



Scoping Report

Teversal, Stanton Hill &
Skegby Neighbourhood
Development Plan
2015 - 2030

Teversal, Stanton Hill & Skegby

Neighbourhood Planning Forum

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1 Introduction

- 1.1 This Sustainability Appraisal Scoping Report has been produced in order to comply with European directive 2001/42/EC concerning Strategic Environmental Assessment (SEA) which was implemented under The Environmental Assessment of Plans and Programmes Regulations 2004. All land-use plans likely to have effects upon the environment are required to undergo this SEA process. National Planning Policy Guidance also states that “there is no legal requirement for a neighbourhood plan to have a sustainability appraisal as set out in section 19 of the Planning and Compulsory Purchase Act 2004. However, a qualifying body must demonstrate how its plan or order will contribute to achieving sustainable development. A sustainability appraisal may be a useful approach for doing this...”.
- 1.2 A full Sustainability Appraisal may not be carried out for the Teversal, Stanton Hill & Skegby Neighbourhood Plan in line with guidance quoted above.
- 1.3 The report also includes assessments of social and economic criteria alongside the environmental, which widens it to a full sustainability appraisal (SA). The report is therefore a requirement of legislation, whilst the Neighbourhood Plan itself is intended to secure the future sustainable development of the area.
- 1.4 This Sustainability Appraisal (SA) is being used in the preparatory stage of plan production for two reasons. Firstly, undertaking the legally recognised process of SA/SEA will ensure that work will not be abortive. Secondly, the SA is widely regarded as best practice for producing balanced plans and represents a logical method of preparation.
- 1.5 This element of the SA is the ‘Scoping Report’ which provides an overview of the Neighbourhood Plan area using available data and local knowledge to provide the key sustainability issues affecting the area. The report then goes on to develop Sustainability Objectives which will then be used to appraise the Plan itself.

Methodology

- 1.6 The SA and SEA Screening of the Teversal, Stanton Hill & Skegby Neighbourhood Development Plan (the Plan) will follow the process advocated in the government guidance: “A Practical Guide to the Strategic Environmental Assessment Directive,” issued in September 2005 and “Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents,” issued in November 2005. This has recently been archived by the Department of Communities and Local Government (DCLG) and a note states that “The Development Plan Document (DPD) component of this guidance has been replaced by sustainability appraisal guidance for DPDs in the DCLG Plan Making Manual launched in September 2009. This guidance suggests the five stage (A-E) approach to SA shown in **Table 1**. This Scoping report covers tasks in Stage A as set out in **Table 1** on the following page.

Table 1: The Sustainability Appraisal Process

SA Stage A	
Stage A1	Identifying other relevant policies, plans and programmes
Stage A2	Collecting baseline information
Stage A3	Identifying sustainability issues and problems
Stage A4	Developing the SA objectives and framework
Stage A5	Consulting on the scope of the SA
SA Stage B	
Stage B1	Testing the Plan's objectives against the SA framework
Stage B2	Developing the Plan's options
Stage B3	Predicting the effects of the draft Plan
Stage B4	Evaluating the effects of the draft Plan
Stage B5	Considering the ways of mitigating adverse effects and maximising beneficial effects
Stage B6	Proposing measures to monitor significant effects of implementing the Plan
SA Stage C	
Stage C1	Preparing SA report
SA Stage D	
Stage D1	Public participation on the SA report and the draft Plan
Stage D2	Assessing significant changes
Stage D3	Making decisions and providing information
SA Stage E	
Stage E1	Finalising aims and methods for monitoring
Stage E2	Responding to adverse effects

Who has carried out this Sustainability Appraisal Scoping Report?

- 1.7 This SA Scoping Report of the Plan has been conducted and produced by the North Nottinghamshire Neighbourhood Planning Team (part of Bassetlaw District Council) working in conjunction with the Teversal, Stanton Hill & Skegby Neighbourhood Planning Forum.

The Teversal, Stanton Hill & Skegby Neighbourhood Development Plan

- 1.8 The Neighbourhood Plan is in the earlier stages of pre-production and as such specific decisions are yet to be agreed and tested. The Neighbourhood Development Plan is being prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011, the Neighbourhood Planning (General) Regulations 2012 and Directive 2001/42/EC on Strategic Environmental Assessment. The Plan will establish a Vision of the future of the area and set out how that Vision will be realised through planning and controlling land use and development up to 2030.

2 Links with other Plans and Strategies (Stage A1)

2.1 The Neighbourhood Plan must be in general conformity with the strategic policies of Ashfield District Council's (ADC) Local Plan and the National Planning Policy Framework. Accordingly the plans and programmes outlined below are the relevant documents set out in the SA Scoping Report produced by ADC for their Local Plan, together with those of direct relevance to the Neighbourhood area.

- **The National Planning Policy Framework (NPPF):** The NPPF is a single document that contains guidance on all aspects of Planning Policy setting out the Government's support for sustainable development across the United Kingdom. It also sets out the requirements of Neighbourhood Plans and their relationship with Local Plans.
- **Ashfield Local Plan Review 2002 (Saved Policies):** This document adopted in November 2002 provided an overview of the development and growth to occur in the District up to the year 2011. Also contained in this document were a suite of land use policies to be utilised when determining planning applications across the District.

A significant number of these policies were 'saved' by the Secretary of State beyond the 27th September 2007 while the District Council commenced work on preparing a new Local Plan in line with the Planning & Compulsory Purchase Act 2004. Several of these policies relate directly to the Plan area, most notably Policy ST2 which indicates that development will be concentrated in the 'Main Urban Areas' which Stanton Hill & Skegby are defined as and ST4 which indicates what development can occur in areas classified as 'Countryside' which covers the majority of the Plan area. Policy HG1 identifies sites for residential development and EM1 identifies sites as employment land. The full list of these saved Policies can be found by using the following link, http://www.ashfield-dc.gov.uk/media/451327/details_of_saved_policies.pdf.

- **Ashfield Emerging Local Plan:** The Ashfield Local Plan was submitted for examination on 18th December 2013 intended to replace the Saved Policies of the 2002 Plan mentioned above. The Inspector's letter dated 26th March 2014 concluded that the Plan should be withdrawn, two principle concerns were raised relating to the sustainability evidence for the Site Development Options included in the Plan and in relation to the Green Belt. A resolution to withdraw the Local Plan Publication was made on 24th July 2014. ADC have subsequently started work on updating the evidence base for the Local Plan and have begun work producing this new document..

This withdrawn document was produced utilising a significant amount of supporting documents and studies that act as its evidence base. These documents are also of relevance to the Neighbourhood Plan and can be viewed by using the following link, <http://www.ashfield-dc.gov.uk/residents/planning,-property-and-housing/forward-planning/ashfield-emerging-local-plan/studies-and-reports.aspx>.

The amended draft Local Plan is now in the consultation phase and Ashfield District Council has since released consultation papers which can be viewed using the following link,

<http://www.ashfield-dc.gov.uk/residents/democracy,-elections-and-legal/executive-decisions/background-papers/deputy-leader.aspx>

Key Supporting Documents

- **Green Belt Review:** A Strategic Green Belt Review for Ashfield (excluding Hucknall) was completed in August 2013 as part of the Local Plan process. This document seeks to inform the Local Plan process by identifying the sites needed to meet housing and employment needs across Ashfield. It also considers whether there is a need to review the boundary of the Green Belt. However, following the submission of the Local Plan to the Planning Inspector in December 2013, the Inspector raised a number of questions with this work and it was therefore considered necessary to revisit it.

As part of this process a Greater Nottingham and Ashfield Green Belt Assessment Framework was produced in February 2015. This will be utilised by Ashfield District Council in assessing the Green Belt of the District identifying the most important areas, when assessed against the purposes of Green Belt as set out in national policy – NPPF Part 9. The review is a technical exercise and does not determine whether or not land should remain or be excluded from the Green Belt. Although currently the Green Belt does not extend to the Neighbourhood area, the implications of this review will significantly affect the allocation of development sites across Ashfield. This Framework can be viewed using the following link, http://www.ashfield-dc.gov.uk/media/1155786/final_gb_framework_feb_2015.pdf.

- **Strategic Housing Market Assessment (SMHA):** The Strategic Housing Market Assessment (SHMA) for the Nottingham Outer area published in October 2015 is a report that outlines the level of and type of housing that is required to be constructed across this area. Figures are produced for the whole sub-section which Ashfield District forms a part of, this document acted as supporting evidence for the withdrawn Local Plan and can be viewed using the following link, http://www.ashfield-dc.gov.uk/47EDB8C6-8235-4217-85AA-BEB8862C77AE/FinalDownload/DownloadId-0087A57548AC42467F545B18618ABD82/47EDB8C6-8235-4217-85AA-BEB8862C77AE/media/1231957/final_shma_sept_2015.pdf

The SHMA's purpose is to act as a guideline for the formulation of housing targets for each district within the Outer Nottingham area, including the levels of affordable housing required to be delivered.

- **Strategic Housing Land Availability Assessment (SHLAA):** The SHLAA is a document

that assists with the identifying of land suitable for housing development across the District as well as monitoring the 5 year housing land supply of the area. The areas of Teversal, Stanton Hill & Skegby are included under Sutton in the Nottingham Outer Strategic Housing Land Availability Assessment Update produced in August 2013; this updated the review produced in June 2012. This document can be viewed using the following link, http://www.ashfield-dc.gov.uk/media/759830/outer_shlaa_2013.pdf.

The document outlines that of the 4438 dwellings to be delivered across the Sutton area up to the year 2024 (from 2010), 1742 needed to be delivered over the next 5 years to ensure the 5 year housing land supply for the District could be achieved. The document goes on to indicate that land is available across the Sutton Urban area to deliver 2055 new dwellings over the next 5 years and suggests that past this date the supply of suitable housing land in the District should be sufficient. As with the SHMA and Green Belt Review this document is currently being updated by ADC and it is anticipated to be completed by the end of 2015. As the levels of required housing are likely to increase, this will put more pressure on the 5 year housing land supply of the District.

