

**ASHFIELD DISTRICT COUNCIL**



Council Offices,  
Urban Road,  
Kirkby in Ashfield  
Nottingham  
NG17 8DA

## **Agenda**

### **Local Plan Development Committee**

Date: **Monday, 11th September, 2023**

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Time: **10.00 am**

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Venue: **Council Chamber, Council Offices, Urban Road,  
Kirkby-in-Ashfield**

For any further information please contact:

**Lynn Cain**

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01623 457317

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# Local Plan Development Committee

## Membership

**Chairman:** Councillor Paul Grafton  
**Vice-Chairman:** Councillor John Smallridge

**Councillors:**  
Samantha Deakin  
Christopher Huskinson  
Matthew Relf  
Jason Zadrozny  
Arnie Hankin  
Gordon Mann  
Helen-Ann Smith

## FILMING/AUDIO RECORDING NOTICE

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## SUMMONS

You are hereby requested to attend a meeting of the Local Plan Development Committee to be held at the time/place and on the date mentioned above for the purpose of transacting the business set out below.



**Theresa Hodgkinson**  
**Chief Executive**

## **AGENDA**

**Page**

- 1. To receive apologies for absence, if any.**
- 2. Declarations of Disclosable Pecuniary or Personal Interests and/or Non-Registrable Interests.**
- 3. To receive the minutes of the meeting of the Committee held on 3rd July 2023.** 5 - 8
- 4. Ashfield Local Development Scheme.** 9 - 40
- 5. Evidence Base Update.** 41 - 50
- 6. Ashfield Local Plan - Sites Update.** 51 - 60

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# Agenda Item 3

## LOCAL PLAN DEVELOPMENT COMMITTEE

Meeting held in the Council Chamber, Council Offices, Urban Road, Kirkby-in-Ashfield,

on Monday, 3rd July, 2023 at 10.00 am

**Present:** Councillor Paul Grafton in the Chair;

Councillors Arnie Hankin, Christopher Huskinson,  
Gordon Mann, Matthew Relf and John Smallridge.

**Apologies for Absence:** Councillors Samantha Deakin, Helen-Ann Smith and  
Jason Zadrozny.

**Officers Present:** Lynn Cain, Hannah Cash, Julie Clayton, Jas Hundal,  
Neil Oxby, Christine Sarris, Melanie Wheelwright and  
Shane Wright.

**In Attendance:** Councillors Dawn Justice, Rachel Madden and  
John Wilmott.

### **LP.1 Declarations of Disclosable Pecuniary or Personal Interests and/or Non-Registrable Interests**

No declarations of interest were made.

### **LP.2 Minutes**

RESOLVED

that the minutes of the meeting of the Panel held on 17 January 2023, be  
received and approved as a correct record.

### **LP.3 Local Plan Regulation 19 Vision, Key Issues and Strategic Objectives**

Committee was requested to consider the responses from the Regulation 18  
Local Plan Consultation and the emphasis the Council is now placing on  
tackling climate change, with a view to making a recommendation to Cabinet  
to approve the changes to the Vision, Key Issues and Strategic Objectives of  
the Local Plan, as presented and outlined in the report.

AGREED

that the changes to the Vision, Key Issues and Strategic Objectives for the  
Regulation 19 Local Plan, as set out in the report, be recommended to Cabinet  
for approval.

**LP.4 Local Plan Regulation 19: Revised Plan Period**

Members considered the proposed changes to the Local Plan period in respect of extending the end date for the Regulation 19 Local Plan from 2038 to 2040 to enable a 15 year plan period post-adoption (anticipated to be 2025). In addition, re-basing the start date from 2020 to 2023 meant the most up to date Local Housing Need figure could be used throughout the whole Plan Period.

AGREED

that Cabinet be recommended to approve re-basing the Local Plan period from 2020-2038 to 2023-2040 for the Regulation 19 Local Plan, in accordance with the details as set out in the report.

**LP.5 Local Plan Viability, Affordable Housing and Infrastructure**

Members were requested to consider the basis of the Affordable Housing Policy and the contributions towards infrastructure in the emerging Local Plan arising from the conclusions of the Whole Plan Viability Study, as presented.

AGREED

that Cabinet be recommended to approve the conclusions of the Whole Plan Viability Assessment, March 2023, as set out in the report, to form the basis of the Local Plan policies for the provision of affordable housing and infrastructure contributions.

**LP.6 Local Plan Settlement Boundary, Larch Close, Underwood and Main Urban Area Boundary, Back Lane, Skegby**

Members were presented with proposed changes to the Draft Local Plan Named Settlement boundary at Larch Close, Underwood and the Main Urban Area Boundary at Beck Lane/Skegby Lane, Skegby, and asked to agree and refer onwards to Cabinet for approval.

AGREED

that Cabinet be recommended to adopt the changes to the Main Urban Area boundary and the New Settlement boundary, as contained in the Regulation 19 Local Plan and as outlined in the report.

**LP.7 Levelling Up and Regeneration Bill - Planning Policy**

Members received a summary of the planning policy aspects of the Levelling Up and Regeneration Bill and the actions undertaken by the Council in relation to associated consultations. The Bill was currently still working its way through the House of Lords and Royal Assent was anticipated to be given during the Autumn of 2023.

AGREED

that the information report, be received and duly noted.

The meeting closed at 10.50 am

Chairman.

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<b>Report To:</b>	<b>LOCAL PLAN DEVELOPMENT COMMITTEE</b>
<b>Date:</b>	<b>11<sup>TH</sup> SEPTEMBER 2023</b>
<b>Heading:</b>	<b>ASHFIELD LOCAL DEVELOPMENT SCHEME</b>
<b>Executive Lead Member:</b>	<b>NOT APPLICABLE</b>
<b>Ward/s:</b>	<b>ALL WARDS</b>
<b>Key Decision:</b>	<b>NO</b>
<b>Subject to Call-In:</b>	<b>NO</b>

## **Purpose of Report**

To present and approve the revised Ashfield Local Development Scheme (Appendix 1) which sets out the Council's programme for the production of the Ashfield Local Plan (2023 – 2040).

## **Recommendation(s)**

**Recommended to Cabinet that it resolves that the Revised Ashfield Local Development Scheme, as set out at Appendix 1, comes into effect on the 10th October 2023.**

## **Reasons for Recommendation(s)**

To adhere to the legal requirement to maintain an up to date Local Development Scheme under the provisions of the Planning and Compulsory Purchase Act 2004.

## **Alternative Options Considered**

There is no alternative option as legislation requires the Council (as the local planning authority) to revise the Local Development Scheme at such time as they consider appropriate.

## **Detailed Information**

The Council is required to produce a Local Development Scheme (LDS) that provides a programme for the production of the planning policy document (development plan document) that forms the Ashfield Local Plan. It is a procedural document which sets out how the Council is going to plan for development in its area and provides information to help ensure that local communities, businesses, developers, service and infrastructure providers can keep track of progress on the Local Plan. For the Council, it provides a basis for project and budget management of the Local Plan.

From a legal perspective the Planning and Compulsory Purchase Act 2004 (P&CP Act) requires that:

- Local planning authorities produce and publish a LDS.
- The Local Plan is prepared in accordance with the published LDS. It is a requirement to have an up-to-date LDS, and this is one of the tests of legal compliance at the examination of a Local Plan.
- Local Plan progress against the LDS timetable is monitored and published in annual monitoring reports.
- If the LDS is updated, a copy of any amendments made to the scheme are available to the public.

The existing LDS was approved in 2021 and is out of date. The LDS has been updated and is set out in Appendix One to the Report. It is proposed that Cabinet is recommended to approve the updated Ashfield Local Development Scheme from 10th October 2023.

## Implications

**Corporate Plan:** Planning, and the Local Plan has a cross cutting role to play in helping to meet and deliver the priorities identified in the Corporate Plan. In particular, the Local Plan has a key responsibility in delivering the outcomes around the supply of appropriate and affordable homes, improving town centres, facilitating economic growth especially around transport hubs, and improving parks and green spaces.

**Legal:** Local Planning Authorities are required under the Planning and Compulsory Purchase Act 2004, to prepare and maintain a Local Development Scheme (LDS) which is updated when considered appropriate. Section 15(7) of the Act states that *‘To bring the scheme into effect, the local planning authority must resolve that the scheme is to have effect and in the resolution specify the date from which the scheme is to have effect.’* [RLD 25/08/2023]

**Finance:** There are no direct financial implications arising as a result of this report. [PH 24/08/2023].

Budget Area	Implication
General Fund – Revenue Budget	None.

General Fund – Capital Programme	None.
Housing Revenue Account – Revenue Budget	None.
Housing Revenue Account – Capital Programme	None.

**Risk:**

Risk	Mitigation
Legislation requires that a LDS be produced to set out the timetable for the production of the Local Plan. The Examination in Public will consider legal compliance which includes having an up to date LDS.	Approval of an up-to-date LDS as set out in Appendix 1 of this report.

**Human Resources:** There are no direct HR implications contained within this report.

**Environmental/Sustainability:** There are no environmental / sustainability implications for the LDS. A Sustainability Appraisal has been produced for the Local Plan.

**Equalities:** There are no equalities implications for the LDS, an equalities impact assessment will be produced for the Local Plan.

**Other Implications:** None

**Reason(s) for Urgency:** Not applicable.

**Reason(s) for Exemption:** Not applicable.

**Background Papers**

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**ASHFIELD DISTRICT COUNCIL**

**Local Development Scheme**

**August 2023**



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## 1.0 INTRODUCTION

- 1.1 Local Planning Authorities (LPA) are required under the Planning and Compulsory Purchase Act 2004 to prepare and maintain an up-to-date Local Development Scheme. Legislation has changed the way in which authorities prepare and submit their Local Development Schemes, but it does not remove the requirement for a LPA to have an up-to-date Local Development Scheme in place.
- 1.2 To help project manage the ongoing production of the Local Plan, the District Council has prepared this revised Local Development Scheme (LDS). It represents a public statement of the programme for the preparation of the Local Plan, identifying key milestones and preparation arrangements.
- 1.3 Appendix 1 includes a glossary of terms and acronyms used in this document.

