



**ANNUAL MONITORING REPORT**

**2020 TO 2021**

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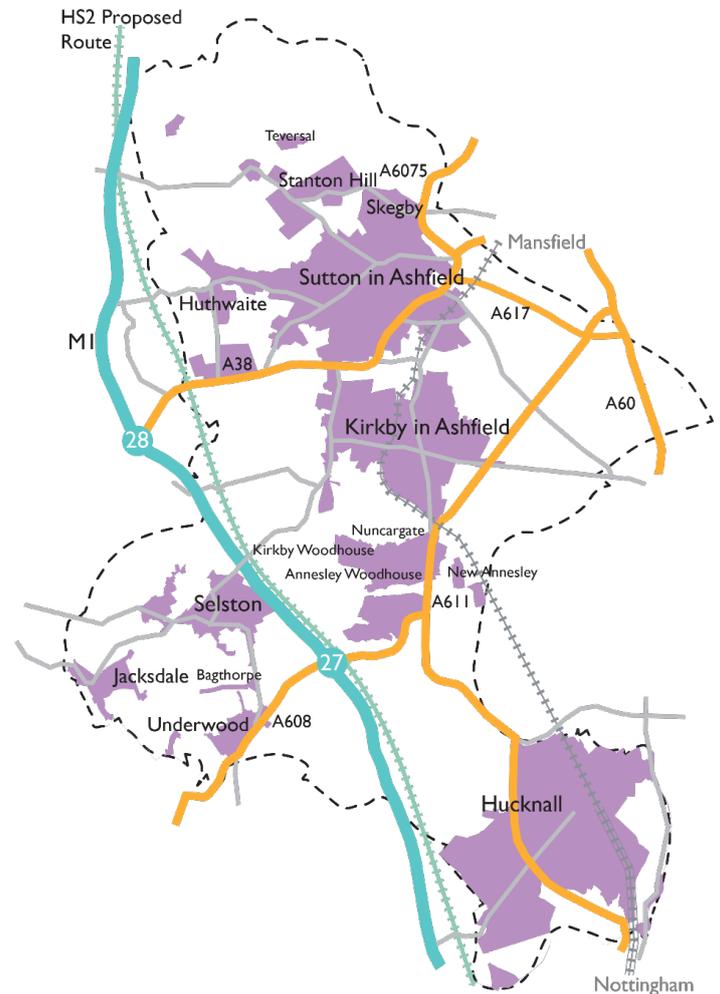
## DISTRICT BACKGROUND

Ashfield is ideally situated in the heart of the country, situated on the M1 directly between the cities of Nottingham, Derby and Sheffield. Nestled on the edge of beautiful countryside, with three towns and a number of rural villages it is renowned for its welcoming, supportive and passionate communities. The area is complemented by a wide variety of award-winning parks and outdoor spaces, a range of sporting facilities, educational activities, cafes and natural environments to relax and enjoy.

The three town centres in Ashfield; Hucknall, Kirkby and Sutton provide a great variety of shops and services. With low cost, easy to access parking and well served by public transport links. Hucknall is on the NET Nottingham tram network and is the most northerly stop on the green line. There are three railway stations in the district, along the Robin Hood line, connecting with Worksop (to the North) and Nottingham (to the South).

Rich in natural, cultural and industrial heritage, Ashfield is the home of a number of historical and cultural/ literary figures, most notably Lord Byron and his daughter Ada Lovelace, regarded as being the first ever computer programmer. The area has miles of way-marked rural walks, cycle paths and bridleways nestled amongst wooded areas and open countryside. Areas of countryside within the district are much of what D. H. Lawrence referred to as “The country of my heart” and based many of his novels around the places and families of the area. The villages of Jacksdale, Underwood, Bagthorpe, Lower

Bagthorpe, Selston, Annesley, Ravenshead, Newstead, Linby and Papplewick are set within the Hidden Valleys landscape.



