



Ashfield District Council

Local Plan

Statement of Consultation

Regulation 18

August 2022

Contents

| Section | | Page |
|---------|--|------|
| 1 | Introduction | 1 |
| 2 | Who we consulted and how we consulted | 4 |
| 3 | Infrastructure | 9 |
| 4 | Allocations | 11 |
| 5 | Responses to the Draft Local Plan Consultation | 13 |
| 6 | Summary of main issues raised through the consultation | 23 |
| | • Chapter One - Where are we now? | 23 |
| | • Chapter Two - Vision & Strategic Objectives. | 24 |
| | • Chapter Three – Spatial Strategy and Strategic Policies | 25 |
| | • Chapter Four – Meeting the Challenge of Climate Change. | 50 |
| | • Chapter Five - Protecting and enhancing Ashfield's character through its natural environment and heritage. | 52 |
| | • Chapter Six - Meeting Local Housing Needs and Aspirations. | 57 |
| | • Chapter Seven - Building a Strong Economy | 129 |
| | • Chapter Eight - Placing vibrant town and local centres at the heart of the community | 133 |
| | • Chapter Nine - Achieving successful development through well designed places | 135 |
| | • Appendices | 139 |
| | • Sustainability Appraisal | 141 |
| | • Background Papers | 144 |
| | • Other Documents | 149 |
| | • Sites proposed for housing or employment purposes which are not currently allocated. | 154 |

Ashfield District Council - Statement of Consultation, Regulation 18 Statement, August 2022

1.0 Introduction

- 1.1 Thank you to everyone who responded to the consultation on the Draft Local Plan (Regulation 18 stage, 4th October to 16 November 2021). The Council received many responses and a wide variety of views.
- 1.2 This document summarises the responses received. The summaries of responses received are grouped by Policy/Site Allocation/Section of the Draft Local Plan and into Background Documents, Sustainability Appraisal and other documents.
- 1.3 Key points to note
 - This document provides a general summary of the responses received for each Policy/Site Allocation/Section of the Draft Local Plan. All comments received have been read, and key points noted. The summaries identify key themes raised and the level of support, objection or commentary for each representation.
 - The Statement of Consultation document reflects the position at August 2022. Consequently, the Local Plan Regulation 19 may have additional changes to reflecting the emerging evidence base and the consultation responses.
 - The responses have been taken into account and any proposed changes will be reflected in the Regulation 19 Local Plan. There will be a further opportunity to make representations on the Local Plan as a further consultation will be undertaken for a period of at least six weeks. However, these representations will be considered by the Planning Inspector at the Local Plan Examination.
 - The references in this document (e.g. policy numbers, sections etc) refer to the Draft Local Plan 2021. The Draft Local Plan is available on the Council's website. ([Link to Draft Local Plan](#)). References to existing planning permissions with the Tables on the responses refer to the position when the Draft Local Plan went out to consultation.
 - Where a response did not specifically identify whether it supported, objected to, or was simply commenting on a policy, paragraph, or document, officers have used their judgement in determining this aspect. Similarly, where a response did not specify a policy, paragraph, or document to which the response was directed, officers have used their judgement in determining this aspect.
 - A number of responses were long, detailed and technical. The key points have been summarised in this document. It will be necessary to refer to the original response for full details and where relevant, the Council may use this information to update supporting documents as necessary as the plan progresses.

- The summaries present the information as received – for example, comments have not been amended in terms of their factual accuracy. Therefore, if a summary is considered not to be factually correct, it is simply that it is a summary of the comment received. No qualification of the comments has been added at this stage. The Council will verify information where required as part of the ongoing Local Plan process.
- The supporting appendices set out the responses received or a summary of the response received dependent on the length of the response. Comments on the policies include a response to the comments made. For the strategic site allocations, housing allocations and the employment allocations there are not individual responses to the responses received. This reflects that typically responses will fall under broad headings with a common theme for example: Alternative Sites, Climate Change, Brownfield Development, Flooding/Drainage, Food Production etc. Within the summary tables the comments have been analysed under specific heading into which they fall and the Council's response is set out as part of the summary relating to the specific site allocation.
- The summary responses reflect the position at August 2022. This does not mean that there will not be additional changes to the Draft Local Plan as it is further reviewed and considered by the Local Plan Development Panel.
- Any changes to policies or to the supporting text identified in the summary tables is subject to the Council's approval before they are taken forward.
- All responses are considered in relation to the General Data Protection Regulation (GDPR). For this reason, the personal details of individuals who have responded to the consultation are not published. Further information on how we deal with personal information can be found on the planning privacy notice on the Council's website ([Link to website](#)).