## 2.0 NATIONAL CONTEXT

- 2.1 The legal basis for development plan preparation is provided by the Planning and Compulsory Purchase Act 2004, with procedures and arrangements for development plan preparation being set out in the Town and Country Planning (Local Planning)(England) Regulation 2012, as amended.
- 2.2 National planning policy is set out in the [National Planning Policy Framework 2021](#) (NPPF). The NPPF states the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as:

*“meeting the needs of the present without compromising the ability of future generations to meet their own needs”.*

- 2.3 The NPPF stresses that proposed development must be determined in accordance with the development plan unless material considerations indicate otherwise<sup>1</sup>. However, it also places an emphasis on having an up to date local plan<sup>2</sup> in place as soon as possible.

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<sup>1</sup> NPPF paragraph 47. It is a reflection of statute in Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990.

<sup>2</sup> The Planning and Compulsory Purchase Act 2004 sets out that local development documents taken as a whole must set out the authority's policies relating to the development and use of land in their area. Policies for the area may be set out in a single or a number of documents which individual are known as development plan documents.



- 2.4 Regard must also be taken of the National Planning Practice Guidance which gives greater detail to certain aspects of the NPPF.
- 2.5 Local Plans are informed by a Sustainability Appraisal, reflecting the provisions of the Planning and Compulsory Purchase Act 2004 and the Environmental Assessment of Plan and Programmes Regulations 2004 (EAPP).

### **3.0 THE CURRENT DEVELOPMENT PLAN**

- 3.1 The Ashfield Local Plan Review (ALPR) was adopted in November 2002, with the Plan covering the period up to 2011. In 2007, in line with the Planning and Compulsory Purchase Act 2004, the Council applied to the Secretary of State, through the Government Office for the East Midlands, to 'save' the majority of Local Plan policies until relevant Local Development Framework policies were adopted to replace them. A list of all 'saved' Ashfield Local Plan Review, 2002 policies can be found on the Council's website [Ashfield Local Plan Review, 2002 \(Saved Policies\)](#).
- 3.2 Under the NPPF, paragraph 219, due weight can be given to relevant policies in Ashfield Local Plan Review, 2002, according to their degree of consistency with the National Planning Policy Framework. (The closer the policies in the Plan are to the policies in the Framework, the greater the weight that may be given).

#### **Supplementary Planning Guidance**

- 3.3 The Council has produced a number of Supplementary Planning Documents (SPD) covering specific sites or subject areas. The SPD have been subject to public consultation and are linked to the policies and proposals of the ALPR. The SPDs set out below are considered to be compliant with national guidance. These documents are considered to have full SPD status and the Council will continue to afford these documents considerable weight in the determination of planning applications:
- Residential Design Guide SPD (adopted November 2014)
  - Residential Car Parking Standards (adopted November 2014)
  - Residential Extensions SPD (adopted November 2014)
  - Guide for Converting Shops to Residential SPD (adopted January 2019)
- 3.4 The Council has also produced the following planning guidance:
- Planning Guidance Climate Change (adopted December 2022).
  - Developer guide to Biodiversity and nature conservation (adopted February 2023).

## THE EMERGING LOCAL PLAN

4.0 The emerging Local Plan is a development plan document, which covers the District of Ashfield, Appendix 2. The Local Plan will set out the strategic policies for the overall strategy for the pattern, scale and design quality of places for:

- housing (including affordable housing), employment, retail, leisure and other commercial development.
- infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat).
- community facilities (such as health, education and cultural infrastructure); and
- conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.

The Plan will also include development management policies, which will guide and manage development in Ashfield and site allocations identifying sites for uses such as housing, employment, retail, open space and community facilities

4.1 The Local Development Scheme was initially approved by Cabinet on 1<sup>st</sup> October 2018. Cabinet on 20<sup>th</sup> September 2021 approved a revised Ashfield Local Development Scheme (2021) which outlined the Council's programme for the production of the Ashfield Local Plan 2020 – 2038. The LDS came into effect from 1<sup>st</sup> October 2021. Copies of these Local Development Schemes are available from the Council.

4.2 Local planning authorities must review their local development scheme at such time as considered appropriate. For a variety of reasons there have been some delays to the Local Plan programme and it is considered necessary to update the LDS. Further information on the Local Plan is set out below with the timetable for the Local Plan being set out in Appendix 3 and Appendix 4.

4.3 The Local Plan relates to the District of Ashfield and is central to delivering the Council's vision for the future. It will set out how Ashfield will grow and develop over a minimum of 15 years and provide policies which will be used to make decisions on planning applications. The Local Plan will provide a strategic framework for the area, including the use of land, the allocation of specific sites for development to meet the need for a range of uses including employment, retail, housing, leisure, and transport. It will also protect areas of environmental importance, such as countryside and sites important for nature conservation. A Policies Map will also be published which includes any relevant site-specific land issues from the Local Plan that need to be shown geographically on a plan. The strategic policies within the Local Plan will set the context for future neighbourhood plans.

- 4.4 The Plan period has been revised to reflect a period from 2023 to 2040. This reflects that under the NPPF paragraph 21, strategic policies should look ahead over a minimum 15-year period from adoption of the Plan.
- 4.5 A Consultation on the Draft Local Plan was undertaken in October/November 2021 at the Regulation 18 stage of the Town and Country Planning (Local Planning)(England) Regulations 2012, as amended. The consultation reflected the requirements set out in the Council's Statement of Community Involvement, August 2020 which was revised to consider the potential implications from the Covid Pandemic. A further consultation is programmed to be undertaken in accordance with Regulation 19 of the Regulations.
- 4.6 The Local Plan produced by the Council and any Neighbourhood Plans produced by Parish Councils or Neighbourhood Forums, together with the Waste and Minerals Local Plans produced by Nottinghamshire County Council will make up the Statutory Development Plans for the purposes of The Planning and Compulsory Purchase Act 2004.
- 4.7 Information on the emerging Local Plan is available on the Council website at [Emerging Local Plan](#) .

## **5.0 THE LOCAL PLAN PREPARATION**

5.1 The emerging Local Plan will need to reflect the requirements of the NPPF 2021 which includes:

- The requirements for homes and jobs needed in the area;
- The provision for retail, leisure and other commercial development;
- Meeting infrastructure requirements to support new homes and jobs;
- Promoting sustainable transport;
- The provision of health, recreation, community and cultural facilities;
- Climate change mitigation and adaptation, including flooding issues; and
- The conservation and enhancement of the natural and historic environment, including important local landscapes and heritage assets.

5.2 A proportionate evidence base will be required to support the Local Plan. This provides the robust local evidence required to enable the preparation of and justification for the policies in the Local Plan.

5.3 The Planning and Compulsory Purchase Act 2004, Section 19 requires that the Local Plan includes policies designed to secure that the development and use of land in the local planning authority's area contribute to the mitigation of, and adaptation to, climate change.

### **Sustainability Appraisal and Strategic Environmental Assessment**

5.4 In preparing a Local Plan, Section 39 of the Planning and Compulsory Purchase Act 2004 requires that the Council “must exercise the function with the objective of contributing to the achievement of sustainable development” having regard under S39, to national policies and advice contained in guidance issued by the Secretary of State. A sustainability appraisal of a new or revised local plan is required by Section 19 (5) of the Act.

5.5 The Environmental Assessment of Plan and Programmes Regulations 2004 (EAPP) requires a strategic environmental assessment (SEA) of Plans. The Local Plan cannot be adopted, or submitted for adoption, unless it has been subjected to environmental assessment under the Regulations.

5.6 The Sustainability Appraisal of the Local Plan incorporates the requirements of the EAPP on the assessment of the effects of plans on the environment. Consequently, the Sustainability Appraisal ensures that potential environmental effects of the Local Plan are given full consideration alongside social and economic issues.

5.7 There is no legal requirement for the environmental report and the draft Plan to be brought forward together. However, it is good practice and therefore, it is anticipated

that a sustainability appraisal of the environmental, economic and social effects of the Plan will be carried out alongside the Local Plan as it is developed.

### **Habitat Regulations Assessment**

- 5.8 Local planning authorities are required to undertake specific and detailed assessments if any proposals in their emerging plans are likely to have significant effects on sites designated as important for their wildlife and ecological value.
- 5.9 A Habitats Regulation Assessment (HRA) will be carried out as part of the current Local Plan process to provide an assessment of the potential effects of the plan on designated sites and identify whether proposals in the Local Plan have a negative impact on the integrity of any existing or potential sites (Special Protection Areas and Special Areas of Conservation). There are two designated sites within 15km of the District. In addition, it is identified that Sherwood Forest is a possible potential Special Protection Area (ppSPA). Consequently, a Habitats Regulation Screening Assessment will be required for the Local Plan Review and dependent on the findings, a Habitat Regulations Assessment may be required.

### **Equality Impact Assessment**

- 5.10 Councils are required by legislation to prepare an Equality Impact Assessment to make sure policies in the Local Plan do not discriminate against certain groups and that opportunities are taken to promote equality.