## Population

The population of Ashfield has risen by almost 9,000 since 2011, the Mid 2020 estimate gives the population as 128,337. However, population is declining in many wards, particularly in the rural Wards of Jacksdale, Selston and Underwood. Overall, the population of the main towns of Sutton in Ashfield, Hucknall and Kirkby in Ashfield continues to increase particularly in the 17-65 age group. The largest population increase is in Hucknall to the south of the district near Nottingham.

**Table 1 The Population of Ashfield**

<b>Population 2020</b>	<b>Population Aged 0-16</b>	<b>Population Aged 17-65</b>	<b>Population Aged 65+</b>
<b>Ashfield</b>	<b>19.7%</b>	<b>61.5%</b>	<b>18.9%</b>
<b>East Midlands</b>	<b>19.6%</b>	<b>61.8%</b>	<b>18.6%</b>

Like many parts of the United Kingdom Ashfield has an increasingly aged population, in Ashfield 18.9% of residents are over 65 compared with an average of 18.6% for the East Midlands region.

The population density of the district is 11.7 People per hectare compared to 3.11 for the East Midlands Region and 4 for Nottinghamshire.

In the 2011 Census, the population of Ashfield was 95.6% White British. In recent years, however, there has been increasing inward migration from Europe and beyond. Most of the newcomers have settled in Sutton in Ashfield, close to Mansfield and Hucknall. The main groups

of migrants originate from Romania, Poland and Bulgaria.

In the period 2016-2020 there were 1,484 National Insurance registrations in the district from outside the United Kingdom. The majority of these were from the European Union (1119). There were also 238 from Asia and 127 from the rest of the world. It is not known how many people have subsequently left.

For further information on the population of the district follow this link:

[Population Map](#)

## The Index of Multiple Deprivation

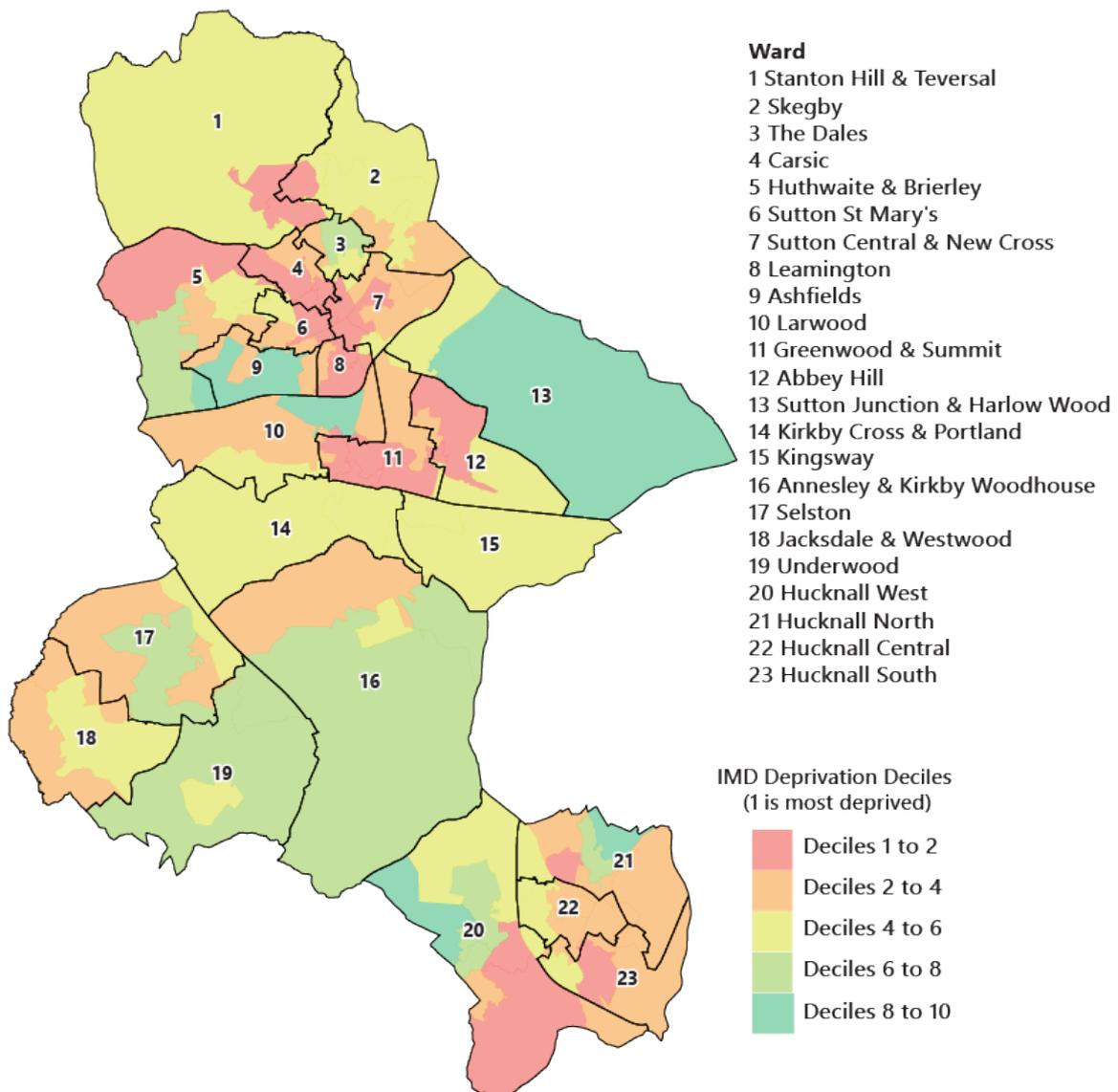
A revised Index of Deprivation was released in 2019.