- **Ashfield District Council Local Economy Summary Paper:** This supporting document published in 2012 brings together key evidence on the local economy of Ashfield. The document goes on to establish conclusions on specific aspects of the local economy based on the extensive evidence base and identifies the potential implications of those conclusions in relation to priorities and actions for policies within the Local Plan. The Local Economy Summary Paper can be viewed using the following link, http://www.ashfield-dc.gov.uk/media/452486/local_economy_summary_paper.pdf.

The document identifies one area of employment within the Plan area being Brierley Industrial Park, Brierley Park Close, *"A short distance from the village of Stanton Hill, Brierley Industrial Park is a medium size development dating from the 1990's. Part of the site remains undeveloped. Road access to the site is limited and it is anticipated too be attractive to a local market."* This is quoted verbatim but is interpreted to mean that the site is only attractive to local businesses. Road access to the site for heavy goods vehicles in particular is difficult which is likely to restrict its appeal to small to medium size local businesses.

- **Ashfield Retail Study Update:** This was commissioned by ADC who appointed WYG Planning & Design (WYG) in July 2011 to undertake the Study. The objective of the Study was to provide an update of the previous Ashfield Retail Study completed in 2006 that looked into a broad range of issues, such as; the extent of current provision and how housing growth would influence this provision. The document is available to view using the following link, http://www.ashfield-dc.gov.uk/media/454456/full_doc.pdf.
- **Employment Land Forecasting Study:** Working with neighbouring authorities in the

Nottingham Outer Housing Market Area and the Nottingham Core Housing Market Area, ADC commissioned Nathaniel Litchfield & Partners to undertake an Employment Land Forecasting Study. The Study undertakes an analysis of the local economy, examines functional economic market areas and identifies the future quantity of land or floor space required for economic development uses. The document is available to view using the following link, http://www.ashfield-dc.gov.uk/47EDB8C6-8235-4217-85AA-BEB8862C77AE/FinalDownload/DownloadId-107CBDD1D6DDF24E5E5F04B3B77056EB/47EDB8C6-8235-4217-85AA-BEB8862C77AE/media/1230940/elfs_final_14.08.2015.pdf

3 Current State of the natural, social and economic environment (Stage A2)

- 3.1 The following part of the document provides a snapshot of the current social, environmental and economic status within the Teversal, Stanton Hill & Skegby Neighbourhood Plan area. Evidence is mostly drawn from the Census data, Office of National Statistics and information produced by Ashfield District Council. In addition to this, evidence gathered by various members of the Neighbourhood Plan Steering Group has also been utilised.
- 3.2 The themes included in the below approach have been identified from the other Plans and Strategies in Section 2 of this document, as well as the suggestions in the SEA directive itself. The baseline information provided in this section covers the Stage A2 of this Scoping report, also provided in this section is the implications for the Plan with regards to data provided for each theme, therefore also covering Stage A3 of the SA process.

Overview of the Plan Area

- 3.3 Teversal, Stanton Hill & Skegby are located in the north of the Ashfield District at the northern edge of the market town of Sutton-in-Ashfield (pop 45,800¹). The M1 is located just to the west of the Plan area and Junctions 28 and 29 are both accessible within a 10 minute drive. The market town of Mansfield (pop 99,600) is located to the east of the NP area and the Elizabethan country house of Hardwick Hall (located just outside the NP area) and its grounds comprise the northern boundary.
- 3.4 The NP area is over 1,500 hectares in size and includes the villages of Skegby and Stanton Hill located just to the north of Sutton-in-Ashfield, as well as the villages of Teversal, Old Teversal and the hamlets of Wild Hill, Stanley and Norwood. The total population of the NP area is 8,911 (2011 Census). Skegby and Stanton Hill are the main centres of population, the NP area is rural with the primary land use being agricultural. There are a number of valued assets in the NP area which include Silverhill Wood Country Park in Fackley and the Teversal, Silverhill and Skegby Trails system which are part of the Phoenix Greenways

¹ <http://www.ashfield-dc.gov.uk/#a>

initiative developed jointly by Nottinghamshire and Derbyshire County Councils, mainly utilising disused railway tracks. Silverhill Wood is managed by the Forestry Commission and, together with the Trails system, is a significant tourism asset bringing in visitors from far and wide and it is also much used by visitors to the popular caravan site on Silverhill Lane. Brierley Forest Park is also located just to the south-west of the area boundary bordering the NP boundary at Stanton Hill.

- 3.5 The Neighbourhood area is distinctly diverse, ranging from the area of Stanton Hill which is an area of particularly high deprivation to the village of Teversal, a particularly desirable place to live. Skegby and Teversal are of significant historical and cultural value with a number of listed buildings including Teversal Manor and St. Katherine's C of E Church in Teversal Village which is the only functioning Grade 1 listed church in the Ashfield District and of enormous historical importance. Teversal Conservation Area is regarded as the most significant conservation area in the Ashfield District. The northern boundary of the NP includes part of the grounds of Hardwick Hall.

There is a limited range of employment and retail opportunities in the NP area. There is also a limited range of small shops in both Stanton Hill and Skegby, mainly concentrated in two centres. Two small supermarkets, one in Skegby and One in Stanton Hill supplement these. The only Post Office is in Skegby where there is also the only filling station. A doctor's surgery, pharmacy and a branch library are sited between Stanton Hill and Skegby. The main concentration of local employment opportunities is found at Brierley Industrial Park located just to the south of Stanton Hill in the Plan area. Limited employment is offered by small employers such as vehicle repair workshops.

Connectivity

- 3.6 The Plan area is well serviced in terms of physical infrastructure and benefits from good connectivity to a key national transport links. The M1 runs vertically just to the west and Junctions 28 and 29 are both accessible. The condition of the road network that provides access to these is however considered poor and in need of improvement. From an economic locational aspect the industrial site at Brierley Industrial Park could be considered to be poorly connected to the M1
- 3.7 At first glance the NP area appears to be well serviced in terms of physical infrastructure. The A617 and A38 which are reached at Skegby or by travelling through Sutton in Ashfield or Huthwaite connect to the M1 which runs vertically to the west accessed at Junctions 28 and 29. Although the M1 appears close as the crow flies the access is more challenging. The direct route to J29 is on small single track ancient roads with passing places. A weight limit on Chesterfield Road, Huthwaite now requires heavy goods vehicles to access J28 by passing through already congested roads is Stanton Hill. These roads are unsuitable for heavy traffic. Traffic surveys by members of the Neighbourhood Forum have revealed that the main arteries are approaching capacity. The road surfaces are poor and are prone to flooding at the Nottinghamshire/Derbyshire border. From an economic locational aspect the industrial site at Brierley Industrial Park being furthest away from the A617 and A38 could be considered to be poorly connected to the M1. Though the Robin Hood Line connecting Worksop and Nottingham can be accessed at Sutton Parkway and Kirkby, these are sited on the other side of Sutton in Ashfield and are not easily accessed from the NP.

Social Environment²

Demographics

- 3.8 The demographics of the Plan area are an important factor to consider in the production of the Neighbourhood Plan. As the age structure of the population plays an important role in determining what development is required, such as; the type of housing, what kind of local facilities are needed and also what and how many employment opportunities the Plan should potentially support. Some key points in relation to the demographics of the Plan area, obtained from the most recent available data are provided below in a table format for ease of use. This is then compared with levels for the whole of the District of Ashfield as well as national figures for the whole of England.

Total Population

2011	NP Area	Ashfield District	East Midlands	England
Total Population	8,991	119,497	4,533,222	53,012,456

² All data used is obtained from the 2011 Census from neighbourhood.statistics.gov.uk

Population Age Breakdown

2011	NP Area	Ashfield District	East Midlands	England
Total Population	8,991	119,497	4,533,222	53,012,456
0 - 15	18.1%	19.1%	18.4%	18.9%
16 - 29	15.3%	16.7%	18.2%	18.8%
30 - 44	19.1%	20.4%	19.8%	20.6%
45 - 59	22.1%	20.5%	20%	19.4%
60 - 64	6.9%	6.3%	6.4%	6%
65+	18.5%	17%	17%	16.4%

Implications for the Neighbourhood Plan

This data on the demographics of the Plan area has several implications for the Neighbourhood Plan. The total population of the Plan area is 8,991 spread over the entirety of the area, with areas of significantly higher population density in Stanton Hill and Skegby. This spread of the population should be taken into account when considering the levels of growth and development planned for each settlement, as well the provision of employment opportunities and community facilities and services.

The data presented above suggests that the population of the Plan area has a notably older population than that found at the District and National level. 47.5% of the population at the time of the 2011 Census were aged 45 or older. This information must be taken into account by the Neighbourhood Plan and should inform policies aimed at the provision of facilities, services and housing within the NP area, with emphasis on those that will support the current demographics of the NP area, as well as its future population for the timescale of the Plan.

Health & Well-being

- 3.9 The health and well-being of local residents is clearly of upmost importance, data on this theme can be used to determine the current state of the local population with regards to health and well-being. This data will highlight, if any, noteworthy issues with the health and well-being of the local population that the Plan may attempt to address.
- 3.10 When the Plan is reviewed in the future, new data for this theme could be compared to the data provided below to monitor if the Plan is having any positive or negative impacts on the health and well-being of local residents.