### **Health Impact Assessment (HIA)**

- 5.14 The procedures of HIA are similar to those used in other forms of impact assessment, such as environmental impact assessment or social impact assessment. HIA is usually described as following the steps listed, though many practitioners break these into sub-steps or label them differently:
1. *Screening* - determining if an HIA is warranted/required.
  2. *Scoping* - determining which impacts will be considered and the plan for the HIA.
  3. *Identification and assessment of impacts* - determining the magnitude, nature, extent and likelihood of potential health impacts, using a variety of different methods and types of information.
  4. *Decision-making and recommendations* - making explicit the trade-offs to be made in decision-making and formulating evidence-informed recommendations.
  5. *Evaluation, monitoring and follow-up* - process and impact evaluation of the HIA and the monitoring and management of health impacts.
- 5.15 The main objective of HIA is to apply existing knowledge and evidence about health impacts, to specific social and community contexts, to develop evidence-based

recommendations that inform decision-making in order to protect and improve community health and wellbeing. Because of financial and time constraints, HIAs do not generally involve new research or the generation of original scientific knowledge. However, the findings of HIAs, especially where these have been monitored and evaluated over time, can be used to inform other HIAs in contexts that are similar. An HIA's recommendations may focus on both design and operational aspects of a proposal.

### **Duty to Co-operate**

- 5.18 The Localism Act 2011 introduced a Duty to Co-operate which places a requirement for all local planning authorities, national park authorities, County Councils and a number of other public organisations to engage with one another and consider joint approaches as part of the preparation of their local plans.
- 5.19 The additional prescribed bodies with which local planning authorities outside London are required to cooperate are set out in Regulation 4 of Part 2 of the Town and Country Planning (Local Planning) (England) Regulations 2012, as amended. They comprise:
- Local Planning Authorities, either neighbouring or making up the Housing Market Area
  - Environment Agency
  - Historic England
  - Natural England
  - Civil Aviation Authority
  - Homes and Communities Agency
  - Clinical Commissioning Groups
  - Office of the Rail Regulator
  - Highways England
  - Highway Authorities
  - Local Enterprise Partnerships
  - Local Nature Partnerships
- 5.20 It is essential that the Council can demonstrate effective collaborative working with neighbouring authorities, key stakeholders and other organisations during the preparation of both its Local Plan and the evidence base that supports it. In addition to the Duty to Co-operate, Councils are required to produce Statements of Common Ground on cross-boundary strategic matters as required by the Tests of Soundness set out in paragraph 4.6 above.
- 5.21 There is a long history of joint working and co-operation between Ashfield District Council and neighbouring authorities in Nottinghamshire and Derbyshire, as well as other stakeholders some of which are included in the list of prescribed bodies. Wherever possible and practical, the Council will work with neighbouring authorities

in bringing forward the Local Plan and its evidence base. In the past, this approach can be seen to have broken down into two principal areas:

- The Greater Nottingham authorities in relation to the Hucknall area of the District
- Mansfield DC, Newark and Sherwood DC as part of the Outer Nottingham Housing Market Area

- 5.22 Ashfield is located in a region covered by a two tier system of local government. Consequently, the Council will work closely with Nottinghamshire County Council.
- 5.23 Ashfield is bound by a further two Derbyshire Local Authorities; Bolsover DC and Amber Valley DC. Discussions with these Councils will also be undertaken to ensure a similar approach to planning across County boundaries. Where appropriate, the Council will also work with Derbyshire County Council.
- 5.24 Government guidance has significantly increased the role of spatial planning in infrastructure and service provision, seeking proactive co-ordination of the delivery of the infrastructure required to support Local Plans. A greater emphasis is also placed on the “delivery” of Local Plans, particularly to ensure that the vital infrastructure necessary to support planned housing and development is in place when required.
- 5.25 Infrastructure planning and delivery studies are now needed to plan for and co-ordinate the delivery of essential infrastructure to support future development, in particular to support the housing requirement over the Local Plan period. Infrastructure is considered in a much broader sense than in the past when it was limited to utilities and social infrastructure. It now includes many land use categories, such as green open space, places of worship, telecommunications equipment etc.
- 5.26 Ashfield will continue to work proactively with infrastructure and service providers (Education, Highways, healthcare providers, etc.) to determine the needs arising from the anticipated growth of the District, and to coordinate the requirements with other neighbouring authorities. A significant amount of expenditure for the delivery of services, including healthcare, education, police and waste management, is determined on the basis of funding formulae, underpinned by population forecasts. The Infrastructure Delivery Plan will bring together this information. In doing so, infrastructure planning may reveal gaps in public funding for infrastructure provision, which will be assisted by developer contributions. The Council’s Infrastructure Funding Statement provides a summary of how developer contributions have been utilised to support infrastructure delivery.
- 5.27 The Local Plan will need to be demonstrably “deliverable” to succeed at examination and be found “sound”. This includes providing details of how the infrastructure required to support the Local Plan will be provided.

### **Section 106 and Community Infrastructure Levy**

5.28 When a planning application is submitted to the Council, the application will be assessed to determine whether the development would cause a significant impact to the area/community and whether planning obligations will be required. Planning obligations will be sought where they are necessary to make the development acceptable in planning terms. They could include, but not limited to, requirements for:

- Affordable Housing;
- Education requirements;
- Highways;
- Health requirements;
- Town centre Improvements;
- Public Open Space.

However, planning obligations may only constitute a reason for granting planning permission if they meet the tests set out in the Community Infrastructure Regulations 2010 and as policy tests in the National Planning Policy Framework. The obligations will be set out in a legal agreement between the local authority and the developer/land owner known as a Section 106 Agreement.

5.29 The Community Infrastructure Levy is a levy that local authorities in England and Wales can choose to charge on new developments in their area. The money can be used to fund a wide range of infrastructure that is needed as a result of development. This includes new or safer road schemes, flood defences, schools, hospitals and other health and social care facilities, park improvements, green spaces and leisure centres. If introduced in Ashfield, CIL would replace a large proportion of contributions currently secured through Section 106 agreements (s106). However, it does not replace s106 entirely.

5.30 The potential to introduce a CIL comes back to the viability of development, and whether the introduction of a CIL Charging Schedule (a cost to development), would impact on the viability of development.



## **6.0 NEIGHBOURHOOD PLANS**

- 6.1 The change in legislation through the Localism Act 2011 and associated regulations enables local communities through a Parish Council or a Neighbourhood Forum to bring forward a neighbourhood plan. However, this is within the context of national planning guidance and the District Council's Local Plan strategic policies.
- 6.2 Within its available resources the Council is committed toward helping to bring neighbourhood plans forward. The District currently has two 'made' Neighbourhood Plans – The JUS-t (Selston) Neighbourhood Plan 2017-2032, and the Teversal, Stanton Hill and Skegby Neighbourhood Plan 2016-2031. [Ashfield Neighbourhood plans](#)
- 6.3 The Council will continue to assist and support the development of Neighbourhood Plans and provide information and guidance to communities who wish to establish and designate Neighbourhood Areas and Forums within their communities.

## **7.0 MANAGEMENT OF THE LOCAL PLAN PROCESS**

7.1 The development and preparation of the Local Plan will be project managed as follows:

- Day to day management of Local Plan work will be by the Planning and the Forward Planning and Economic Growth Team Manager supported by a small team of professional Planning Officers and a Graduate Planner;
- A Local Plan Development Committee has been set up as a means for Council Members to consider the development of the Local Plan. The Committee is an advisory body and has no decision making powers but makes recommendation to the Council's Cabinet.
- Decision of the Local Plan will be considered by the Council's Cabinet and as appropriate, full Council meetings.

In creating the timeframe for the production of the Local Plan, account has had to be taken of the Council's cycle of Cabinet and Council meetings. This will at times result in an increased time period between stages in the process.

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

7.2 The SCI is a public document which sets out the Council's policy and approach to public consultation and involvement in the preparation of the Local Plan and the planning applications it determines. [Ashfield District Council Statement of Community Involvement](#) The current SCI was adopted in August 2020.

7.3 The revised SCI incorporated changes necessary to help reduce the spread of coronavirus-19 during the pandemic. Some of these were of a temporary nature but they also reflect the increased opportunities for engagement through social media.

## 8.0 RISKS AND CONTINGENCIES

8.1 In preparing the Local Plan timetable, the main areas of risk are identified as follows:

- **Staff Turnover**

Current staffing levels are stable and should be maintained. Joint working with other Local Planning Authorities and the County Council also provides the capacity to spread the workload if necessary as well as maintaining good working relationships.

- **Political Implications**

A Local Plan Development Committee of Council Members has been set up to reflect the political composition of the Council. It acts as a sounding board to iron out problems at the earliest stage and reduces the risk of political disagreement, which could delay the programme.

- **Capacity of the Planning Inspectorate (PINS) and other agencies to cope with demand nationwide**

This is beyond the Council's control, but PINS and other agencies will continue to be given early warning of the Council's programme and will be kept informed of revisions to it.

- **Soundness of the Local Plan**

The Council will seek to ensure that the Local Plan is sound by working closely with Department of Levelling up, Housing and Communities, the Planning Inspectorate and stakeholders at all milestone stages and prior to the submission of the Plan.

- **Legal Challenge**

The Council will seek to minimise this risk by ensuring that the Local Plan is sound, founded on a robust evidence base and a good standard of stakeholder and community engagement.

- **Programme Slippage**

The Council will seek to minimise the potential of slippage by arranging special meetings of the Local Plan Development Committee, Cabinet and full Council as necessary. In preparing the programme the Council has been realistic in what can be achieved bearing in mind the resources available.

## **9.0 MONITORING AND REVIEW**

- 9.1 Monitoring has two main purposes. Firstly, to assess whether the key milestones for delivering the Ashfield Local Plan are being met and secondly to assess how effective policies are in implementing the vision and strategy.
- 9.2 It will be important to monitor how effective the policies and proposals in the Ashfield Local Plan are in delivering the vision and objectives set out in the Plan, and how they contribute to national strategies and targets and environmental protection. It will also be important to monitor changes in circumstances that have a bearing on the future scale and pattern of development. These will include:
- changing legislation;
  - changing national policies and priorities;
  - changes in supply and demand;
  - availability of new information; and
  - changes in operational techniques.
- 9.3 This will be done through the production of an Annual Monitoring Report (AMR), which will be prepared annually. The AMR will cover the period from 1st April to 31st March each year.
- 9.4 If the information base demonstrates that the strategy is not being implemented, the AMR will indicate what policy changes are required, and the changes necessary to the Local Development Scheme to deliver them.
- 9.5 The AMR will also indicate how well the Council is doing in meeting its timescales for the production of the Local Plan, as set out in this document. If it appears that a key milestone(s) is not going to be achieved, the Local Development Scheme will be reviewed accordingly.