The index measures the overall prevalence of deprivation in Local Authorities and small areas (Lower Super Output Area's) based on 7 domains.

**Figure 2 Map showing the Index of Multiple Deprivation 2019**

- Health
- Income
- Employment
- Education
- Crime
- Living environment
- Barriers to housing and Services

There are also two sub-groups concerning older people and children.



Based on the domain scores each area is given an overall score. These scores are then ranked nationally. 1 is the most deprived. The district of Ashfield is ranked 63rd out of 317 local authorities. As a comparison, Rushcliffe Borough Council in the south of Nottinghamshire is ranked 314.

The most deprived area in the district is the Leamington Estate in Sutton in Ashfield and the least deprived the Ashfields Estate also in Sutton in Ashfield. However, this description does not apply to every person living in these areas. Many non-deprived people live in deprived areas, and many deprived people live in non-deprived areas. It is important to note that the IoD2019 is designed to identify and measure specific aspects of deprivation, rather than measures of affluence.

To explore the Index of Multiple Deprivation further, click this link [here](#).

## HEALTH AND HAPPINESS

The picture of the health of Ashfield is not overall positive, but trends of life expectancy, adult obesity, children in poverty, and, in particular, smoking prevalence have improved over recent years.

build stronger, more resilient communities that can come together to provide help and support to each other. It also means focusing on some of our most deprived neighbourhoods to make sure that everyone has the same opportunities to achieve their goals and lead happy and healthy lives.

\*\*\* Office for National Statistics

\*\*\*\* Sport England

**Table 2 - Health**

Health Data	Period	Ashfield	East Midlands
Obesity Aged 10-11**	2019-20	22.7%	20.8%
Overweight or obese adults	2019-20	<b>69.7%</b>	<b>65.4%</b>
Children in low-income families*	2020	18%	-
Life expectancy at birth – male ***	2020-21	<b>78.2</b>	<b>79.2</b>
Life expectancy at birth – male****	2020-21	<b>81.5</b>	<b>82.7</b>
Life expectancy at age 65 – male ***	2016-18	<b>17.8</b>	<b>18.6</b>
Life expectancy at age 65 – female ***	2016-18	<b>20.7</b>	<b>20.9</b>
Percentage adults who are active****	2020	<b>58.1%</b>	<b>60.2%</b>
Percentage adults who are inactive****	2020	<b>29.7%</b>	<b>28.1%</b>
Fast food outlets per 1000 population**	2018	<b>99.6</b>	<b>90.8</b>
Smoking prevalence in adults (18+)**	2019	<b>19.8%</b>	<b>14.8%</b>
Excess winter deaths index**	2019-20	<b>13.5%</b>	<b>18.4%</b>

