



ASHFIELD DISTRICT COUNCIL

Local Development Scheme

October 2021

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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 The Council is keen to embrace the legislative changes by producing a new form of Local Plan which will capture the shift to Localism. The Local Plan process still relies and builds on relevant information and comments received from the previous Local Development Framework (LDF) consultations as well as updating the content in line with the new approach to planning.
- 1.3 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.
- 1.4 Appendix 1 includes a glossary of terms and acronyms used in this document.

2.0 NATIONAL CONTEXT

- 2.1 The Localism Act 2011 introduced significant changes in relation to local government and to planning.

“The Government is committed to passing new powers and freedoms to town halls. We think that power should be exercised at the lowest practical level - close to the people who are affected by decisions, rather than distant from them. Local authorities can do their job best when they have genuine freedom to respond to what local people want, not what they are told to do by central government. In challenging financial times, this freedom is more important than ever, enabling local authorities to innovate and deliver better value for taxpayers’ money.” A plain English guide to the Localism Act. Department of Communities and Local Government. Nov 2011

- 2.2 The intention behind the Localism Act was to make the planning system clearer, more democratic, and more effective. The Government set out that local people should have genuine opportunities to influence the future of the places where they live. The change in legislation enables local communities through a parish council or a neighbourhood forum to bring forward a neighbourhood plan.

- 2.3 The Localism Act clarifies the position on ‘predetermination’ and makes it clear that it is proper for councillors to play an active part in local discussions. Councillors have a vital role to play in providing leadership on producing a robust local plan to meet the needs of Ashfield into the future. This includes:
- Understanding the issues and balancing this with the views and aspirations of local people and businesses;
 - Setting the vision, objectives and priorities of the plan;
 - Agreeing programmes & resources;
 - Engaging with the local community;
 - Working with other authorities and agencies; and
 - Scrutinising and monitoring the Plan once it is in place.
- 2.4 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.
- 2.5 National planning policy is set out in the National Planning Policy Framework 2021 (NPPF). The NPPF explicitly 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”.*
- 2.6 The NPPF stresses that proposed development must be determined in accordance with the development plan unless material considerations indicate otherwise¹. However, it also places an emphasis on having an up to date local plan² in place as soon as possible.
- 2.7 Regard must also be taken of the National Planning Practice Guidance which gives greater detail to certain aspects of the NPPF.
- 2.8 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).

¹ 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.

² 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.

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.
- 3.2 Under the National Planning Policy Framework 2021 (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). As such each of the 'saved' policies contained within the Local Plan Review 2002 have been assessed to determine if they are consistent with the National Framework.

Supplementary Planning Guidance

- 3.3 The Council has produced a number of Supplementary Planning Documents (SPD) covering specific sites or subject areas. These guidance notes have been subject to public consultation and are linked to the policies and proposals of the ALPR. The following SPDs are considered to be generally compliant with national guidance. These documents are therefore 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)

4.0 THE LOCAL PLAN 2020 to 2038

- 4.1 The Council has commencing work on a new Local Plan (a Development Plan Document³) for the period from **2020 to 2038**. 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.
- 4.2 The Plan is subject to rigorous procedures including several consultation stages which reflect the Council's Statement of Community Involvement.
- 4.3 The context for the Local Plan has been provided by a variety of sources including the National Planning Policy Framework 2021 (NPPF), the National Planning Practice Guidance (NPPG), the Local Plan evidence base and other related strategies produced by district councils, county councils and other relevant organisations, and also through consultation with the local community and businesses.
- 4.4 Details of the evidence base used to support the Local Plan will be available on the Council's website as and when it is completed.
- 4.5 A Sustainability Appraisal (SA) will be brought forward alongside the emerging plan. The SA provides an assessment of the economic, social and environmental impacts of a plan and its policies. It is an aid to decision making and gives decision makers, consultees and the wider community the opportunity to consider sustainability issues as the Plan progresses.
- 4.6 The National Planning Policy Framework 2021(paragraph 35) identifies that a local planning authority should submit a plan for examination which it considers is "sound" – namely that it is:
- **Positively prepared** – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs, and is informed by agreements with other

³ 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.

authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;

- **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
- **Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
- **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in this Framework and other statements of national policy , where relevant.