## **10.0 AVAILABILITY OF DOCUMENTS**

- 10.1 All documents prepared as part of the Local Plan will be made available in paper and electronic formats and published on the Council's website [Emerging Local Plan](#) .

## 11.0 CONTACTS

11.1 If you wish to know more about the Local Development Scheme or any aspect of the Local Plan you can contact us as follows:

- Write to: Forward Planning Team, Ashfield District Council, Urban Road, Kirkby-in-Ashfield, Nottingham, NG17 8DA
- Visit the website: [www.ashfield.gov.uk](http://www.ashfield.gov.uk)
- Email us at: [localplan@ashfield.gov.uk](mailto:localplan@ashfield.gov.uk)
- Telephone us at: 01623 457381 or 01623 457382 or 01623 457383

**APPENDICES**

Appendix 1: List of Abbreviations and Glossary.

Appendix 2: Ashfield District Context Plan

Appendix 3: Schedule for Development Plan Document Production.

Appendix 4: Timetable for Development Plan Document Production.

## Appendix 1

### Glossary of Terms & Abbreviations

**Adopted Policies Map:** A map of the local planning authority's area based on an Ordnance Survey map including an explanation of any symbol or notation and illustrating geographically the application of the policies in the adopted local plan.

**Adoption:** The approval, after independent examination of the final version of a Local Plan by a local authority for future planning policy and decision making.

**Ashfield Local Plan Review (ALPR):** The current Local Plan adopted in November 2002 with a timescale to 2011.

**Annual Monitoring Report (AMR):** A report which is produced annually to establish what is happening now and what may happen in the future and compare trends against LDF policies to determine if changes need to be made.

**Community Infrastructure Levy (CIL):** The CIL was introduced by the Planning Act 2008 which permits local authorities to levy a charge on new developments in their area as a contribution to local infrastructure requirements. Authorities can implement the CIL on the basis of an up-to-date local plan or an up-to-date evidence base. If taken forward, it will apply to most new buildings and charges are based on the size and type of the new development. Charges are set out in a schedule based on viability and this charging schedule is subject to independent examination by the Planning Inspectorate.

**Duty to Cooperate:** This duty requires local authorities and other public bodies to work together on planning issues in the preparation of the Local Plan.

**Evidence Base:** The Local Plan should be based on adequate, up-to-date and relevant evidence about the economics, social and environmental characteristics and prospects of the area.

**Inspector:** Independent Inspector appointed by the Secretary of State to conduct the public examination of the Local Plan.

**Local Development Framework (LDF):** 'Portfolio' of local development documents which collectively deliver the spatial planning strategy for the local planning authority's area.

**Local Development Scheme (LDS):** Statement detailing the timescales and arrangements for the preparation of local development documents.

**Localism Act 2011:** The Localism Act introduced changes to the planning system including making provision for the revocation of Regional Spatial Strategies, and introducing the Duty to Cooperate and Neighbourhood Planning.



**Local Plan:** Comprises a Written Statement and a Policies Map. The Written Statement includes the Authority's detailed policies and proposals for the development and use of land together with reasoned justification for these proposals.

**Material Consideration:** Must be genuine planning considerations i.e. they must be related to the development and use of land in the public interest.

**National Planning Policy Framework 2021 (NPPF):** Sets out the Government's planning policies for England and how these are expected to be applied. Providing a framework within which local people and their accountable councils can produce their own distinctive Local and Neighbourhood plans, reflecting the needs and priorities of their communities.

**National Planning Practice Guidance (NPPG):** on 6 March 2014, the then Department for Communities and Local Government (DCLG) launched its web-based planning practice guidance. This is valuable information for any users of the planning system. This guidance will be updated as required.

**Neighbourhood Plan:** Gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need.

**Planning & Compulsory Purchase Act 2004:** This Act updated the 1990 Town & Country Planning Act. The Planning and Compulsory Purchase Act 2004 introduced a new statutory system of regional and local planning and has since been amended by the Localism Act 2011.

**Planning Contributions:** A legal agreement entered into under Section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

**Planning Inspectorate:** The Government body responsible for providing independent inspectors for planning inquiries and for examinations of development plan.

**Public Examination:** Local Plan will be examined by an independent Inspector whose role it is to assess whether the plan has been prepared in accordance with the Duty To Co-operate, legal and procedural requirements and whether it is sound.

**Regulations:** This means "The Town and Country Planning (Local Planning) (England) Regulations 2012" unless indicated otherwise. Planning authorities must follow these when preparing Local Plans.

**Saved Policies:** Policies in the current Local Plan which have been safeguarded and then reused in other documents.

**Secretary of State:** Sets policy on supporting Local Government, communities and neighbourhoods, regeneration, housing, planning, building and the environment.

**Sustainability Appraisal (SA):** Appraise the social, environmental and economic effect of the strategies and policies in local development documents from the outset of the preparation process.

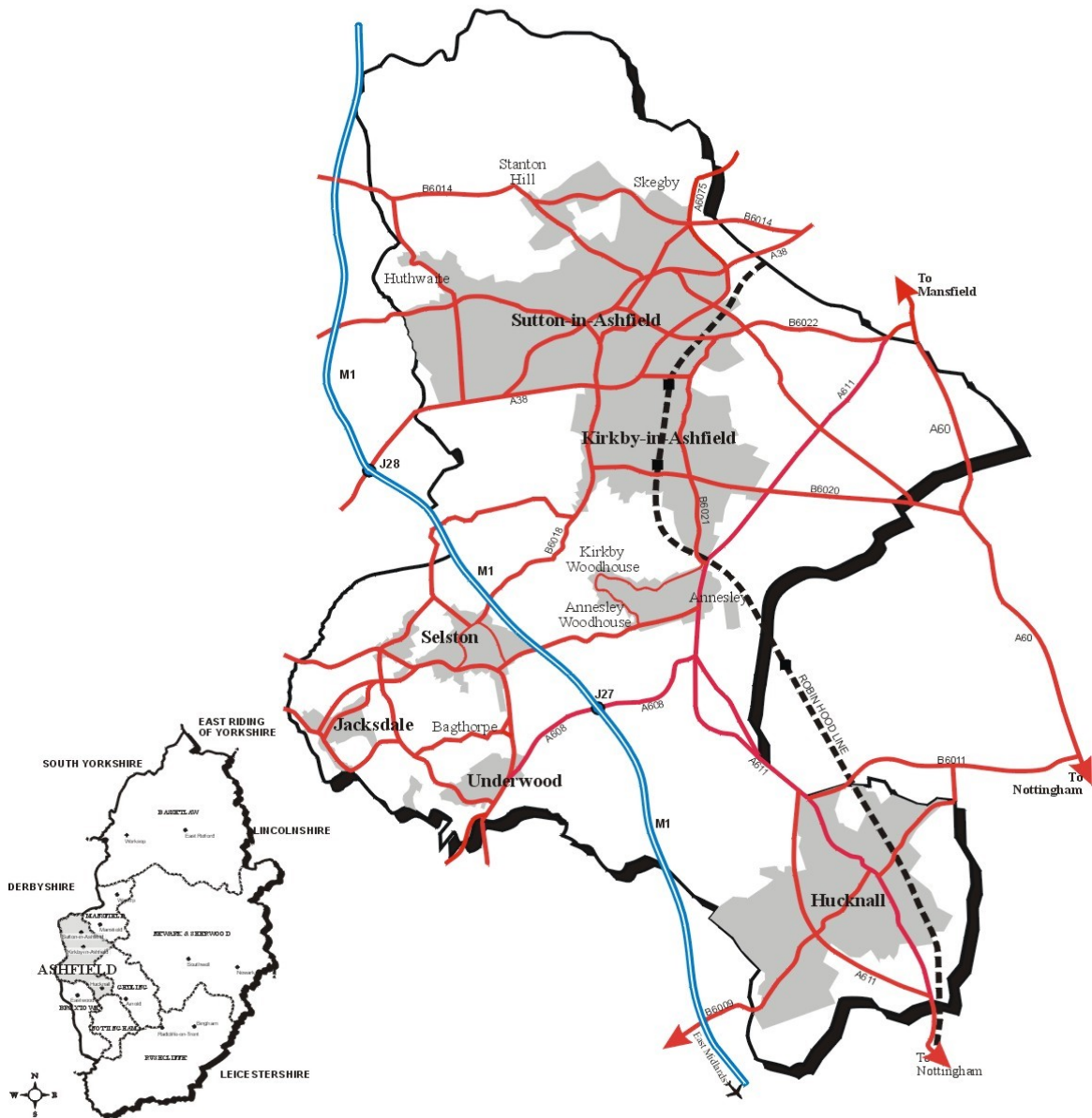
**Statement of Community Involvement (SCI):** Local authority's policy for involving the community in the preparation of local development documents and for consulting on planning applications.

**Section 106 Agreement:** A legal agreement entered into under Section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal. These are also sometimes referred to as Planning Obligations.

