the provision of housing for members of the community who may otherwise not be able to enter the housing market and support local employment, services and facilities adding to the District's economy.</p> <p>Overall, the policies in this section would have a significant positive effect on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • None. <p>Assumptions</p>

SA Objective	Policy										Commentary
	H1	H2	H2a	H3	H4	H5	H6	H7	H8	Cumulative	
											<ul style="list-style-type: none"> None. <p>Uncertainties</p> <ul style="list-style-type: none"> The extent to which job creation is locally significant will depend on the type of jobs created (in the context of the local labour market) and the recruitment policies of prospective employers. The precise location of development.
<p>17. Town Centres Increase the vitality and viability of Ashfield's town centres.</p>	+	0	0	0	0	~	~	0	0	0	<p>Likely significant effects</p> <p>The policies set out within this section are considered to have a neutral or negligible effect on this objective. Any development associated with policies H2, H2 or H8 may help support town centres dependent on location. H1 includes some sites close to town centre locations.</p> <p>Overall, the policies are considered to have a neutral effect on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None. <p>Assumptions</p> <ul style="list-style-type: none"> The policies in the Local Plan would support residential development in locations that would support access to town centre facilities. <p>Uncertainties</p> <ul style="list-style-type: none"> None.