4.7 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 the County Council will make up the Statutory Development Plans for the purposes of The Planning and Compulsory Purchase Act 2004.

5.0 THE LOCAL PLAN PREPARATION

5.1 The new 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. The Council will review the evidence base requirement for the Local Plan Review in the context of being able to answer the following questions positively:

- Does the evidence base underpin the formation and testing of different options and therefore ultimately inform the draft Local Plan content?
- Does the evidence base include the views of the local community as well as research and fact finding?
- Does the evidence base reflect Ashfield and the wider context in which Ashfield is set?
- Does the evidence base include those studies that are required by the NPPF 2021⁴?
- Does infrastructure planning form an integral part of the evidence base?
- Has joint working on the evidence base been considered and taken forward where appropriate?
- Does the evidence required by the Sustainability Appraisal and the EAPP Regulations form an integral part of the evidence base?

Sustainability Appraisal and Strategic Environmental Assessment

5.3 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.

⁴ See National Planning Policy Framework 2021 “Plan making” para 15 to 37

- 5.4 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.
- 5.5 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.
- 5.6 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

- 5.7 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 European (International) importance for their wildlife and ecological value.
- 5.8 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 Screen Assessment will be required for the Local Plan Review and dependent on the findings, a Habitat Regulations Assessment may be required.

Equality Impact Assessment

- 5.9 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 on a regular basis 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.

- 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. The Council will continue to keep under review the possibility of introducing a CIL.

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.
- 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 Assistant Director, Planning and Regulative Services and the Forward Planning Team Manager supported by a small team of professional Planning Officers, professional Landscape Policy Officer and a Graduate Planner;
- A Local Plan Working Group will be established as a means for Council Members to consider the development of the Local Plan. The Working Group is an advisory body and has no decision making powers
- 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 time lags 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. The current SCI was adopted in August 2020.

7.3 The revised SCI incorporated changes necessary to help reduce the spread of coronavirus. Some of these may be 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 Pitfalls**

A Local Plan Working Group of Council Members has been set up to reflect the political composition of the Council. It will act as a sounding board to iron out problems at the earliest stage and reduce 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 The Ministry of Housing, Communities and Local Government, 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 Working Group, 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 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 on 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 www.ashfield-dc.gov.uk/localplan

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-dc.gov.uk
- Email us at: localplan@ashfield-dc.gov.uk
- Telephone us at: 01623 457381 or 457382 or 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

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 possibly 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 carry out 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 Department for Communities and Local Government (DCLG) launched its web based planning practice guidance. This is important 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.