\*Relative poverty, below 60% of the average income

\*\* Public Health England

The District and our communities are changing, and we recognise the need to

## HOMES AND HOUSING

Many homes in the district are owner occupied and in good condition. The Council is proactive in supporting owners to return empty properties back to occupation and fixing signs of disrepair.

- Ashfield has 56,692 homes (from Council Tax). 7% of these properties are in Band D and 54% in Band A. Across the East Midlands band D contains 10.8% of properties and Band A 37%

- In 2020 Ashfield council owned 6,666 homes, a reduction of 45 from 2019, the majority of these are Social Rented.
- In the private sector there were 265 net housing completions in 2020-2021, an increase in 92 homes from 2019-20. Affordable homes were delivered by developer contributions, up from 6 in 2019-20.
- Further information on housing development in the district can be found in the [Annual Housing Monitoring Report 2021](#).

Table 3 - Housing

Housing Data	Period	Ashfield	East Midlands
Average house price	2020	£152,500	£203,000
Mean monthly private rent	2019-20	£504	£561
Affordability ratio*	2020	1:5.5	1:6.7

\*Median house price to median earnings

## Affordable Home Acquisitions and Losses

Table 4 – Affordable Housing

2020-21	Loss	Gain
Right to Buy scheme	33	-
New build from developer contributions owned by Ashfield	-	0
New build from developer contributions owned by Registered Provider	-	49
Acquisitions from the private sector	-	14

## ECONOMIC GROWTH AND PLACE

### Planning and Development Management

Ashfield handles planning applications for home improvements and large-scale commercial projects in the Ashfield area.

There are many types of application ranging from householder questionnaires to find if permission is required and permission for work to trees, to large commercial applications such as the recent Amazon warehouse development in Sutton in Ashfield. Each one must be considered on its economic, environmental, community and legal merit. In 2020-21 Ashfield received 1,324 valid applications.

### Flood Risk

Planning applications are referred to the Environment Agency if they are in Flood Zones. In 2020-2021 Planning received 1 objection from the Environment Agency regarding flood risk. Consultation between the Environment Agency and applicant about the location of the dwelling and floor level removed the objection.

### Planning Applications received 2020-21

Table 5 – Planning Applications

Application Type	Applications Received	Applications decided
Full Planning Application	510	489
Householder Questionnaire	261	189
Pre-Application Enquiry	150	139
Approval of details	74	75
Trees	44	45
Prior Approval	42	37
Telecoms	30	11
Advertisements	867	25
Other Applications	191	326
<b>TOTAL</b>	<b>1324</b>	<b>1336</b>

**Table 6 – Major Applications**

<b>Application Type</b>	<b>Total</b>	<b>Granted</b>
Major Dwelling*	11	7
Major Office or Light Industry	0	0
Major General Industry	8	8
Major Retail or Services	1	1

\*10 or more dwellings

**Table 7 – Minor Applications**

<b>Application Type</b>	<b>Total</b>	<b>Granted</b>
Minor Dwelling*	89	69
Minor Office or Light Industry	9	9
Minor General Industry	21	19
Minor Retail or Services	24	19

## Planning Appeals

In 2020-21 there were 21 appeals against planning decisions, of which 5 were allowed