Appendix 2

Appendix 2

**Ashfield District Context Plan  
(DPD/SPD apply to whole District)**



## Appendix 3 - Development Plan Schedule

<b>DOCUMENT TITLE</b>	<b>LOCAL PLAN 2023 - 2040</b>
<b>Role and content</b>	<p>This document will set out the main elements of the development strategy for the Council. It will comprise an overarching land use strategy and vision for the District, supported by key objectives and policies. Strategic issues will be included in this document such as protection of the Green Belt and countryside, the overall land requirements and locations/priority areas for residential and employment development and general sustainable development principles. It will also identify specific sites allocated for development (e.g., housing and employment) or subject to protection (e.g., nature conservation and recreational sites). It will give details of the sites and the relevant policy for their development/protection and will contain the non-site-specific development management policies on which the Council will rely when considering planning applications. The Policies Map will express geographically the adopted Local Plan policies which can be represented on a plan.</p>
<b>Status</b>	Development Plan Document
<b>Chain of conformity</b>	<p>Consistent with:</p> <ul style="list-style-type: none"> <li>• Planning and Compulsory Purchase Act 2004 and the Town and Country (Local Planning) (England) Regulations 2012, as amended.</li> <li>• National planning guidance set out in the National Planning Policy Framework 2021 (NPPF), National Planning Practice Guidance (PPG) and Planning Policy for Travellers Sites 2015.</li> <li>• The Council's Statement of Community Involvement.</li> <li>• The Environmental Assessment of Plan and Programmes Regulations 2004.</li> </ul>
<b>Geographic area</b>	District wide coverage.
<b>TIMETABLE</b>	

October / November 2021	Consultation Draft Local Plan
November 2023 - February 2024	Public Consultation of Publication Local Plan
May 2024	Submission to Secretary of State
June 2024 – February 2025	Examination in Public
February 2025	Receipt of Inspector’s Report
April 2025	Formal Adoption
<b>ARRANGEMENTS FOR PRODUCTION</b>	
<b>Lead organisation</b>	Ashfield District Council – Forward Planning Team.
<b>Management arrangements</b>	Consideration at Local Plan Member Working Group. Subject to Cabinet and Full Council approval (where appropriate).
<b>Resources required</b>	Internal Council staff and revenue funds.
<b>Approach to involving stakeholders/ community</b>	In accordance with the Town and Country Planning (Local Development) (England) Regulations 2012, as amended and the Council’s Statement of Community Involvement.
<b>POST PRODUCTION</b>	
<b>Monitoring and review</b>	Ashfield District Council Annual Monitoring Report.

## Appendix 4 - Development Plan Documents Timetables

### Local Plan 2023-2040 Timetable

Regulation	Stage	Dates
18	Consultation Draft Local Plan	October / November 2021
-	Consultation Draft Local Plan – Prepare Statement of Consultation	December 2021 onwards
-	Produce Local Plan Publication Document	January 2022 – October 2023
19 and 20	Consult on Local Plan Publication	November 2023 - February 2024
-	Analyse Local Plan Publication responses	January – March 2024
-	Prepare Local Plan Submission Documents	April 2024
22	Submission of Local Plan to Secretary of State	May 2024
24	Examination of Local Plan	June 2024 – February 2025
-	Inspector’s Report received	February 2025
25	Council decision to adopt Local Plan	April 2025
26	Formal Adoption	April 2025



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<b>Report To:</b>	<b>LOCAL PLAN DEVELOPMENT COMMITTEE</b>
<b>Date:</b>	<b>11<sup>TH</sup> SEPTEMBER 2023</b>
<b>Heading:</b>	<b>EVIDENCE BASE UPDATE</b>
<b>Executive Lead Member:</b>	<b>NOT APPLICABLE</b>
<b>Ward/s:</b>	<b>ALL WARDS</b>
<b>Key Decision:</b>	<b>NO</b>
<b>Subject to Call-In:</b>	<b>NO</b>

## **Purpose of Report**

To update the Local Plan Development Committee on the evidence base for the emerging Local Plan.

## **Recommendation(s)**

It is recommended that the Local Plan Development Committee note the evidence base documents which inform future needs and opportunities to be reflected in the Local Plan.

## **Reasons for Recommendation(s)**

For information in relation to implications of the evidence for the emerging Local Plan.

## **Alternative Options Considered**

None

## **Detailed Information**

The Local Plan assesses future needs and opportunities for the area. This is based on evidence, a Sustainability Appraisal and engagement and consultation with local communities, businesses and other interested parties.

The Local Plan and its policies are shaped and justified by the evidence base for the Plan. There are statutory requirements which include:

- a) The Sustainability Appraisal, which enables the economic, social and environmental impacts of the proposals to be considered and inform the Plan. It incorporates a Strategic Environmental Assessment to meet the statutory requirement for certain plans and programmes to be subject to a process of 'environmental assessment'.
- b) The evidence base also includes a Habitats Regulations Assessment to consider whether the Plan has significant effects on habitats, sites or species located in the District or in its vicinity reflecting the requirements of the Conservation of Habitats and Species Regulations 2017.

At the Local Plan Examination the planning inspector will determine whether a Plan meets the legislative requirements and is 'sound' (National Planning Policy Framework [NPPF] paragraph 35). Consideration of soundness includes whether the Plan is justified - setting out an appropriate strategy, taking into account the reasonable alternatives and based on proportionate evidence.

This report sets out the latest position on the evidence base studies/assessments that are nearing completion or are needed to be completed to inform the Local Plan at Examination.

### **Sustainability Appraisal**

The initial appraisal was undertaken through a Sustainability Appraisal (SA) of the strategic options. Subsequently, the SA informed the various proposals and policies set out in the draft Local Plan 2021. The Consultant undertaking the Sustainability Appraisal has been forwarded the up to date information on the evidence base and the amended Local Plan so that the SA can inform the Local Plan Regulation 19 Pre Submission Draft.

### **Habitats Regulation Assessment**

When preparing development plan documents, Councils are required by law to carry out a Habitat Regulations Assessment (HRA). This requirement for authorities is also noted in the Government's Planning Practice Guidance: Appropriate Assessment, Guidance on the use of HRAs.

The HRA will screen the Draft Local Plan development proposals to determine whether they would have a likely significant effect on habitat sites. Whilst there are currently no habitat sites of international importance in Ashfield, the Sherwood Forest area is currently being considered as a possible potential Special Protection Area (ppSPA), which is a site of possible European Importance. Special Protection Areas (SPAs) are designated to protect rare and vulnerable birds and their habitats, in this case, Nightjar and Woodlark.

Whilst the Sherwood Forest area is under review, Natural England has advised the Council to take a risk-based approach towards development in order to avoid or reduce its impact upon the

protected birds and their habitats. As such, the HRA includes an assessment of the Sherwood Forest ppSPA in order to future-proof the emerging Local Plan.

The draft HRA, which commenced prior to the Cabinet decision to remove the new settlement sites from the Plan, recommended specific changes to the Local Plan wording to ensure adequate policy protection is provided. These recommendations include:

- *Strengthening of Policy EV4 (Green Infrastructure, Biodiversity and Geodiversity) wording to ensure protection of the Sherwood Forest ppSPA. This included the requirement to avoid all development within 400m of the ppSPA where possible. Where not possible, the requirement for a risk-based approach to be taken for development within 400m.*
- *Strengthening of Policy wording in Policy S6 (Whyburn Farm New Settlement), S7 (Cauldwell Road new Settlement) and H1Ka (Beacon Farm Housing Allocation) to require site layout to safeguard a 400m buffer zone where possible, and to ensure mitigation demonstrates that development can be delivered with no adverse impacts on the integrity of the ppSPA through adoption of recognised best practice mitigation.*

The draft HRA is being updated to take into account the removal of the new settlement sites (S6: Wyburn Farm & S7: Cauldwell Road) and also the inclusion of the revised policy wording for Policy EV4, as outlined above. Once complete the report will be submitted to Natural England, the statutory nature conservation body, for formal consultation. Councils must 'have regard' to their representations under the provisions of Regulations 63(3) and 105(2) prior to making a final decision as to whether they will 'adopt' the conclusions set out within the HRA Report as their own.

### Infrastructure Delivery Plan

Infrastructure is a collective term for services, facilities and structures such as roads, electricity, sewerage, water, schools, health facilities and open spaces. The Local Plan will be accompanied by a document called an Infrastructure Delivery Plan (IDP). This will identify the key infrastructure requirements which need to be delivered to support new development that is proposed in the Local Plan. Where required, development will be required to provide new infrastructure or upgrades to existing facilities to ensure that the needs of new developments can be met. However, we cannot require that new development provides upgrades that meet existing shortages.

The IDP brings together information and requirements related to the development proposed in the Local Plan. However, infrastructure is ultimately delivered by other parties. Consequently, it will be affected by the investment strategies and infrastructure programmes of the infrastructure providers.

As part of the Local Plan, we are working with a wide number of parties.

- In relation to the physical infrastructure, the Council has liaised with providers such as Severn Trent and National Grid to established that there are no major issues in relation to aspects such as energy, water or water treatment.
- The implications for the local transport network is being considered through the Transport Study. It includes detailed transport modelling work to find out the impacts that the housing and employment growth in the Plan will have on our roads. The Plan also places an emphasis on new development being designed so as to improve cycling and walking routes to reduce the reliance on cars.

- We are working closely with Nottinghamshire County Council, as the local education authority to understand the implications for local schools. Where necessary education contributions will be required to upgrade existing schools to meet future needs arising from development.
- Development has implications for the capacity of local health care. For both the Local Plan and for major planning applications, the Council works with the NHS Nottingham and Nottinghamshire Integrated Care Board to determine what additional health facilities will be required as a result of proposed development. It is anticipated that financial contributions will be required through planning obligations to work improving local facilities. The Local Plan also sets out the expectation that development will be designed to help allow healthy lifestyles, with safe places to walk and cycle. Green spaces and places for nature will be provided, both of which are known to help improve mental health and wellbeing.

### Strategic Transport Assessment

The Strategic Transport Assessment will provide a high-level appraisal of the transport impact of the Draft Local Plan and provide an indication of whether the development proposals are acceptable in transport terms. The Assessment will also set out what mitigation is required to reduce the impact of Local Plan developments on the District.

One of the key requirements in the NPPF is the need to consider transport issues from the earliest stages of plan-making, so that environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects.