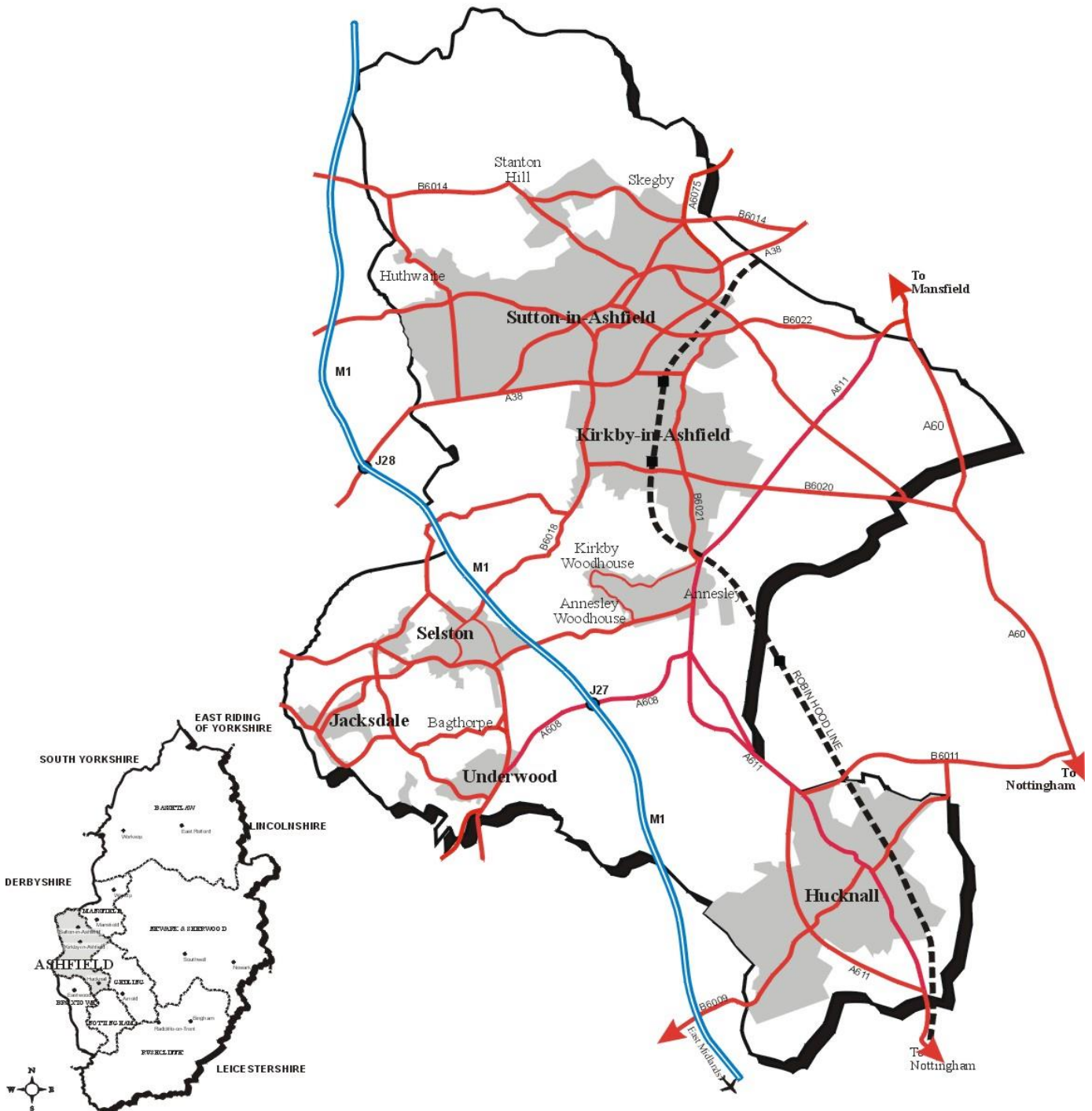
Sustainability Appraisal (SA): Appraise the social, environmental and economic effects of the strategies and policies in local development documents from the outset of the preparation process.

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

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



Appendix 3 - Development Plan Schedule

DOCUMENT TITLE	LOCAL PLAN 2020 - 2038
Role and content	<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>
Status	Development Plan Document
Chain of conformity	<p>Consistent with:</p> <ul style="list-style-type: none"> • Planning and Compulsory Purchase Act 2004 and the Town and Country (Local Planning) (England) Regulations 2012, as amended. • 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. • The Council's Statement of Community Involvement. • The Environmental Assessment of Plan and Programmes Regulations 2004.
Geographic area	District wide coverage.

TIMETABLE	
October / November 2021	Consultation Draft Local Plan
March / April 2022	Public Consultation of Publication Local Plan
August 2022	Submission to Secretary of State
September 2022 – January 2023	Examination in Public
May 2023	Receipt of Inspector's Report
June 2023	Formal Adoption
ARRANGEMENTS FOR PRODUCTION	
Lead organisation	Ashfield District Council – Forward Planning Team.
Management arrangements	Consideration at Local Plan Member Working Group. Subject to Cabinet and Full Council approval (where appropriate).
Resources required	Internal Council staff and revenue funds.
Approach to involving stakeholders/ community	In accordance with the Town and Country Planning (Local Development) (England) Regulations 2012, as amended and the Council's Statement of Community Involvement.
POST PRODUCTION	
Monitoring and review	Ashfield District Council Annual Monitoring Report.

Appendix 4 - Development Plan Documents Timetables

Local Plan 2020-2038 Timetable

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



Ashfield

DISTRICT COUNCIL

Ashfield District Council

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