**Table 8 – Planning Appeals**

<b>Application Reference</b>	<b>Proposal</b>	<b>Decision</b>
<b>V/2018/0724</b>	Change of Use of Land for the Storage of Up to 30 Motorhomes and Retention of Existing Gate	<b>Allowed</b>
<b>V/2018/0734</b>	Outline Application with All Matters Reserved for Demolition of Existing Buildings and Construction of 9 Dwellings with Associated Access, Car Parking and Amenity Space	<b>Allowed</b>
<b>V/2019/0639</b>	Single Storey Front Extension and Wall	<b>Dismissed</b>
<b>V/2020/0238</b>	Loft Conversion with the Creation of 2 Dormer Windows	<b>Dismissed</b>
<b>V/2018/0744</b>	14 Two Storey Dwellings with Associated Parking and Landscaping	<b>Dismissed</b>
<b>V/2019/0594</b>	Application for Outline Planning Permission with All Matters Reserved for a Maximum of 3 Dwellings with Integral Garages	<b>Dismissed</b>
<b>V/2019/0658</b>	Change of Use from Retail (A1) to Micro Pub (A4)	<b>Dismissed</b>
<b>V/2019/0693</b>	Application for Outline Planning Permission with All Matters Reserved For Residential Development	<b>Dismissed</b>
<b>V/2019/0278</b>	Two Dwellings and Garages	<b>Allowed</b>
<b>V/2019/0532</b>	Outline Planning Permission with All Matters Reserved for a Maximum of 1 Dwelling	<b>Dismissed</b>
<b>V/2019/0712</b>	Mixed Use Garage for Ancillary Domestic Purposes and Business Use for the Refurbishment of Vehicles	<b>Dismissed</b>
<b>V/2019/0786</b>	One Non-Illuminated Sign	<b>Dismissed</b>

Table 8 – Planning Appeals continued

<b>Application Reference</b>	<b>Proposal</b>	<b>Decision</b>
<b>V/2019/0638</b>	Dwelling with Associated Access and Parking	<b>Allowed</b>
<b>V/2019/0682</b>	Application to Vary Condition 3 of Planning Permission V/2019/0130 - to Alter Opening Hours to 11:00am - 00:00am (Midnight) Sunday to Thursday and 11:00am -01:00am Friday and Saturday	<b>Dismissed</b>
<b>V/2019/0425</b>	Change of Use from Storage Building B8 to Dwelling C3	<b>Dismissed</b>
<b>V/2020/0122</b>	Porch to Front Elevation	<b>Allowed</b>
<b>V/2019/0575</b>	Application to Remove Condition 2 of Planning Permission V/2018/0735 - To Allow Sound Amplifying Equipment	<b>Dismissed</b>
<b>V/2020/0256</b>	Outbuilding, Boundary Fencing and New Vehicle Access with Gates	<b>Dismissed</b>
<b>V/2020/0260</b>	Dwelling	<b>Dismissed</b>
<b>V/2019/0705</b>	Mixed Use Development Comprising of a Drive Through Restaurant (A3/A5), 3 Retail Units (A1/A3/A5) and Lorry Fuelling Station (Sui Generis)	<b>Dismissed</b>
<b>V/2020/0327</b>	Change of Use from Residential to Residential and Cattery	<b>Dismissed</b>

## Regeneration

In 2020/21 the council received £10,779,871 in external funding for economic regeneration

Table 9 – External Funding

Year	2019/20	2020/21
Funding	£360,900	£10,779,871

The Council with its partners has developed a business case for the reopening of the freight-only line between the Robin Hood Line in Nottinghamshire and the Erewash Valley Line in Derbyshire (between Kirkby Lane End and Ironville Junctions) and convert it to carry passenger train.

The business case is supported by Ashfield and Mansfield Station Masterplans which identify development and place making improvement opportunities arising from locations near Kirkby-in-Ashfield and Sutton Parkway Stations.

Additional work is being undertaken to investigate the economic, social, and environmental benefits of providing additional station platforms at both Kingsmill and Selston (Jubilee), building on recent Maid Marian Line studies by AECOM and Systra on behalf of Nottinghamshire Councils.

An Ashfield Economic Recovery Plan was commissioned by the Council to inform how town centres and employment are supported post pandemic.