General Health

2011	NP Area	Ashfield District	East Midlands	England
Total Population	8,991	119,497	4,533,222	53,012,456
Good / Very Good Health	75.9%	76.6%	80.4%	81.4%
Bad / Very Bad Health	7.2%	7.2%	5.5%	5.4%

Long Term Health Problem or Disability

2011	NP Area	Ashfield District	East Midlands	England
Total Population	8,991	119,497	4,533,222	53,012,456
Day-to-day Activities Limited a Lot	11.1%	11.2%	8.7%	8.3%
Day-to-day Activities Limited a Little	12.4%	11.3%	9.9%	9.3%
Day-to-day Activities Not Limited	76.5%	77.5%	81.4%	82.4%

Households in Deprivation

3.11 Another measurement that can be used to assess the health and well-being of the local residents of the Plan area is by looking at the amount of households that fall into any of the deprivation dimensions. The dimensions of deprivation used to classify households are indicators based on the four selected household characteristics. A household is deprived in a dimension if they meet one or more of the following conditions:

- Employment: any member of a household not a full-time student is either unemployed or long-term sick,
- Education: no person in the household has at least level 2 education (see highest level of qualification), and no person aged 16-18 is a fulltime student,
- Health and disability: any person in the household has general health 'bad or very bad' or has a long term health problem, and
- Housing: Household's accommodation is ether overcrowded, with an occupancy rating -1 or less, or is in a shared dwelling, or has no central heating.

2011	NP Area	Ashfield District	East Midlands	England
All Households	3,861	50,931	1,895,604	22,063,368
Household is Not Deprived in Any Dimension	34.9%	37.3%	42.8%	42.5%
Household is Deprived in any one of the deprived dimensions	32.8%	32.2%	32.4%	32.7%
Household is Deprived in in any 2 of the deprived dimensions	25.5%	23.9%	19.6%	19.1%
Household is Deprived in any 3 of the deprived dimensions	6.4%	6.1%	4.8%	5.1%
Household is Deprived in all four of the deprived dimensions	0.4%	0.5%	0.4%	0.5%

Community Facilities & Services

- 3.12 The Plan area has a number of important local facilities and services, there a total of 3 primary schools in the Plan area as well as a number of community centres and doctors/medical centres. A secondary school is also located just outside the Plan area to the south of Stanton Hill. A number of these important community facilities and services can be seen on **Figure 1** on the following page.

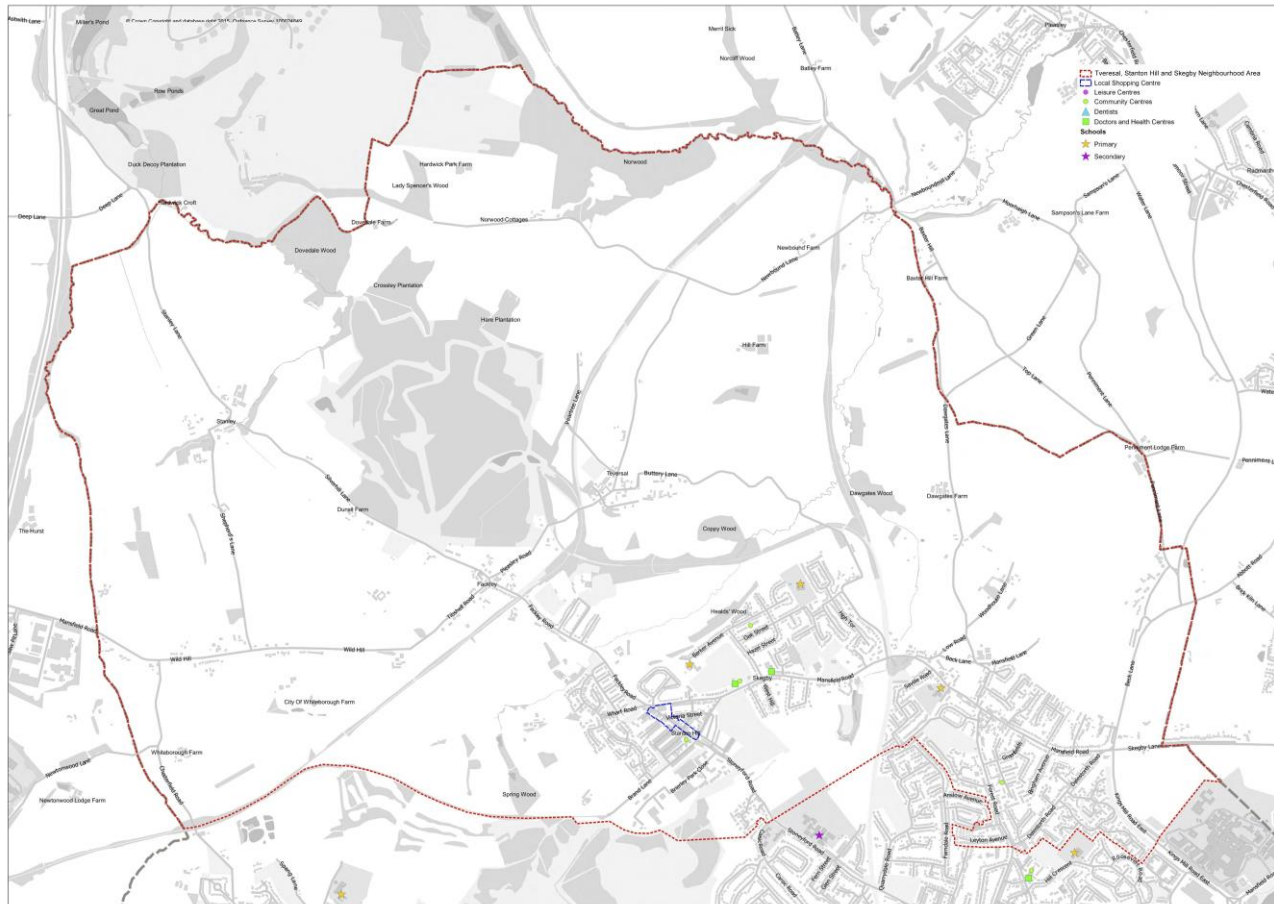
Implications for the Neighbourhood Plan

Although the Plan cannot directly address the issues raised above, good planning - with safe access to local amenities and a high quality built and natural environment has been proven to improve health and well-being. This can be done by ensuring that important local facilities and environmental assets are protected and where possible improved. The figures above suggest that the health and well-being of local residents of the Plan area is mostly in line with that of the population of the District of Ashfield however it is slightly worse than figures recorded at the national level for England.

In addition to this, a key role of the Neighbourhood Development Plan is, by the promotion of sustainable development, to facilitate the growth and development of the area through the provision of high quality new homes for local people as well as the provision of accessible local employment opportunities. This should in turn, result in an improvement to the health and well-being of the local population and when the Plan is reviewed, the figures above should have improved.

The NP area benefits from a number of services and facilities serving the local community. The Neighbourhood Plan should ensure that where appropriate these are protected to ensure they can continue to serve the future population. The Neighbourhood Plan should also identify where further facilities and services are needed and support the development and provision of these.

Figure 1: Key Community Facilities & Services



Housing³

- 3.13 The Teversal, Stanton Hill and Skegby Neighbourhood Plan is a plan produced by, and to benefit local residents, both current and future. Therefore the Plan should ensure that any new housing provided in the area, is of a size and type that is needed, and is situated in sustainable locations.
- 3.14 Providing information on where and in what circumstances these people live is therefore an essential part of the SA Scoping Report. This will allow for any potential future housing provided in the area to be in keeping with the current housing stock, as well as providing for any potential future demand and addressing existing shortfalls. Currently available housing data provides a breakdown of the current housing situation in the area, some key points follow below.

Housing Type

2011	NP Area	Ashfield District	East Midlands	England
Total Dwellings	3,861	50,931	1,895,604	22,063,368
Detached	34.3%	29.1%	32.5%	22.4%
Flats	4.5%	7.9%	11.1%	21.2%
Semi-Detached	39.5%	42.7%	35.5%	31.2%
Terraced	21.3%	20.2%	20.4%	24.5%

³ All data used, unless stated otherwise is obtained from the 2011 Census from neighbourhood.statistics.gov.uk

Housing Tenure

2011	NP Area	Ashfield District	East Midlands	England
Total Dwellings	3,861	50,931	1,895,604	22,063,368
Owner Occupied (outright)	38%	33.3%	30.8%	29.2%
Owner Occupied (with mortgage/loan)	33.6%	35.9%	40.8%	38.9%
Social Rented	13.4%	16.2%	17.5%	19.3%
Private Rented	13.4%	12.8%	8.3%	10%
Living Rent Free	1.2%	1.3%	2%	2%

Housing Size

2011	NP Area	Ashfield District	East Midlands	England
Total Dwellings	3,861	50,931	1,895,604	22,063,368
1 Bedroom	5.8%	6.1%	8.1%	11.8%
2 Bedrooms	26.2%	28.4%	26.5%	27.9%
3 Bedrooms	56.4%	53%	45.4%	41.2%
4 Bedrooms	9.5%	10.4%	15.4%	14.4%
5+ Bedrooms	2%	1.9%	4.4%	4.6%

Housing Prices

3.15 The price of housing in the Plan area including housing currently for sale and recent sales is a key indicator of the performance of the housing market as well as the affordability of the area. These figures are provided on the following page along with figures for the larger urban settlements in closest proximity to the NP area, these being Sutton-in-Ashfield and Mansfield where available.

Housing Prices continued

Settlement	Properties Sold ⁴ (June 2014 - June 2015)	TOTAL	Average Sale Price (June 2014 – June 2015)	Average Asking Price ⁵ (currently for sale)	TOTAL
Teversal	Detached: 5 (71.4%) SD: 2 (28.6%) Terrace: 0 (0%) Flat: 0 (0%)	7	£172,571	£318,325	6
Stanton Hill	Detached: 7 (29.2%) SD: 3 (12.5%) Terrace: 14 (58.3%) Flat: 0 (0%)	24	£88,125	£191,729	17
Skegby	Detached: 31 (45.6%) SD: 28 (41.2%) Terrace: 8 (11.8%) Flat: 1 (1.5%)	68	£125,944	£126,142	20
NP Area	Detached: 43 (43.4%) SD: 33 (33.3%) Terrace: 22 (22.2%) Flat: 1 (1%)	99	£128,880	£212,065	43
Sutton-in-Ashfield	Detached: 187 (34.9%) SD: 202 (37.7%) Terrace: 144 (26.9%) Flat: 3 (0.6%)	536	£121,725		
Mansfield	Detached: 428 (37%) SD: 442 (38.2%) Terrace: 231 (20%) Flat: 56 (4.8%)	1157	£132,140		

⁴ Obtained from *rightmove.co.uk* (08/07/2015)

⁵ Obtained from *zoopla.co.uk* (08/07/2015)

Implications for the Neighbourhood Plan

A key role of the Plan is to ensure the delivery of high quality new housing in the area that is accessible to local people. New housing developments are the most direct way of bringing new people into the area allowing it to grow and develop sustainably.