The Council has worked closely with Nottinghamshire County Council and National Highways on the Transport Assessment and the highway mitigation proposals to ensure, where possible, that mitigation is located within the District for the benefit of residents.

The Transport Assessment commenced prior to the Cabinet decision to remove the new settlement sites from the Plan (S6: Wyburn Farm and S7: Cauldwell Road). Consequently, the Assessment considers the implications of all proposed site allocations identified in the Regulation 18 Draft Local Plan.

### Local Plan Economic Evidence

The National Planning Policy Framework identifies the requirement to meet economic needs both within the District and the wider area together with a duty to cooperate with other Councils on strategic matters that cross administrative boundaries. The evidence from the Nottinghamshire Core & Outer Housing Market Area Employment Land Needs Study, 2021 revealed that the input from the 'market' indicated there was a significant demand for strategic logistics (typically regarded as 100,000 sq. ft or more) particularly along the M1 Motorway. In this context, working with other Councils, the following work has been undertaken as part of the evidence base for the Local Plan:

- Nottinghamshire Core & Outer Housing Market Area Logistics Study 2022, and
- A draft Greater Nottingham Partnership Strategic Distribution and Logistics Background Paper by the authorities comprising Ashfield DC, Broxtowe BC, Erewash BC, Gedling BC, Nottingham City and Rushcliffe BC.

The Logistics Study utilised a floorspace of 9,000 sq.m or more as reflecting strategic logistic requirements. The Study confirmed that there was a significant demand for strategic logistics.

Additional work has been commissioned to advise on:

- The imbalance between the methods of identifying what is an appropriate demand for employment land in the Local Plan between past take up rates and those derived from forecasts based on labour demand/labour supply. A review of this evidence is being undertaken taking into account the 'regional' demand for logistics.
- The relationship between jobs, employment land requirements and housing provision in the Local Plan.
- A review of the draft Greater Nottingham Partnership Strategic Distribution and Logistics Background Paper.

This additional work will enable the provisions of the Regulation 19 Local Plan to be finalised. It is anticipated that it could also form the basis of a potential Memorandum of Understanding with the Nottingham Core HMA Authorities to reflect the duty to cooperate.

### Heritage Impact Assessment

The Council is committed to conserving and enhancing the historic environment, including both designated and non-designated heritage assets, as it is acknowledged that it is of great importance for education, culture, leisure, tourism and the wider economy. A 'Heritage Asset' is a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. The term 'significance' is defined by Historic England as "the value of a heritage asset to this and future generations because of its heritage interest."

The Heritage Impact Assessment (HIA) will assess all potential development sites identified as having the potential to harm a designated or non-designated heritage asset. This equates to 44 sites across the District. From these 44 sites a 'shortlist' of 12 priority sites has been created. These are the sites that merited a more detailed review based on the number of designated assets in the vicinity and/or the high archaeological potential of the sites which required further review. The HIA considers the setting of heritage assets and provides an assessment of how their settings contribute to their significance. The draft HRA, which commenced prior to the Cabinet decision to remove the new settlement sites from the Plan, includes the table below and provides the results for the mixed use and housing allocations set out in the Draft Local Plan, together with a recommendation for their retention or removal from the Local Plan. The employment land sites with heritage implications are anticipated to be part of an update on employment land allocations at the meeting of the Local Plan Development Committee on 16<sup>th</sup> October.

Site	Level of Harm to the Historic Environment	Level of Change to the Historic Landscape Character	Recommendation
S6 - Whyburn Farm, Hucknall	Less than Substantial (Cumulatively: Substantial)	Substantial	Remove from allocation (or else reduce in size and undertake high-quality mitigation including

			retention of Whyburn Farm)
S7 - Cauldwell Road, Sutton-in-Ashfield	Less than Substantial (Cumulatively: Substantial)	Substantial	Retain with Mitigation
H1Sd - Adj Oakham Business Park, Sutton-in-Ashfield	Less than Substantial (Cumulatively: Substantial)	Substantial	Retain with Mitigation
H1Hd - Land adjoining Stubbing Wood Farm, Watnall Road, Hucknall	Total Loss to Less than Substantial Harm	Less than Substantial	Retain with Mitigation
H1Ss - Land to the east of A6075 Beck Lane, Skegby	No Harm (Cumulatively: Less than Substantial)	Substantial	Retain with Mitigation
H1Si - Rear Kingsmill Hospital, Sutton-in-Ashfield	Less than Substantial	Substantial	Retain with Mitigation
H1Sf - Rear 23 Beck Lane, Skegby	No Harm (Cumulatively: Less than Substantial)	Minor	Retain with Mitigation
H1Kc - Land at Doles Lane, Kirkby-in-Ashfield	Less than Substantial	No Change	Retain
H1Hb - Linby Boarding Kennels, East of Church Lane, Hucknall	No harm	Minor	Retain

**Table 1: Draft Heritage Impact Assessment – Mixed Use and Housing allocations and heritage aspects.**

Source: Draft Heritage Impact Assessment

The draft HIA has been undertaken in consultation with Historic England and is being finalised.

### Town Centre/Local Centre Study

A consultant has been engaged to undertake a Town Centre/Local Centre Study. In relation to the Local Plan, the Study will consider a variety of aspects:

- An assessment of Ashfield's town centres and ongoing trends which will impact the centres in the short, medium, and longer term.
- Analysis of the requirements of the NPPF Policies in ensuring the vitality of town centres and Planning Practice Guidance Town Centre and Retail in relation to Class E of the Town and Country Planning (Use Classes) Order, 1987 as amended. This would include consideration of: Town Centre boundaries, primary shopping areas, if appropriate secondary shopping areas, and an update to the advice on which floorspace thresholds should be applied in respect of requiring a full retail impact assessment for proposals in different towns or areas of the District.
- An assessment of the local shopping centres in the District and how they may be developed enhanced or protected.
- To consider the likely impact of the Towns Fund and the Future High Streets Funds investment and how it affects the dynamics of the retail and leisure impact of Sutton in Ashfield and Kirkby-in-Ashfield town centres.

## Brownfield Capacity Assessment

The draft Local Plan 2021 allocated all the brownfield sites identified as being deliverable and developable and in a suitable location.

A Brownfield Capacity Assessment 2022 has been completed and is available on the Council's website. The Assessment reviews the supply of brownfield land within the District that could potentially be brought forward for development. The Assessment concludes that there are limited brownfield sites that could come forward of which four significant sites were subject to planning applications. Hucknall Police Station, Watnall Road, Hucknall is proposed to be included in the Local Plan as planning consent has been granted for a residential care home. The brownfield sites as Quantum Clothing Site, North Street, Huthwaite (Policy H1Sah) and land adjacent 208 Mansfield Road, Sutton in Ashfield (Policy H1Sah) are proposed to be included as allocations in the Local Plan.

## Strategic Flood Risk Assessment

The Council has liaised with the Environment Agency in relation to updating the Strategic Flood Risk Assessment. The update has been commenced to include the latest policy position regarding flooding and to include flood risk from surface water.

## Background Papers

The evidence is brought together through a number of Background Papers. Where appropriate, the Background Papers have been updated to reflect the latest evidence. In relation to the Spatial Strategy Paper, following the recommendation of the Local Plan Development Panel and the decision of the Cabinet, the Spatial Strategy will be integrated into the Local Plan Policy S3.

The Background Papers relate to the following:

- Spatial Strategy and Location of Development.
- Housing.
- Economy and Employment Land.
- Green Belt Harm.

The Background Paper on Infrastructure Delivery 2021 will be reflected in the Infrastructure Delivery Plan.

## Statement of Common Grounds

Strategic policy-making authorities are required to cooperate with each other, and other bodies, when preparing strategic policies contained in Local Plans. Therefore, it will be necessary for the Council to agree a statement of common ground with neighbouring authorities which sets out a written record of the strategic cross-boundary matters. The statement of common grounds

demonstrates at examination that Plans are deliverable over the Plan period and based on effective joint working across local authority boundaries. It also provides the evidence required to demonstrate that the Council has complied with the duty to cooperate.

## **Implications**

**Corporate Plan:** Planning, and the Local Plan in particular has a cross cutting role to play in helping to meet and deliver the 6 priorities identified in the Corporate Plan. In particular, the Local Plan has a key responsibility in delivering the outcomes around the supply of appropriate and affordable homes, improving town centres, facilitating economic growth especially around transport hubs, improving parks and open space and increasing tree coverage.

**Legal:** The Planning and Compulsory Purchase Act 2004 (as amended) requires local planning authorities to keep under review the matters which may be expected to affect the development of their area or the planning of development. (Section 15). Section 33A of the Act places a legal duty on local planning authorities, county councils and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of development plan documents or local development documents preparation in the context of strategic cross boundary matters. National guidance on these aspects is provided through the National Planning Policy Framework, National Planning Practice Guidance and Written Ministerial Statements. [RLD 24/08/2023]

**Finance:** The cost of the studies is funded from the budget allocated for the Local Plan. [PH 23/08/2023].

<b>Budget Area</b>	<b>Implication</b>
General Fund – Revenue Budget	The cost of the studies is funded from the budget allocated for the Local Plan.
General Fund – Capital Programme	None.
Housing Revenue Account – Revenue Budget	None.
Housing Revenue Account – Capital Programme	None .

## **Risk:**

<b>Risk</b>	<b>Mitigation</b>
A number of studies commenced prior to the Cabinet decision to remove the new settlement sites (S6: Whyburn Farm & S7: Caudwell Road) from the Plan. These include the Heritage Impact Assessment, Habitats Regulations Assessment, Whole Plan Viability Assessment and the Strategic Transport Assessment. The evidence should be proportionate and relevant to	The evidence set out in the report is anticipated to provide a proportionate evidence base.



the Local Plan. With the change in the strategic approach, it is possible that the inspector may require additional work to be undertaken on the evidence base to support the Local Plan.	
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**Human Resources:** There are no direct Human Resource implications from the report.