## Ashfield District Council Towns Fund

Kirkby-in-Ashfield and Sutton in Ashfield were chosen by the government in Autumn 2019, as two of the towns in the UK to receive the governments Towns Fund. The Government set out the three areas of regeneration the Towns Fund will focus on:

- urban regeneration, planning and land use,
- skills and enterprise infrastructure, and
- digital and transport connectivity.

Since then, the Council, together with the Discover Ashfield Board have been working closely with stakeholders including business, education, health, transport, and local elected Members to develop the Kirkby and Sutton Town Investment Plan<sup>1</sup>.

For further information on the Towns Fund click this [link](#)

<sup>1</sup>On 8 June 2021 the government announced that it was awarding the Kirkby and Sutton Town Deal £62.6 million. Together with funding secured from the Towns Fund Accelerator Fund (£1.5m) and the Future High Streets Fund, over £70 million has now been secured for Ashfield.

## Developer Contributions

Developer contributions, also known as Section 106 payments, are made by a developer to the council to mitigate against additional pressures from development, for example, for education, health care, or transport.

The table below shows the money received by the council and what it is ringfenced for in 2020-21 and the money committed from previous years. See page 11 for more information on planning contributions.

**Table 10 – Developer Contributions**

Infrastructure Type	Contributions Received 2020-21
Public Open Space	£85,035.77
Primary Education	£176,056.00
Secondary Education	£91,652.03
Transport	£247,647.10
Health	£51,703.34
Libraries	£9,513.12
Public Realm	£32,977.08
Interest	£5,965.36
<b>TOTAL</b>	<b>£700,549.80</b>

## The Ashfield Economy

The table below shows how the economy of Ashfield compares with that of the wider East Midlands.

**Table 11 – The Economy**

Economic Data	Ashfield	East Midlands
Median Gross Weekly Pay 2020	£504	£561
Job Density 2019*	0.76	0.81
NVQ Level 3 or above	50.2%	58.2%
Economic Activity Rate 2020	78.7%	78.4%
Unemployment Rate**	6.1%	5.5%

\*1 would mean 1 job for every person of working age

\*\*April 2020 – March 2021

## EMPLOYMENT

With Ashfield's advantageous geographical location, close to a range of strategic road, rail and airport links, the District has successfully attracted many inward investors, who now play an important part in our local and regional economy and sustain local supply chains and employment.

Ashfield District Council and its partners are committed to increasing the number of higher skilled/higher paid jobs in Ashfield. Doing this will benefit the local economy, as people spend their greater disposable income in shops and with other local services. This will also assist the reputation of Ashfield as a location of choice for investors, where all of their employment and supply chain needs can be met.

For an in depth understanding of Ashfield's economy in the East Midlands context follow this [link](#).

The Employment Land Monitoring Report details change in the industrial landscape over time.

Land is available in Ashfield through sites allocated for employment purposes in the Ashfield Local Plan Review 2002 or through planning permissions for new development sites. The Table below sets out the employment land floor space identified as being brought forward within the District in 2019/20. This includes a substantial distribution unit for Amazon at Summit Park, Sutton in Ashfield. The Unit comprises a floor area of 162,791 sq m (1,752,325 sq ft) and is anticipated, initially, to create opportunities for approximately 1,200 jobs.

Further information on the local economy is set out in the Nottingham Core HMA And Nottingham Outer HMA Employment Land Needs Study 2021 and the emerging Local Plan Background Paper No 3 Economy and Employment Land August 2021. These studies are available on the Council's website under '[emerging local plan' evidence base](#).

The council produces an annual Employment Monitoring Report that can be viewed [here](#). The 2020/21 report should be available early next year.

## NEIGHBOURHOOD

Ashfield is pro-active in encouraging more recycling, tackling environmental crime and finding innovative ways of delivering services that are responsive to the needs of our residents, visitors and businesses.