There is a slightly higher level of detached properties in the Plan area when compared to levels at the regional and national scale, and fewer flats or apartments this meaning first time buyers may have difficulties in finding suitably sized properties in the Plan area. The provision of a well-balanced housing mix is a key component in ensuring the sustainability of areas therefore the NP should analyse this housing mix in more depth and where possible address any issues by encouraging housing types needed by the local community.

With regards to housing tenure, owner occupied properties dominate the NP housing supply. It is expected that much of the new housing development will be market housing but should be of a size and price that means it can be purchased by local people. The provision of affordable housing policies which offer shared equity tenures should be considered.

The levels of socially rented properties in the Plan area, although in line with levels experienced across the Ashfield District, are significantly lower than those recorded at the wider regional and national scale. The NP should ensure these low levels are not due to a lack of supply and more to do with local demand, however the NP should encourage the provision of affordable housing in the area for local residents in need. The commissioning of a Housing Needs Survey would allow for the identification of current housing needs in the Plan area and allow the NP to plan to provide any such identified types of housing such as affordable housing for first time buyers, as well as properties suitable for downsizing.

Figures for the number of bedrooms within housing in the NP area is broadly in line with regional and national levels, there are fewer 1 bedroom properties provided when compared to regional and national levels, most likely due to the small number of flats and apartments in the Plan area. There is also a noticeably lower amount of larger properties (4/5+ bedroom) in the Plan area particularly when compared to regional and national levels. As has been previously stated the provision of a well-balanced housing mix is a key component in ensuring the continued sustainability of an area, therefore where possible the NP should address issues by encouraging housing types needed by the local community, as well as those needed to address any unbalance in the current mix.

The average sale price and average asking price of properties currently for sale in the NP area figures provide an interesting insight in the disparity between the three larger settlements in the Plan area. The house prices in Teversal are noticeably larger than those for Stanton Hill, with figures for Skegby in-between the two, these differences should be taken into account when producing policies for the Plan and particularly when considering the types of development and growth to be allocated in each area should the Plan do so.

Natural Environment

- 3.16 The Plan NP area benefits from a high quality natural environment consisting of several woodland areas, wildlife sites, Public Rights of Way (PROW) and numerous open spaces. These important features can be considered as being environmental assets along with Silverhill Wood Country Park and the Teversal Trails system mentioned earlier in this document.

Green Space Strategy

- 3.17 The most recent Green Space Strategy produced by Ashfield District Council is now somewhat dated being adopted in September 2008. This report contained details of all current provision of open spaces in the District including information on their current quality, before going on to provide recommendations for needed future provision of open spaces across the District. This document can be found using the following link, <http://www.ashfield-dc.gov.uk/residents/planning,-property-and-housing/forward-planning/environment-and-conservation/green-space-strategy.aspx>.
- 3.18 This document is likely to be updated as part of ADC Local Plan process and when this occurs the results of this should be considered when producing the Neighbourhood Plan.

Playing Pitch Strategy

- 3.19 A Playing Pitch Strategy was also commissioned by Ashfield District Council in 2008 and recently updated in December 2013 to act as a supporting document for the Local Plan. This Strategy identifies 4 adult football pitches in the Plan area as well as 1 mini-soccer field, 1 Cricket Field and 1 Bowling Green.
- 3.20 The Strategy goes on to state that the quality of the 7 play pitches assessed in the Plan area were deemed as being good quality. The Strategy is accessible using the link provided above for the Green Space Strategy. It is anticipated this report will be updated in early 2016.

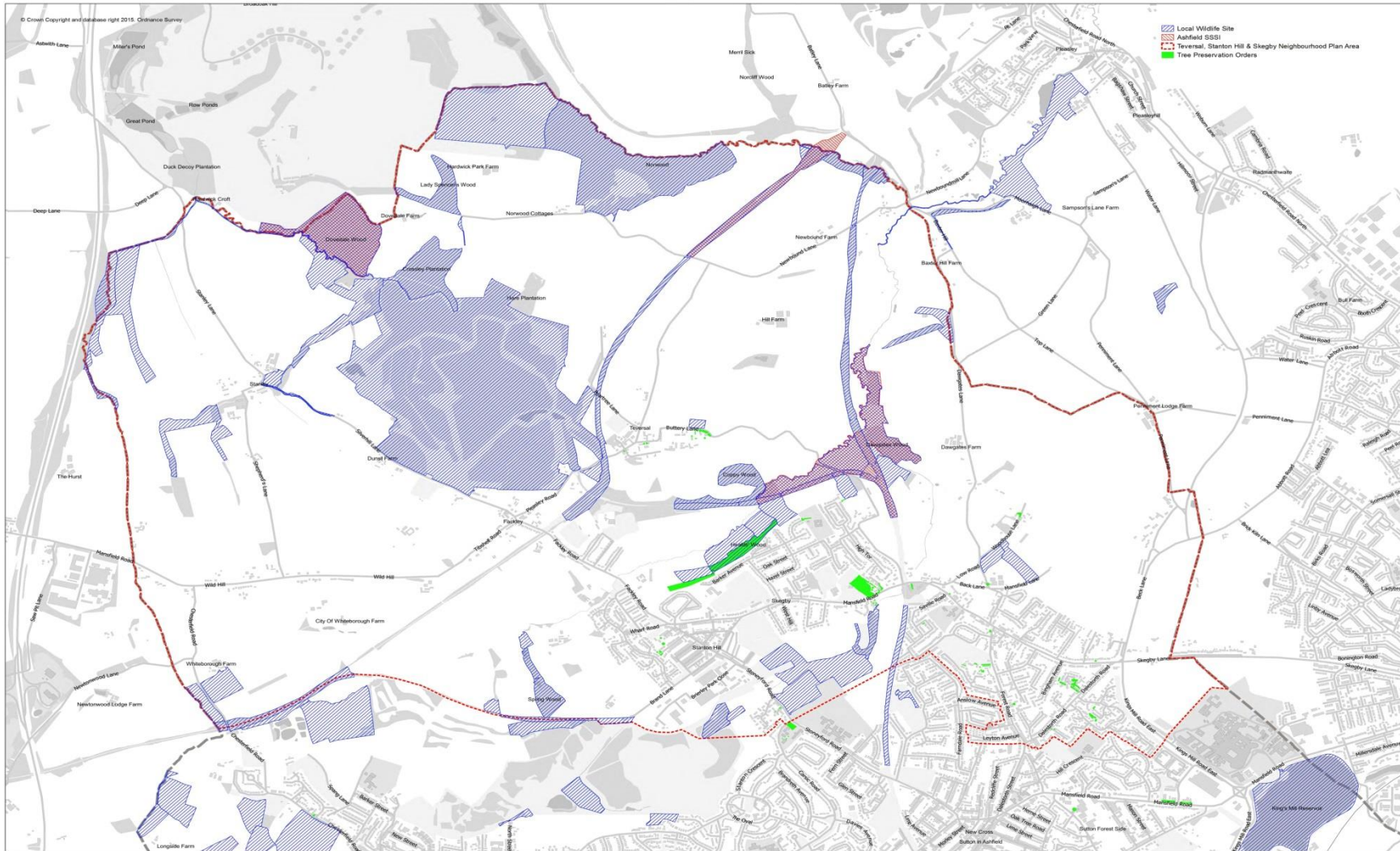
Sites of Importance for Nature Conservation (SINC's)

- 3.21 There are a number of Sites of Importance for Nature Conservation (SINC's), commonly referred to as Local Wildlife Sites, in the Plan area. Local Wildlife Sites are places that are of at least county-level importance for the wildlife they hold. Local Wildlife Sites in the Plan area are identified on **Figure 2** on the following page.

Tree Preservation Orders

- 3.22 A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. A number of these are present across the Plan area; these are also shown on **Figure 2** on the following page.

Figure 2: Local Wildlife Sites, SSSI & Tree Preservation Orders



Habitat Regulations Assessment

3.23 Natura 2000 sites are a network of sites spanning Europe that are considered to represent natural habitats of the highest value for nature conservation. The sites can be important for plants and animals that are rare or considered threatened in a European context. The network of sites was established under the 1992 Habitats Directive⁶ and 1979 Birds Directive⁷ and consist of Special Areas of Conservation (SACs) and Special Protection Areas (SPAs). These sites are often simply referred to as 'European Sites'. SACs are designated for their importance for habitats while SPAs are designated for their importance for birds.

3.24 There have been no European Sites identified within the Neighbourhood Plan area however two sites are designated that lie within 15km of the boundary of the Plan area, details on these can be found below:

- **Birklands and Bilhaugh (SAC):** 270.5 (ha) site that lies approximately 12km from the Neighbourhood area boundary.
<http://jncc.defra.gov.uk/protectedsites/sacselection/sac.asp?eucode=UK001274>
[o](#)
- **South Pennine Moors (SAC & SPA):** 64983.13 (ha) site that lies approximately 15km from the Neighbourhood area boundary.
<http://jncc.defra.gov.uk/protectedsites/sacselection/sac.asp?eucode=UK003028>
[o](#)

3.25 There is also a possible potential SPA to be designated at Sherwood Forest. Natural England advocates that a risk-based approach or similar be adopted until such a time that the full SPA Review process has been completed and an announcement has been made by the Secretary of State on the future classification of Sherwood Forest as a SPA.