**Environmental/Sustainability:** The studies are required as part of the evidence base for the Local Plan, which must reflect sustainable development. Consequently, it contributes toward achieving the requirement for sustainable development set out in Section 39 of the Planning and Compulsory Purchase Act 2004 and the National Planning Policy Framework 2021.

**Equalities:** The Local Plan is subject to an Equalities Assessment at the various consultation stages.

**Other Implications:** None.

**Reason(s) for Urgency:** Not applicable.

**Reason(s) for Exemption:** Not applicable.

## **Background Papers**

The evidence base for the Local Plan is set out on the Council's website.

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<b>Report To:</b>	<b>LOCAL PLAN DEVELOPMENT COMMITTEE</b>
<b>Date:</b>	<b>11<sup>TH</sup> SEPTEMBER 2023</b>
<b>Heading:</b>	<b>ASHFIELD LOCAL PLAN – SITES UPDATE</b>
<b>Executive Lead Member:</b>	<b>NOT APPLICABLE</b>
<b>Ward/s:</b>	<b>ALL WARDS</b>
<b>Key Decision:</b>	<b>NO</b>
<b>Subject to Call-In:</b>	<b>NO</b>

### Purpose of Report

To consider the potential housing sites to be taken forward in the Ashfield Local Plan 2023 – 2040 Regulation 19 Pre Submission Draft.

### Recommendation(s)

**Cabinet be recommended to :**

- a) Approve the amended housing allocations set out in the Report.**
- b) Authorise the Assistant Director of Planning to making subsequent amendments to reflect up to date information on the proposed site allocations set out in the report.**

### Reasons for Recommendation(s)

Additional sites have been assessed through the Strategic Housing and Employment Land Availability Assessment (SHELAA) after the preparation of the Regulation 18 Draft Local Plan. The sites have been considered in the context of achievability, location and consistency with the Council's spatial strategy for growth.

The site allocations identified in the 2021 Regulation 18 Draft Local Plan have also now been revised based on more up to date information, including the deletion of completed sites and changes to reflect recent planning decisions. Where appropriate, additional site allocations have been set out in the report.

## Alternative Options Considered

To make no amendments to the Local Plan site allocations proposed and consider other site options to be included in the Local Plan. Not recommended.

## Detailed Information

The Cabinet at its meeting of 13<sup>th</sup> December 2022 resolved to take forward a Local Plan which:

- Reflects the standard method of housing need;
- Provides a minimum of a 10-year housing supply;
- Removed the proposed new settlements at Whyburn Farm and Cauldwell Road from the emerging Local Plan;
- Reviewed the Strategic Policy S3 Location of Development to include a spatial strategy within the Policy;
- Approved that site SHELAA SJU043 adjacent to an existing allocation at Underwood H1vg Land North of Larch Close is included in the emerging Local Plan; and
- Proposed that changes are made to the Main Urban Area boundary at Skegby. (The changes proposed were approved at the Cabinet Meeting of 31st July 2023).

This report sets out an update on the Draft Local Plan 2021 proposed housing land allocations. It identifies additional sites that have been submitted to the SHELAA and proposed amendments to the sites to be taken forward in the Local Plan.

A number of the sites are currently subject to planning applications. Approval is requested for the Assistant Director of Planning to update information in the Local Plan 2023 – 2040 Regulation 19 Pre submission Draft regarding the sites identified in this report.

## New sites submitted to the Strategic Housing and Employment Land Availability Assessment (SHELAA)

The Council received a number of additional submissions to the SHELAA subsequent to the preparation of the Regulation 18 Draft Local Plan, October 2021, including both housing sites and employment land proposals. Most of these sites have previously been reported to the Local Plan Development Panel (15<sup>th</sup> November 2022) but had not been fully assessed at that time. Table 1 below lists these sites, alongside the SHELAA outcome: 'Red' being unachievable, 'Amber' being potentially achievable, and 'Green' being achievable - this is purely an assessment of physical, legal or financial constraints and does not necessarily mean that a site is appropriate for allocation in the Local Plan. This is a matter of being sustainably located, being consistent with the Council's strategy for growth, and meeting the size threshold for allocation (10 dwellings for housing sites).

Site name	Proposed Use	SHELAA Ref.	Size/ Potential Yield (Dwellings)	SHELAA outcome	Potential for Allocation
Land north of Princess Street, Kirkby	Housing	KA055	28	The site is isolated from the public highway. There is also the likely existence of contamination on site which will require investigation.	No.

				Located in the Green Belt.	
166 Main Street Huthwaite	Housing	SA087	5	Site now has planning permission for 5 dwellings.	No. Below the threshold for allocation in the Local Plan
Land at Howlish, Pleasley road Teversal	Housing	SA088	41	The site is not suitable due to significant access constraints.	No.
Land at Penniment House Farm, Skegby	Housing	SA089	467	The site is not suitable due to significant access constraints.	No.
Adjacent to proposed site H1Vg Land north of Larch Close, Underwood.	Housing	SJU043	32	Highway comments highlight the potential for combining with the adjacent site to provide improved highway connectivity in this area.  Site is located in the Green Belt.	Yes.  Extended site Ref. H1Vg  This site was approved as an additional housing land allocation at Cabinet on 13 <sup>th</sup> December 2022
Land north of Laverick Road, Jacksdale.	Housing	SJU044	82	Site is potentially suitable, however, a high pressure gas main crosses site adjacent to the south-western boundary and the vast majority of the site falls within a 25m buffer zone with a requirement to contact HSE There is a historic landfill (pond) in the east of the site and there are likely ground stability issues - Coal high risk area.  Located in the Green Belt.	No.  This site is not currently proposed as an allocation. The Council's strategic spatial approach is based on moderate growth in the Named Settlements to support facilities and provide for local housing needs. Sites already allocated in these areas are deemed more suitable with less constraints, and meet local needs. Would need to be able to justify Green Belt release.
Land south of Hucknall Bypass A611	Employment	HK052	26 Ha	Site is not suitable  Areas of Flood Zone 2 and 3 on site  Located in the Green Belt.	No.
Land east of Sherwood Business Park A611, Annesley	Employment	KA053	8.97 Ha	Potentially suitable.  Mitigation to address access constraints will be very costly. Adjacent to a Local Wildlife Site.	No.  Uncertainty over viability for site delivery.

				Southern boundary adjoins the Grade II* Registered Park and Garden at Annesley Park. High pressure gas line route likely to impact on developable area.  Located in Green Belt.	No reasonable justification for Green Belt release to meet employment needs – not sufficiently large enough to support logistics proposals.
Land south of Sherwood Business Park & north of Mansfield Road Annesley	Employment	KA054	17.58 Ha	Not Suitable for proposed use.  Part of the site forms part of the Grade II* Registered Park & Gardens of Annesley Park  Located in Green Belt	No.
East of Pinxton Lane and South of the A38, Sutton	Employment	SA086	33Ha	Site includes part of an ancient woodland and local wildlife sites. Likely existence of contamination and ground stability. Significant highway improvements would be very costly.	Yes if the various constraints could be overcome.
Nunn Brook Rise, Huthwaite	Employment	SA090	1.2 Ha	Site is potentially suitable.	Yes.  It is recommended that this site is included as a Local Plan allocation. It has been assessed as potentially achievable and is located within the Main Urban Area on an existing industrial estate.

**Table 1: SHELAA sites assessed since the Draft Local Plan consultation 2021.**

Source: Ashfield District Council

Further to recent emails, two additional sites are anticipated to be submitted to the Council's SHELAA in the near future:

- Approximately, 10.22 ha of land located between the A608 and Alfreton Road, Underwood, and
- Approximately 2.1 ha of land located off Annesley Lane, Selston.

As yet, neither site has been assessed through the SHELAA. In addition to the SHELAA assessment, for them to be considered in relation to the Local Plan, it would be necessary to undertake additional work through the Sustainability Appraisal and the Habitat Regulation Assessment to meet the legal requirements for bringing the Local Plan forward. As both sites are located in the Green Belt, they would also need to be considered in the Green Belt Harm Background Paper, which provides an assessment of the potential harm of releasing Green Belt land in line with national policy, guidance and case law. A further Regulation 18 consultation to take into account the responses of the local community to any proposed allocation of the sites for housing is likely to be required. The report to the Local Plan Development Committee on the Local Development Scheme sets out the timetable for progressing the Local Plan. The intention is to undertake a Regulation 19 consultation of the Local Plan to be submitted for Examination, in late

November or early December 2023. In this context, it is not recommended that, at this late stage, the sites should be considered for potential inclusion in the Plan as this would result in delays to the Local Plan programme. Once submitted to the SHELAA and assessed, the sites could form part of any future considerations of sites in a Local Plan.

## **Revised Housing Allocations**

Tables 2-5 set out updated lists of housing allocations which are proposed for the Regulation 19 version of the Local Plan. Sites which have now either been completed or have less than 10 dwellings remaining on site have now been deleted, and new permissions have been added. These lists may be subject to further additions in the event that planning permission is secured on any large sites prior to the Plan being finalised for consultation.

### **Hucknall Area**

There is one new site in Hucknall, Site H1Ca on Watnall Road with permission for a care home. This has now been included in the site allocations and will count towards overall supply using a ratio of 1.8 bedrooms being equivalent to 1 dwelling, as per government guidance.