By working with our communities and businesses the Council is better able to understand what matters and to shape services to help people enjoy living, visiting and working in Ashfield. We will work with our partners to ensure people feel safe and are safe by reducing levels of crime and disorder and anti-social behaviour.

### Recorded Crime 2019 and 2020

Table 12 – Recorded Crime

Category	2020	2019
Anti-social behaviour	4837	3105
Violent crime	3950	3105
Criminal damage arson	1342	1526
Shoplifting	908	1332
Public order	763	849
Burglary	690	835
Other theft	687	844
Vehicle crime	515	693
Drugs	394	332
Other crime	301	319
Possession of weapons	115	127
Robbery	86	157
Bicycle theft	74	101
Theft from the person	54	67

The Ashfield recycling rate at 37.1% is lower than that for the East Midlands with 44.2% in 2019-20 but bulky waste collections have risen by 3,350 from that year to 5,570 in 2020-21.

Ashfield also has 7 reported fly tipping incidents per 1000 population compared to 15.5 reported per 1000 in the East Midlands.

One of the effects of lockdown has reduced reported crime nationally, Ashfield levels follow this trend except for Anti-social behaviour which has increased. The table opposite shows the change from 2019-2020.

In 2020-21 there were 73 reported crimes per 100 population in Ashfield and 74 per 1000 across the East Midlands.

The district boasts 6 Green Flag parks, a number maintained for several years and Neighbourhood Services maintain over 3 km<sup>2</sup> of land, much of which is grass

## ASHFIELD'S LOCAL PLAN

### Ashfield Local Plan Review 2002

Plan comprises the Ashfield Local Plan Review (November 2002). The direction of 21st September 2007 by the Secretary of State for Communities and Local Government under Section 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 provided that only the policies specified in Schedule 1 of the direction were saved. There are two neighbourhood plans in Ashfield. Therefore, the starting point for decision making on planning applications are the development plan policies set out in the following:

[Ashfield Local Plan Review 2002 \(saved policies\)](#), and [Teversal, Stanton Hill and Skegby Neighbourhood Plan](#), where applicable, [Jacksdale, Selston Underwood, tomorrow \(JUS.t\) Neighbourhood Plan](#), where applicable.

The neighbourhood plan policies will only apply to applications within the relevant neighbourhood plan areas.

The National Planning Policy Framework (NPPF) is a material consideration and the NPPF may provide reasons why an application for planning permission should be granted notwithstanding the development plan. When considering the weight to be given to development plan policies, it is necessary to take into account the degree of consistency of policies with the NPPF.

## Planning Contributions

The saved Policies HG4 Affordable Housing, HG6 Public open space, and TR6 Developer Contribution to Transport Improvements together with policies in the Neighbourhood Plans are the Council's key policies on planning obligations in the context of negotiations on planning applications. However, they must be seen alongside the [National Planning Policy Framework \(NPPF\)](#) priorities.

Key priorities for the Council are affordable housing and education. Other priorities include public open space and public realm improvements, healthcare provision and transport infrastructure such as cycle lanes/ routes, bus service improvements and traffic flow improvements.

The policies are supplemented by a number of adopted strategies such as the Public Open Space Strategy (2016) which considers the open space requirements for Ashfield for the period 2016-2026 and the Playing Pitch Strategy (2017). The Playing Pitch Strategy provides an overview of the provision for various sports in Ashfield for the period 2017-2020, which set standards and guide requests for developer contributions. The Strategy is being reviewed to consider future requirements.

Information on how the Council has utilised contributions from development for infrastructure is available in the Council's [Infrastructure Funding Statement](#).

## **Statement of Community Involvement (SCI)**

are opportunities to engage, contribute and participate in the planning process. It sets out how the local community can help to shaping the Local Plan, to taking forward a Neighbourhood Plan or be involvement in Planning Applications and Permission in Principle.