Sites of Special Scientific Interest (SSSI)

3.26 A Site of Special Scientific Interest (SSSI) is land which is designated as being of special interest by reason of any of its flora, fauna, geological or physiographical features. SSSI are designated by Natural England and usually contain the best examples of particular habitats in the region.

3.27 Within the Plan area (also shown in **Figure 2**) there are the following SSSI;

- **Dovedale Wood:** This site comprises one of the best remaining ancient ash-wych elm woods in Nottinghamshire and is of Regional importance. (13.4ha)
- **Teversal to Pleasley railway:** The site comprises one of the few remaining limestone grasslands in Nottinghamshire and is of Regional importance. (5.01ha)

⁶ Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora.

⁷ Council Directive 79/409/ECC on the conservation of wild birds (as amended and subsequently codified in Directive 2009/147/EC).

- **Teversal Pastures:** This site includes some of the finest remaining areas of neutral grassland in Nottinghamshire and is of Regional importance. (17.9ha)

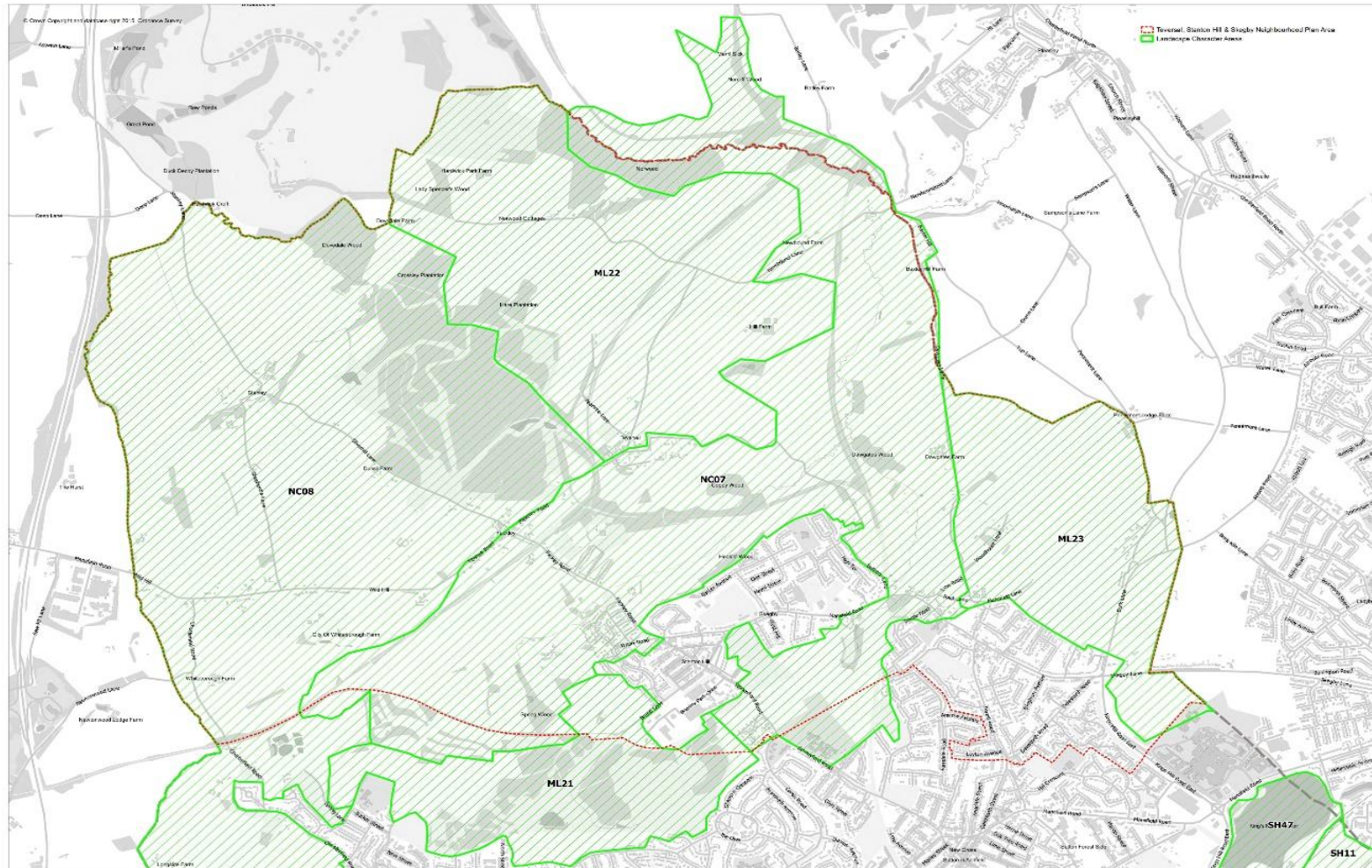
Landscape Character Assessment

3.28 The Greater Nottingham Landscape Character Assessment produced in June 2009 separates the geographical area into separate Policy Zones relating to its distinct character, which is then assessed in terms of its condition and strength. The Plan area falls within parts of the Magnesium Limestone Ridge and Nottinghamshire Coalfield character areas. **Figure 3** on the following page shows these Policy Zones over the NP area.

3.29 The Nottinghamshire Coalfield character area is a previously agricultural area that saw significant levels of development of housing and heavy industry in the area from the Industrial Revolution in the mid-19th century. The Magnesium Limestone Ridge character area is made up of a narrow ridge of limestone that was utilised in construction of many settlements located upon it. The separate Policy Zones in the Plan area are listed below.

- **Policy Zone MLo21: Brierley Forest Park** - the landscape condition of this Policy Zone is identified as being moderate and the landscape strength also as moderate, the recommended action is therefore to enhance this landscape.
- **Policy Zone MLo22: Sutton Plateau** - the landscape condition of this Policy Zone is identified as being good and the landscape strength as strong, the recommended action is therefore to conserve this landscape.
- **Policy Zone MLo23: Skegby Upland Plateau** - the landscape condition of this Policy Zone is identified as being good and the landscape strength as strong, the recommended action is therefore to conserve this landscape.
- **Policy Zone NCo7: Stanley & Silverhill** - the landscape condition of this Policy Zone is identified as being good and the landscape strength as moderate, the recommended action is therefore to conserve and enhance this landscape.
- **Policy Zone: NCo8: River Meden Valley** - the landscape condition of this Policy Zone is identified as being moderate and the landscape strength as moderate, the recommended action is therefore to enhance this landscape.

Figure 3: Landscape Character Policy Zone



Flooding

- 3.30 Paragraph 100 of the NPPF states that *“Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere...Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change”*.
- 3.31 As defined in **Figure 4** on page 27 the Plan area does have some areas that are susceptible to flooding associated with the River Meden and smaller streams that feed into the River, this area of flooding runs through the eastern half of the Plan area and somewhat surrounds the built area of Stanton Hill. Another area of flooding is found in the north-western part of the Plan area, this flooding seems to be man-made and linked to the ponds and streams associated with Hardwick Hall.
- 3.32 Flood Zone 3 represents land that has a 1 in 100 or greater annual probability of river flooding while Flood Zone 2 covers land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding.

Public Rights of Way (PROW)

The Plan NP area has an extensive network and number of PROW that are regularly enjoyed by local residents. The current PROW network that is found in the Plan area is visible in **Figure 5** on page 28.