<b>Site Ref.</b>	<b>Site Name</b>	<b>Greenfield/ Brownfield</b>	<b>Planning Permission*</b>	<b>Potential Yield (Dwellings)</b>
H1Ha	Seven Stars PH, West Street / Ogle Street, Hucknall	B	No	28
H1Hb	Linby Boarding Kennels, East of Church Lane, Hucknall	G/B	Part	43
H1Hc	Land north of A611 / South of Broomhill Farm, Hucknall	G	No	499
H1Hd	Land adjoining Stubbing Wood Farm, Watnall Road, Hucknall	G	No	198
H1He	Phase 5b, land at Rolls Royce, Watnall Road, Hucknall	B	Yes	150
H1Hf	Phase 9, land at Rolls Royce, Watnall Road, Hucknall	B	Yes	101
H1Hg	Hucknall Town football Club, Watnall Road	G	Yes	82
H1Hl	Land at, Shepherd Street (Rolls Royce site)	B	Yes	42
H1Hn	(Phase 2) Land at, Broomhill Farm	G	Yes	168
				<b>1,311</b>
<b>Site Ref.</b>	<b>Site Name</b>	<b>Greenfield/ Brownfield</b>	<b>Planning Permission*</b>	<b>Potential Yield (bedrooms)</b>
H1Ca	Former Hucknall Police Station, Watnall Road, Hucknall	B	Yes	73

**Table 2: Hucknall Housing Allocations, updated August 2023.**

Source: Ashfield District Council

### **Kirkby Area**

No additional sites are proposed to be included in Kirkby-in-Ashfield.

Site Ref.	Site Name	Greenfield/ Brownfield	Planning Permission*	Potential Yield (Dwellings)
H1Ka	Beacon Farm, Derby Road, Kirkby-In Ashfield	G/B	No	41
H1Kb	Land off Millers Way, Kirkby-In Ashfield	G	Yes	54
H1Kc	Land at Doles Lane, Kirkby-In Ashfield	B	No	54
H1Kd	Off Walesby Drive	G	No	196
H1Ke	Land off Diamond Avenue, Kirkby-In-Ashfield	G	No	63
H1Kf	Warwick Close, Kirkby-In-Ashfield	B	Yes	34
H1Kg	Land behind 126 Skegby Road, Kirkby-In-Ashfield	G	No	15
H1Kh	Land Off Hucknall Road, Newstead	G	No	47
				<b>504</b>

**Table 3: Kirkby Housing Allocations, updated August 2023.**

Source: Ashfield District Council

### Sutton Area

The sites H1Sp, off Tibshelf Road, Fackley and H1Sv, Station House Outram Street are proposed to be dropped from the housing allocations identified in the Draft Local Plan 2021. H1Sp has been refused residential planning permission on appeal earlier this year due to its unsustainable location. H1Sv, Station House has been identified as a key gateway site in the Sutton Town Centre Masterplan. As such it is envisioned that this site will support a more aspirational mixed-use development more appropriate to its setting.

Four additional sites have been included in the proposed allocations identified as H1Sae to H1Sah. They reflect permissions or are located within the Main Urban Area where development is acceptable in principle. The sites include the brownfield sites at North Street, Huthwaite and land adjacent to 208 Mansfield Road, Sutton in Ashfield.

Site Ref.	Site Name	Greenfield/ Brownfield	Planning Permission*	Potential Yield (Dwellings)
H1Sa	Rear 211 Alfreton Road	G	Yes	110
H1Sb	South of Vision West Nottinghamshire College, Cauldwell Road, Sutton-In-Ashfield	G	No	208
H1Sc	West of Fisher Close, Skegby	G	Yes	84
H1Sd	Adj Oakham Business Park, off Hamilton Road	G	No	225
H1Se	Priestic Road	G	No	19
H1Sf	Rear 23 Beck Lane, Skegby	G	No	23
H1Sg	Former Miner's Welfare Sports Ground, Stanton Hill	G	No	85
H1Sh	Pasture Farm, Alfreton Road	G	No	34
H1Si	Rear Kingsmill Hospital	G	No	264
H1Sj	Clegg Hill Drive, Huthwaite	G	No	104



H1Sk	Sunnyside Farm, Blackwell Road, Huthwaite	G	No	283
H1Sl	North of Fackley Road, Teversal	G	No	124
H1Sm	Land adjacent 88 High Hazels Drive	G	No	11
H1Sn	Adj Molyneux Farm, Fackley Road, Teversal	G	No	14
H1So	Off Fackley Road, Teversal	G	No	12
H1Sq	Hardwick Lane Recreation Ground	G	No	40
H1Sr	Land off Clare Road	G	Yes	69
H1Ss	Land to the east off A6075 Beck Lane, Skegby	G	No	212
H1St	Land off Blackwell Road/Main Street, Huthwaite	G	No	99
H1Su	Rear 113 to 139 Beck Lane, Skegby	G	No	100
H1Sw	Off Gillcroft Street/St Andrews Street & Vere Avenue, Skegby	G	Yes	206
H1Sx	rear 249, 251 Alfreton Road	G	Yes	43
H1Sy	off Brand Lane, Stanton Hill	G	Yes	71
H1Sz	Junction of Outram Street/Park Street	B	Yes	24
H1Saa	Land at, Beck Lane, Skegby	G	Yes	322
H1Sac	The Quarry, 57, Stoneyford Road	G	Yes	47
H1Sad	The Pattern House, Crossley Avenue, Huthwaite	B	Yes	23
H1Sae	Ashland Road West	G	Yes	300
H1Saf	North of Midland Road	G	Yes	20
H1Sag	Quantum Clothing Site, North Street, Huthwaite	B	No	71
H1Sah	Land adjacent 208 Mansfield Road, Sutton in Ashfield	B	No	36
				<b>3,283</b>

**Table 4: Sutton Housing Allocations, updated August 2023.**

Source: Ashfield District Council

#### Selston, Jacksdale and Underwood Area

No new sites have been included, however, the site Land North of Larch Close, Underwood,(H1Vg) has been extended to include an additional area approved by Cabinet at its meeting of 13<sup>th</sup> December 2022.

Site Ref.	Site Name	Greenfield/ Brownfield	Planning Permission*	Potential Yield (Dwellings)
H1Va	Land at Plainspot Farm, New Brinsley, Underwood	G	No	42
H1Vb	Off Westdale Road, Jacksdale	G	No	49
H1Vc	Land adj. Bull & Butcher PH, Selston	G	No	149
H1Vd	Adj 149 Stoney Lane, Selston	G/B	No	6
H1Ve	Land off Park Lane/ South West M1, Selston	G	No	169
H1Vg	Land North of Larch Close, Underwood	G/B	No	52
H1Vh	Rear of 64-82 Church Lane, Underwood	G	No	10
H1Vi	Westdale Road/ Rutland Road, Jacksdale	G	No	22
				<b>499</b>

**Table 5: Named Settlements Housing Allocations, updated August 2023.**

Source: Ashfield District Council

**Implications**

**Corporate Plan:** Planning, and the Local Plan has a cross cutting role to play in helping to meet and deliver the six priorities identified in the Corporate Plan. In particular, the Local Plan has a key responsibility in delivering the outcomes around the supply of appropriate and affordable homes, improving town centres, facilitating economic growth especially around transport hubs, and improving parks and green spaces.

**Legal:** The Planning and Compulsory Purchase Act 2004 (as amended) and the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) set out the legislative requirements in bringing a Local Plan forward. Under Section 20 of The Act, an authority must not submit a Local Plan unless they have complied with any relevant requirements contained in the regulations and the document is ready for independent examination. [RLD 25/08/2023]

**Finance:** There are no direct financial implications arising as a result of this report. [PH 24/08/2023].

Budget Area	Implication
General Fund – Revenue Budget	None.
General Fund – Capital Programme	None.
Housing Revenue Account – Revenue Budget	None.
Housing Revenue Account – Capital Programme	None.

**Risk:**

Risk	Mitigation
In relation to the recommended approach there is a high level of risk as the authority is not providing a 15-year housing land supply of identified sites. The Inspector may see this as not meeting requirements of legislation. It will need to be justified by a clear approach and an early review of the Plan to consider clarity and legislation emerging from the Government. However, the greater risk is not to provide a strategic plan to guide development to create properly shaped places and to provide certainty for both residents and developers.	In order to seek to address this risk, the strategy would need to optimise the density of development in line with the policies in NPPF chapter 11 including whether policies promote a significant uplift in minimum density standards in town centres and other locations well served by public transport, something which the Plan encourages.

<p>Additional sites are proposed to be included in the Local Plan. Generally, the sites that are proposed to be included reflect planning permissions or are brownfield sites located in the Main Urban Area.</p> <p>The Draft Local Plan 2021 identified that risk stemmed from the Plan's strategy being heavily reliant on the release of Green Belt land in the vicinity of Hucknall and particularly a new settlement. The proposal for moving the Plan forward taking the new settlement out of the Plan substantially reduces the area of the Green Belt which would be developed and thereby reduces risk. Nevertheless, there are still inherent risks with the housing allocations in the Green Belt.</p>	<p>The Plan would reflect a supply of housing sites for at least a period of 10 years and consideration should be given to identifying broad locations for growth for the years 11-15 of the Plan.</p> <p>Generally, the sites that are proposed to be included reflect planning permissions or are brownfield sites located in the Main Urban Area.</p> <p>The Strategy will need to be justified with robust evidence, for example Green Belt and transport infrastructure constraints, with potentially a commitment to an early review of the Local Plan.</p>
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**Human Resources:** There are no direct HR implications contained within this report.

**Environmental/Sustainability:** Sustainability is at the heart of the planning system and the Plan has been prepared with the aim of delivering sustainable development in the District in accordance with the requirements of paragraphs 7 and 8 of the National Planning Policy Framework (NPPF), 2021. The Plan has been prepared in accordance with the Planning & Compulsory Purchase Act 2004, as amended, which requires the Council to conduct an appraisal of the sustainability of the proposals in Local Plan and prepare a report of the findings of the appraisal.

**Equalities:** An Equality Impact Assessment will be undertaken as part of the consideration of the Regulation 19 Local Plan.

**Other Implications:** None.

**Reason(s) for Urgency:** Not applicable.

**Reason(s) for Exemption:** Not applicable.

### **Background Papers**

Draft Local Plan Regulation 18, and the Local Plan evidence base which is available on the Council's website.

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