The SCI has been updated to reflect our Community Engagement Strategy and the requirements introduced by the COVID-19 pandemic. Due to the pandemic, there is a necessity to potentially adopt alternative forms of consultation. However, the Council remains committed to understand the needs and desires of Ashfield residents, communities and businesses, and our aim is to improve opportunities for the community to get involved in shaping the planning policies in our District.

## **The Emerging Local Plan - The Local Plan 2018 to 2037**

(Information on the emerging Local Plan is up to 30<sup>th</sup> November 2021)

## **Local Development Scheme (LDS)**

The LDS sets out the programme for the preparation of the Local Plan, identifying key milestones. The revised LDS was approved by the Council in September 2021 and is available on the Council's website [here](#).

## **Emerging Local Plan**

The Council undertook a consultation on the draft Local Plan from 4<sup>th</sup> October to 16<sup>th</sup> November 2021. The Council is currently reviewing the responses received to the consultation.

The Draft Local Plan policies and proposed housing and economic allocations reflected the evidence base. This includes the Strategic Housing & Economic Land Availability Assessment (SHELAA) which assesses all sites put forward by landowners, agents and developers for consideration as part of the emerging Local Plan. A New Settlement Study, completed in March 2021, provides an analysis of two potential new settlements sites to the north of the district. A Strategic Transport Study for Ashfield has been commissioned and is anticipated to report in the New Year.

Masterplans have been brought forward for the town centres of Sutton in Ashfield, Kirkby-in-Ashfield and for the areas around the Robin Hood Line Stations. Work is on-going on a masterplan for Hucknall.

The Council has or is working with, several other councils to bring forward the evidence for the following:

- Housing Needs Assessment, October 2020 (working with Broxtowe Borough Council, Erewash Borough Council, Gedling Borough Council, Nottingham City and Rushcliffe Borough Council)
- Employment Land Needs Study, May 2021 (working with Broxtowe Borough Council, Erewash Borough Council, Gedling Borough Council, Nottingham City, Rushcliffe Borough Council, Mansfield District Council and Newark & Sherwood District Council)
- Greater Nottingham and Ashfield District Council Gypsy and Traveller Accommodation Assessment, March 2021 (working with Broxtowe Borough Council, Erewash Borough Council, Gedling Borough Council, Nottingham City and Rushcliffe Borough Council)
- A Logistic Study is being commissioned working with Broxtowe Borough Council, Erewash Borough Council, Gedling Borough Council, Nottingham City, Rushcliffe Borough Council, Mansfield District Council and Newark & Sherwood District Council

Additional studies, such as the Whole Plan Viability Assessment, are anticipated to be required to support the approach set out in the Local Plan before it is considered at a Local Plan Examination.

The Council continues to work proactively with infrastructure and service providers. This includes Nottinghamshire County

Council for Education and Highways, and healthcare providers, such as NHS Nottingham and Nottinghamshire Clinical Commissioning Group, to determine the needs arising from the anticipated growth of the district and to coordinate the requirements with other neighbouring authorities.

Consultants acting on behalf of the Council have considered the sustainability appraisal (SA) of the emerging Local Plan. The SA has considered the social, environmental and economic effects of the emerging Local Plan including examining reasonable alternatives and site assessments along with any mitigation aspects.

Further information on the draft Local Plan, its supporting background papers and evidence base is available on the Council's website [here](#).

## **Ashfield Social Value Policy**

The Council's Corporate Social Value Policy sets out the Council's commitment to social value and the added benefits that can be gained from projects and public procurement, specifically for the social, economic and environmental benefit of local people living in the local area.

The Policy identifies that it is important for Ashfield District Council to know and understand what is being delivered so that we can understand where we need to concentrate improvement on. The draft Local Plan consultation document included a social value policy and the Council have been involved with the Social Value Task Force in the development of the policy approach.

### **Queries**

If you have any queries regarding the emerging Local Plan officers in Forward Planning Team can be contacted by:

- email: [localplan@ashfield.gov.uk](mailto:localplan@ashfield.gov.uk)
- Telephone: 01623 457381 or 457382 or 457383