Figure 4: Flooding Zones

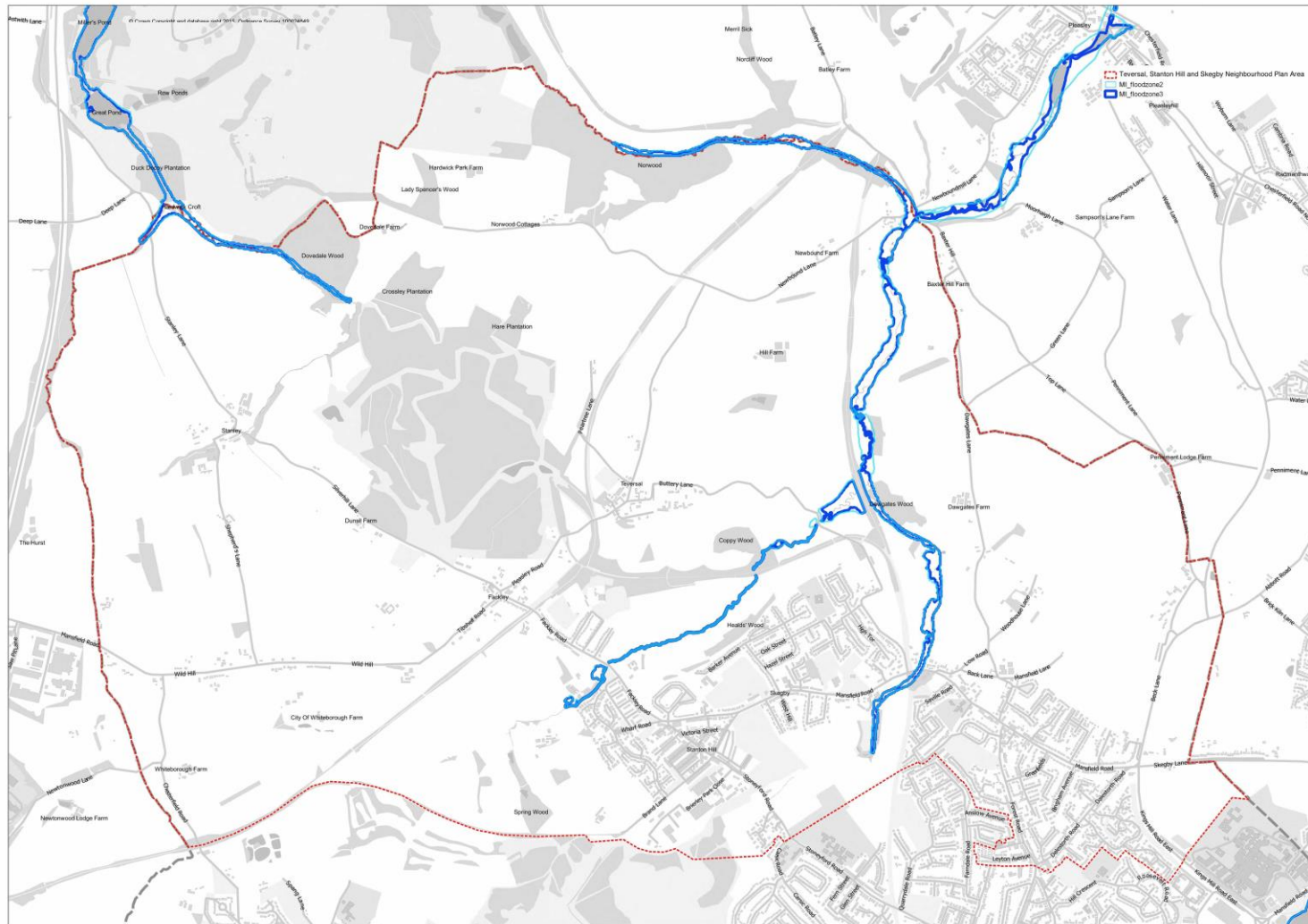


Figure 5: PROW in Plan Area



*Design & Character*⁸

- 3.33 The Plan area also hosts a significant amount of historical buildings, as well as one area of significant enough value to be designated as a Conservation Area. These are described in more detail below.

*Listed Buildings*⁹

- 3.34 In line with the Planning (Listed Buildings and Conservation Areas) Act 1990 Historic England maintains a List of buildings deemed to be of either Architectural or historic interest. If a building is felt to meet the necessary standards, it is added to the List. This decision is taken by the Government's Department for Culture, Media and Sport (DCMS). Within the Plan NP area there are 18 buildings currently on the List, these are described and can be seen in **Appendix A**.

*Scheduled Monument*¹⁰

- 3.35 The Ancient Monuments and Archaeological Areas Act 1979 allows for the identification and protection of sites deemed of national importance. In the NP area there is 1 scheduled ancient monument, this is the Skegby Manor House site located in Skegby, identified in **Appendix A**. A number of other archaeological sites have been identified in the Plan area; this can also be seen in **Appendix A**.

Conservation Area

- 3.36 A Conservation Area is a special place that has been identified because of architectural or historical importance. The designation allows the Authority greater control over any proposed developments, so such sites are able to keep their original charm and character.
- 3.37 The Conservation Area of Teversal is located in the Plan area and is identified on **Appendix A** on the following page. A Conservation Area Appraisal was adopted by ADC in January 2012 and is available to view on the Council's website.¹¹

Non-Designated Heritage Assets

- 3.38 Local heritage assets are defined by ADC as *"those identified by the Local Planning Authority that are not statutorily designated (e.g. Listed Buildings which are designated by English Heritage). Local heritage assets help build a sense of local identity and distinctiveness, a sense of history, place and belonging, and the designation of a site as a Local Heritage Asset is in itself a material consideration for planning decisions."* The non-designated heritage assets in the Plan area are identified in **Appendix A**.
- 3.39 The absence of a particular heritage asset on the local list should not be taken to imply that an asset does not have any heritage value simply that it has yet to be identified or assessed.

⁸ For further information on all heritage assets in the Plan area please see the attached report in Appendix A

⁹ Further information available at <https://www.historicengland.org.uk/listing/the-list/>

¹⁰ Further information available at <https://www.historicengland.org.uk/listing/the-list/>

¹¹ <http://www.ashfield-dc.gov.uk/residents/planning,-property-and-housing/forward-planning/local-heritage/conservation-areas/teversal.aspx>

Historic Parks & Gardens

- 3.40 The garden at Skegby Hall forms part of a Non-Registered Historic Park and Garden that is protected under Ashfield Local Plan Review 2002, Policy 14. The registered Historic Park and Gardens at Hardwick Hall are partly located in the Neighbourhood area, further information is available using the following link, <http://historicengland.org.uk/listing/the-list/list-entry/1000450>

Implications for the Neighbourhood Plan

The Plan should look to develop a clear and concise approach for the protection of existing open spaces in the area as well as ensuring future provision of needed open space.

The approach should integrate not only open spaces, but all the environmental assets in the Plan area. This will include not only open spaces, but also important areas of biodiversity as well as the public rights of way network. The three SSSI sites located in the Plan area and proposed development on land within or outside a SSSI, which is likely to have an adverse effect on a SSSI is unlikely to be acceptable.

Regard should be had to the flood zones in the east of the Plan area that follow the course of the River Meden and its tributary schemes. Development must not exacerbate existing flooding or create additional flood risk. This also applies to the identified area of flooding in the north-east of the area.

The area benefits from a well-established network of Public Rights of Way that connect the three settlements in the Plan area as well as providing excellent access to the surrounding countryside. The Plan could look to improve this network by improving the quality of current rights of way and addressing any issues with the current network if any are identified through the Plan process. The NP must also ensure that any new developments are integrated successfully into this network.

The NP area has a variety of important historical assets that contribute to the character of the area, notably the Conservation Area of Teversal. These assets should be afforded significant protection in the NP and the impacts of any proposed development and growth on them should be carefully considered.

Economic Environment

3.41 A key factor in ensuring the sustainability of the Plan area and also in improving the health and well-being of local residents and raising aspirations is the provision of accessible local employment opportunities.

Local Employment Opportunities

3.42 The largest concentration of local employment opportunities in the Plan area is located at the Brierley Industrial Park located just to the south of Stanton Hill. Smaller concentrations of employment are spread across the Plan area as previously outlined, notably including the Local Centre at Stanton Hill.

Retail Offer

3.43 There are 2 Co-operative supermarkets located in the Plan area, one in Stanton Hill and one in Skegby, as well as local convenience stores in Stanton Hill and Skegby. There is a single Post Office and filling station in the Plan area both being in Skegby. The Plan area contains a variety of retail and service outlets, mostly concentrated on the High Street in Stanton Hill and Mansfield Road, Skegby. These include florists, pet supplies, hairdressers, bakers, garages and betting shops. A number of public houses are scattered throughout the Plan area. A touring caravan site attracts visitors from outside the district. Teversal Trails Visitor Centre is located off Carnarvon Street, Teversal and is popular with users of the Teversal Trails Network.

Employment Type

2011	NP Area	Ashfield District	East Midlands	England
Economically Active (16-74)	4,383	59,970	2,312,030	27,183,134
Full Time	54.9%	58%	55.9%	55.2%
Part Time	22.9%	21.6%	20.8%	19.6%
Self-employed with employees	2.7%	2.2%	3%	3.2%
Self-employed without employees	9.2%	8.1%	9.5%	10.8%

Industry of Employment

2011	NP Area	Ashfield District	East Midlands	England
People in Employment (16-74)	4,039	55,336	2,146,541	25,162,721
Construction	9.1%	9.8%	7.7%	7.7%
Education	6.9%	7.6%	9.9%	9.9%
Health & Social	15.9%	13.5%	12.6%	12.4%
Manufacturing	15.9%	16.5%	12.9%	8.8%
Wholesale & Retail Trade	20.3%	19%	17.8%	15.9%

Unemployment ¹²

2011	NP Area	Ashfield District	East Midlands	England
Economically Active (16-74)	4,383	59,970	2,312,030	27,183,134
Unemployed	7%	6.9%	6%	6.3%

¹² All data used is obtained from the 2011 Census from neighbourhood.statistics.gov.uk

Method of travel to work

2011	NP Area	Ashfield District	East Midlands	England
People in Employment (16-74)	4,039	55,336	2,146,541	25,162,721
Work Mainly at or From Home	4%	3.4%	5.1%	5.4%
Public Transport (Tram, Train, Bus)	5.7%	8.5%	7.8%	16.9%
Driving/Passenger in a Car or Van	78.7%	74.6%	71.7%	62%
Bicycle	1.7%	2%	2.7%	3%
On Foot	7.9%	9.7%	11%	10.7%

Car / Van Availability⁴³

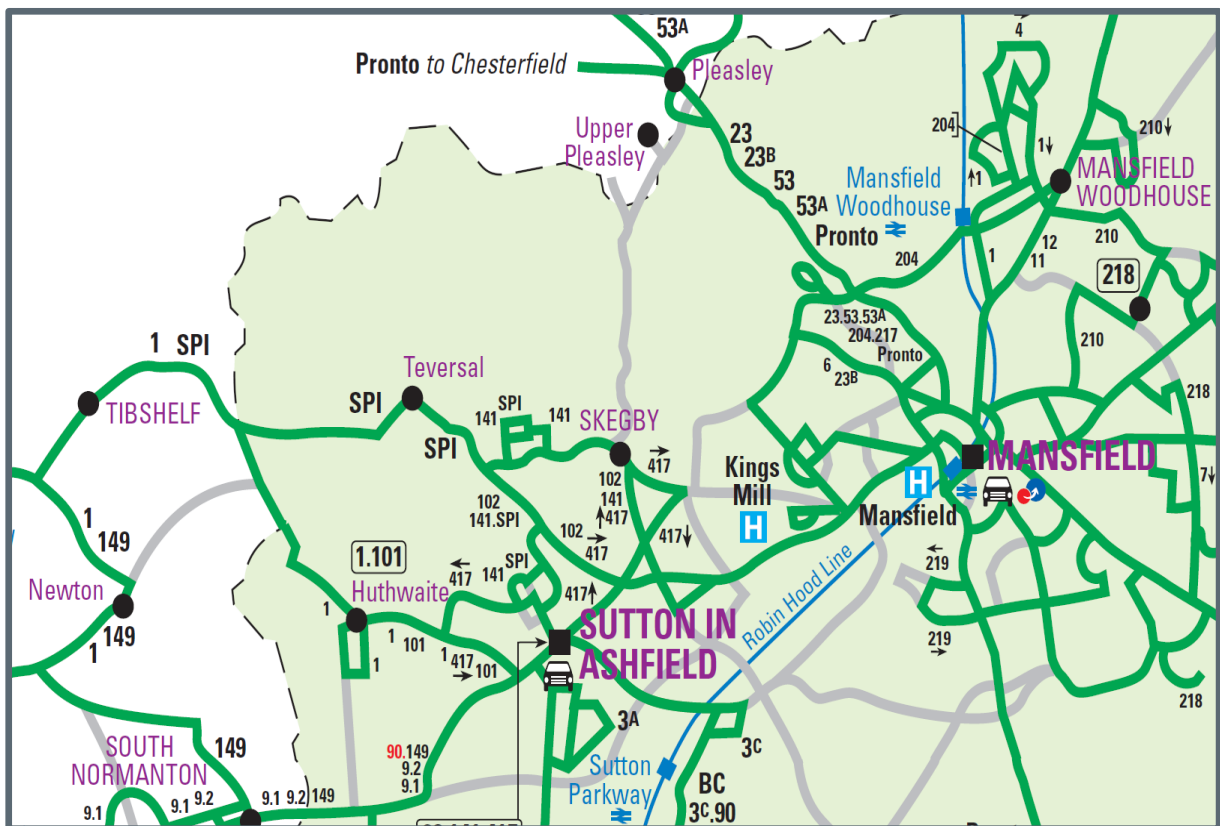
2011	NP Area	Ashfield District	East Midlands	England
Total Dwellings	3,861	50,931	1,895,604	22,063,368
No Car or Van	20.6%	23.7%	22.1%	25.8%
1 Car or Van	44.8%	44.3%	42.5%	42.2%
2 Cars or Vans	26.8%	25.4%	27.4%	24.7%
3 Cars or Vans	5.5%	5%	6%	5.5%
4+ Cars or Vans	2.2%	1.6%	2%	1.9%

⁴³ All data used is obtained from the 2011 Census from neighbourhood.statistics.gov.uk

Public Transport

- 3.44 With 20.6% of households not having access to either a car or van, public transport provision in the area should be identified. The area is not served by a train station with the nearest stations being Sutton Parkway (3 miles) to the south and Mansfield (3 miles) to the east both operating on the East Midlands Trains network.
- 3.45 Provided below in **Figure 6** is information on the current Public Transport offer in the Plan area. (Data taken on the 09/07/2015)

Figure 6: Public Transport Routes¹⁴



- 3.46 The timetables for the routes identified above can be found by following the following link, http://www.travelineeastmidlands.co.uk/em/XSLT_SELTT_REQUEST?language=en.

¹⁴ Obtained from <http://www.nottinghamshire.gov.uk/travelling/travel/buses>. (14/05/2015)

Implications for the Neighbourhood Plan

There is limited opportunity for the NP to encourage increased local employment. Apart from retail and services Brierley Industrial Park in Stanton Hill is the only major source of employment and there is very little room for expansion of the Park. Neither is there any further industrial land allocated nor land available for allocation. There is unlikely to be any further major industrial or commercial development and most job opportunities will lie outside the Plan area in Mansfield, Sutton-in-Ashfield and the large industrial parks alongside the A38 and the MARR route. Further afield some residents will travel to Nottingham for work.

Transport to work is therefore an issue. The major transport arteries in the Plan area are heavily used and whilst there is public transport it is sporadic in Teversal. Travel out of the area by public transport to work often requires a change of buses and many of the main employment sites outside the Plan area are not served by public transport at all. The siting of any new housing developments need to take this into account. Issues around public transport provision particularly affect Stanton Hill with its high levels of deprivation and effectively denies residents the means to travel to gain employment.

The Plan needs to acknowledge these issues and work to address the dominance of the car as the main travel to work method, as well as increasing the lower than District and National levels of walking and cycling. Poor access to the train and an inadequate bus service results in low use of public transport. Encouraging people to walk or cycle to work can only be achieved through the provision of well-located and connected, accessible local employment opportunities.

4 Sustainability Issues (Stage A3)

4.1 **Table 1** below provides an overview of the sustainability issues and problems effecting the Plan area that have been identified with regard to the baseline data and information on relevant background studies provided in the preceding sections of this document.

Table 1: Summary of Sustainability Issues

Sustainability Theme	Identified Issues
<p>Social Environment</p>	<p>The lack of an up to date Local Plan is a potential issue for the sustainability of the Plan area. As until this document is finalised and adopted by Ashfield District Council the levels of growth and development that will occur in the area are unclear. Consequentially sustainability issues relating to the social environment may go unaddressed, such as the provision of new housing that is needed by the local population in relation to current supply and future demand.</p>
	<p>The Plan area is particularly diverse with regards to the settlements within it. The development demands of these differing areas must be carefully managed and addressed in the Plan.</p>
	<p>There is a need for housing to suit an ageing population and smaller housing for first time buyers.</p>
	<p>The number of detached properties in the area and the limited opportunities for downsizing could present a sustainability issue with homes suitable for families being unavailable.</p>
	<p>As 47.5% of the population at the time of the 2011 Census were aged 45 or older, the provision of facilities, services and housing within the NP area to provide for this ageing population is a prominent issue. An emphasis is needed to supply facilities and services, as well as suitable housing that will support the current demographics of the NP area, as well as its future population for the timescale of the Plan.</p>

	<p>The health of local residents it not as good at the country average due in part to its higher proportion of older people. Easy access to local facilities like doctors, dentists, shops, community centres and to the outdoors will help in improving health and well-being.</p>
	<p>Ensuring the provision of good community facilities and services is an important aspect in achieving a sustainable community. The impact on existing community assets of any planned development and growth must therefore be carefully considered.</p>
<p>Natural Environment</p>	<p>It must be considered that development at any scale may have some negative impact on the natural environment. These impacts must be addressed and where possible avoided through the promotion of sustainable development</p>
	<p>Important environmental assets and green/blue infrastructure valued by the local community need to be identified to ensure they are protected from harm and unsympathetic development. This will ensure that they can continue to serve the current and future local population.</p>
	<p>Some flooding issues are present in the Plan area. Careful consideration must be taken regarding the location and nature of any development and where it is located near areas of flood risk mitigation measures need to be in place.</p>
	<p>This consideration should also be applied to development proposals in close proximity to the three SSSI Sites and Local Wildlife Sites identified in the NP area.</p>
	<p>Ensuring the character of the Teversal Conservation Area and the other heritage assets in the area are protected is an important role of the Neighbourhood Plan, any planned development and growth that may affect these should be carefully considered.</p>
<p>Economic Environment</p>	<p>The current economic climate can be considered a significant sustainability issue, as it may restrict the delivery of development needed in the area as well as associated infrastructure works due to viability issues.</p>

	<p>A key aspect in ensuring the continued sustainability of a community is the provision of well-located and accessible local employment opportunities to meet the needs of current and future populations. The Plan must determine whether additional sites are needed in the Plan area or whether this need is catered for by sites outside the Plan area.</p>
	<p>The Neighbourhood Plan provides an opportunity to consider whether additional local employment sites would benefit local people especially around Stanton Hill. The Plan should also ensure that links, including public transport links, to any sites brought forward in the area are maintained and provided where necessary, particularly to encourage local people to walk or cycle to work reducing the current reliance on motor vehicles.</p>
	<p>The ability to work from home is important in allowing local people to develop their own businesses and enterprise as well as encouraging more flexible modern approaches to work. One of the most important aspects of this style of work is ensuring high-speed broadband is available for local people.</p>

5 Developing the Neighbourhood Plan Sustainability Framework (Stage A4)

- 5.1 The Sustainability Framework developed for the Sustainability Appraisal of the emerging Local Plan being produced by Ashfield District Council consists of a series of objectives and indicators. These have been devised with regard to both national and regional sustainability objectives and indicators, as well as to the environmental and sustainability issues assessed to be of key importance in Ashfield. Full information on these and their formulation can be found in the Review of the Local Plan Sustainability Appraisal Scoping Report, which is accessible via Ashfield District Council's website.
- 5.2 For the Sustainability Appraisal of the Teversal, Stanton Hill & Skegby Neighbourhood Development Plan the Framework to be used for the Local Plan will be applied and is deemed acceptable by Ashfield District Council; however several amendments are required to reflect the smaller, more specific scale of the Plan area.
- 5.3 The Community Vision and Objectives of the Neighbourhood Plan will be drawn up as a result of consultation with the community and taking into account the requirements of other policies and programmes identified earlier. They will be assessed against the Sustainability Objectives listed below by the Neighbourhood Plan Steering Group and officers from Ashfield District Council.
- 5.4 Each of the SA Objectives has been matched with detailed decision-making criteria. These criteria comprise the key questions that will be asked to ascertain whether or not the Plan works towards the SA objective. The SA Objectives that will be used to appraise the sustainability of the Neighbourhood Development Plan for the Plan area are therefore shown on the following page in **Table 2**.

Table 2: Sustainability Appraisal Objectives

Sustainability Appraisal Objectives	
1	To ensure that the housing stock meets the housing needs of the Plan area.
2	To improve health and wellbeing and reduce health inequalities.
3	To conserve and enhance the historic environment, heritage assets and their settings.
4	To improve community safety, reduce crime and the fear of crime.
5	To improve social inclusion and to close the gap between the most deprived areas and the rest of the Plan area.
6	To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure.
7	To protect enhance and manage the character and appearance of the area's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.
8	To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.
9	To reduce air pollution and the proportion of the local population subject to noise pollution.
10	To conserve and improve water quality and quantity.
11	To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.
12	To minimise waste and increase the re-use and recycling of waste materials.
13	To adapt to climate change by minimise energy usage and to develop the area's renewable energy resource, reducing dependency on non-renewable sources.
14	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.
15	To create high quality employment opportunities including opportunities for increased learning and skills to meet the needs of the area.
16	To improve the efficiency, competitiveness and adaptability of the local economy.
17	Increase the vitality and viability of existing town centres.

5.5 To ensure that these objectives are sustainable, they will be assessed against the three themes of sustainability, these being; social, economic and environmental judging their predicted impact on each, this being either positive or negative. The relationship between the SA objectives and the three themes of sustainability is shown in **Table 3** below.

Table 3: Relationship between SA Objectives and themes of Sustainability

SA Objective	SA Theme		
	Social	Econ	Enviro
1) To ensure that the housing stock meets the housing needs of the Plan area.	+	+	-
2) To improve health and wellbeing and reduce health inequalities.	+	-	+
3) To conserve and where practical enhance the historic environment, heritage assets and their settings.	+	+	+
4) To improve community safety, reduce crime and the fear of crime.	+	+	-
5) To improve social inclusion and to close the gap between the most deprived areas and the rest of the Plan area.	+	-	-
6) To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure.	+	+	+
7) To protect enhance and manage the character and appearance of the area's landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.	-	+	+
8) To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.	-	+	+
9) To reduce air pollution and the proportion of the local population subject to noise pollution.	-	+	+
10) To conserve and improve water quality and quantity.	-	+	+
11) To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.	+	+	+
12) To minimise waste and increase the re-use and recycling of waste materials.	+	+	+
13) To adapt to climate change by minimise energy usage and to develop the area's renewable energy resource, reducing dependency on non-renewable sources.	-	+	-

14) To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	-	+	+
15) To create high quality employment opportunities including opportunities for increased learning and skills to meet the needs of the area.	+	+	-
16) To improve the efficiency, competitiveness and adaptability of the local economy.	+	+	-
17) Increase the vitality and viability of existing town centres.	+	+	-

5.6 Each of the SA Objectives has been matched with detailed decision-making criteria. These criteria comprise the key questions that will be asked to ascertain whether or not the Plan works towards achieving the SA objective, these can be found on the following page in **Table 4**:

Table 4: Decision Making Criteria for SA Objectives

SA Objective	Decision Making Criteria
<p>1) To ensure that the housing stock meets the housing needs of the area.</p>	<ul style="list-style-type: none"> ● Will it provide sufficient new homes taking into account need and demand? ● Will it support the range of housing types and sizes, including affordable, to meet the needs of all sectors in the community? ● Will it create sustainable, inclusive and mixed communities? ● Will it promote high standards of design and construction? ● Will it reduce the number of unfit homes? ● Will it meet the needs of the travelling community?
<p>2) To improve health and wellbeing and reduce health inequalities.</p>	<ul style="list-style-type: none"> ● Will it increase life expectancy? ● Will it improve access to services? ● Will it protect and enhance open spaces of amenity and recreational value? ● Will it increase the opportunities for recreational physical activity? ● Will it encourage healthy lifestyles, including travel and food choices?
<p>3) To conserve and enhance the historic environment, heritage assets and their settings.</p>	<ul style="list-style-type: none"> ● Will it conserve and/or enhance designated heritage assets and the historic environment? ● Will it respect, maintain and strengthen local character and distinctiveness? ● Will it improve the quality of the historic environment? ● Lead to the repair and adaptive reuse of a heritage asset? ● Respect, maintain and strengthen local character and distinctiveness? ● Will it increase social benefit (e.g. education, participation, citizenship, health and wellbeing) derived from the historic environment. ● Will it increase the economic benefit from the historic environment? ● Will it ensure that repair/ maintenance is sympathetic to local character?

<p>4) To improve community safety, reduce crime and the fear of crime.</p>	<ul style="list-style-type: none"> ● Will it create a safe environment? ● Will it reduce crime and the fear of crime? ● Will it contribute to a safe secure environment? ● Does it design out crime?
<p>5) To improve social inclusion and to close the gap between the most deprived areas and the rest of the area.</p>	<ul style="list-style-type: none"> ● Will it address the Indices of Multiple Deprivation and the underlying indicators? ● Promote effective integration with existing communities. ● Provide for affordable housing. ● Provide for an appropriate housing mix. ● Will it improve accessibility to key local services and facilities, including health, education and leisure ● Will it improve accessibility to shopping facilities?
<p>6) To conserve, enhance and increase biodiversity levels and Green & Blue Infrastructure.</p>	<ul style="list-style-type: none"> ● Will it protect SPAs SAC and SSSI ● Will it protect, maintain and enhance or provide mitigation for sites designated for their local nature conservation interest? ● Does the plan seek to prevent habitat & wildlife corridor fragmentation? ● Does it provide opportunities for provision & enhancement of priority habitat or species ● Will it lead to a loss of or damage to a designated geological site?
<p>7) To protect enhance and manage the character and appearance of the area’s landscape /townscape, maintaining and strengthening local distinctiveness and sense of place.</p>	<ul style="list-style-type: none"> ● Will it maintain and/or enhance the local distinctiveness and character of landscape? ● Will it recognise and protect the intrinsic character and beauty of the countryside? ● Will it promote development that is in scale and proportionate to host settlement? ● Will it promote sites that are well planned or soft landscaped in such a way as to positively enhance the environment?

<p>8) To minimise the loss of natural resources including soils, greenfield land and the best quality agricultural land.</p>	<ul style="list-style-type: none"> ● Will it use land that has been previously developed? (Brownfield land) ● Will it protect and enhance the best and most versatile agricultural land? ● Will it prevent soil degradation & contamination
<p>9) To reduce air pollution and the proportion of the local population subject to noise pollution.</p>	<ul style="list-style-type: none"> ● Will it limit or reduce emissions of air pollutants & improve air quality? ● Will it limit or reduce noise pollution?
<p>10) To conserve and improve water quality and quantity.</p>	<ul style="list-style-type: none"> ● Will it reduce water consumption? ● Will it maintain or enhance water quality? ● Will it implement SUDs, where appropriate, to avoid run off of polluted water to water courses or aquifers?
<p>11) To adapt to climate change by reducing and manage the risk of flooding and the resulting detriment to people, property and the environment.</p>	<ul style="list-style-type: none"> ● Will it manage or reduce flooding? ● Will it attenuate the flow and run off of water? ● Does it avoid locations within Flood Zones 2 and 3? ● Will it promote Sustainable Drainage systems?
<p>12) To minimise waste and increase the re-use and recycling of waste materials.</p>	<ul style="list-style-type: none"> ● Will it move management of waste up the waste hierarchy? ● Will it help in increase waste recovery and recycling? ● Will it reduce waste in the construction industry?
<p>13) To adapt to climate change by minimise energy usage and to develop the area’s renewable energy resource, reducing dependency on non-renewable sources.</p>	<ul style="list-style-type: none"> ● Will it improve energy efficiency of new buildings? ● Will it support the generation and use of renewable energy? ● Will it encourage the use of clean, low carbon, energy efficient technologies?

<p>14) To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.</p>	<ul style="list-style-type: none"> ● Will it utilise and enhance existing transport infrastructure? ● Will it help to develop a transport network that minimises the impact on the environment? ● Will it potentially reduce journeys undertaken by car by encouraging alternative modes of transport ● Will it have access to pedestrian & cycle routes for localised leisure opportunities?
<p>15) To create high quality employment opportunities including opportunities for increased learning and skills to meet the needs of the the area.</p>	<ul style="list-style-type: none"> ● Will it provide employment opportunities for local people? ● Will it support and improve education/training facilities to meet local needs? ● Will it contribute towards meeting skill shortages? ● Will it improve access to employment by means other than single occupancy car?
<p>16) To improve the efficiency, competitiveness and adaptability of the local economy.</p>	<ul style="list-style-type: none"> ● Will it improve business development and enhance competitiveness? ● Will it make land and property available to encourage investment and enterprise taking into account current and future working environments? ● Will it provide supporting infrastructure?
<p>17) Increase the vitality and viability of existing town centres.</p>	<ul style="list-style-type: none"> ● Will it improve the vitality of existing town? ● Will it improve the viability of existing town centres? ● Will it provide for the needs of the local community? ● Will it make the town centre a place to attract visitors?

- 5.7 The sections of the Plan to be appraised are Community Vision, Objectives and Policies. These are substantially different in terms of both content and purpose from the Local Plan. It is therefore necessary to adopt a differing approach. The following criteria will be used to assess the level of compatibility of the Plan’s Vision and Objectives:

Table 5: Criteria Used to assess Vision & Objectives

Key	
Compatible	✓
Neutral / No Impact	-
Incompatible	x
Uncertain Impact	?

- 5.8 To allow for a more thorough assessment of their potential impacts, the Development Management Policies will be considered against more detailed criteria. The intended appraisal criteria for these are listed in **Table 6** below.

Table 6: Criteria used to assess Development Management Policies

Key	
Strong Positive Impact	✓✓
Positive Impact	✓
Neutral / No Impact	-
Negative Impact	x
Strong Negative Impact	xx
Uncertain Impact	?

6 Consultation and Next Steps (Stage A5)

Consultation

- 6.1 This SA Scoping Report will now be the subject of a five week consultation with the Environment Agency, English Heritage and Natural England as the statutory environmental consultees in England. The SA Framework will then be amended and finalised in line with any comments received during this process.

Next Steps

- 6.2 The final Teversal, Stanton Hill & Skegby Neighbourhood Plan SA Framework will subsequently be used to appraise the submission version of the Neighbourhood Plan. A Sustainability Appraisal Report may be prepared showing the assessment of the social, economic and environmental effects of the emerging proposals on the area by using the established SA objectives and will be consulted on alongside the Neighbourhood Plan itself.