How you can stay informed and involved

- 1.4 To stay informed about the preparation of the Local Plan, including future consultations, please contact officers in Forward Planning by telephone, 01623 457381 / 457382 / 457383, email at localplan@ashfield.gov.uk or by letter to Forward

Planning, Place and Communities, Ashfield District Council, Urban Road, Kirkby-in-Ashfield, Nottingham, NG17 8DA.

- 1.5 Preparation of the Ashfield District Council Draft Local Plan has been undertaken according to the following statutes, regulations and guidance including:
- a) The Planning and Compulsory Purchase Act 2004;
 - b) The Localism Act 2011 (which amended certain sections of the Planning and Compulsory Purchase Act, 2004);
 - c) The Environmental Assessment of Plans and Programmes Regulations 2004;
 - d) The Town and Country Planning (Local Planning) (England) Regulations 2012; as amended
 - e) The National Planning Policy Framework 2021 (NPPF);
 - f) National Planning Practice Guidance.
- 1.6 The Planning and Compulsory Purchase Act 2004, (as amended by the Localism Act 2011) places a legal duty on local planning authorities to cooperate with neighbouring authorities, county councils and other prescribed bodies when planning for sustainable development. The Duty to Co-operate forms part of the 'Test of Legal Compliance' against which an independent inspector will assess the documents during an Examination in Public.
- 1.7 This Statement of Consultation sets out the details of publicity and consultation undertaken to prepare and inform the Ashfield District Council emerging Local Plan. This Statement fulfils the requirements of Regulation 22 (1)c of the Town and Country Planning (Local Planning) (England) Regulations 2012, as amended, to prepare a statement setting out the following:
- a) Which bodies and persons were invited by the Council to make representations,
 - b) How those bodies and persons were invited to make representations,
 - c) A summary of the main issues raised by the representations; and
 - d) How any representations have been taken into account.

2.0 Who we consulted and how we consulted

- 2.1 Consultation on the Draft Local Plan (Regulation 18) was held for a period of over six weeks between 4th October and 16th November 2021. A short extension was granted in relation to Policy S7 Meeting Future Needs – New Settlement: land at Cauldwell Road, Sutton in Ashfield as the site notice initially identified the area submitted to the Strategic Housing and Economic Land Assessment (SHELAA) rather than the area identified as potentially forming the New Settlement area. The extension was granted until the 1st December 2021.
- 2.2 The Consultation was undertaken in accordance with the Council's Statement of Community Involvement and the Town and Country Planning (Local Planning) (England) Regulations 2012, as amended. The Council's Statement of Community Involvement (SCI) was adopted in August 2020 and confirms the Council's commitment to engage with stakeholders and the local community during the plan making process and the methods in which the Council will carry out consultation. It can be viewed on the Council's website ([link to the SCI](#)).
- 2.3 The consultation included the following:
- Website - The Draft Local Plan, Policy Maps, Sustainability Appraisal, Background Documents and supporting evidence base documents were available on the Council's website. There was a direct link to the Ashfield Draft Local Plan consultation pages from the Home page of the Website.
 - E mail and/or letters were sent to:
 - All parties on the Council's Local Plan Database.
 - Via Place and Wellbeing Officers emails to parties on their database.
 - Via Economic Development officers, emails to business on their database.
 - Ashfield District Councillors.
 - Ashfield Nottinghamshire County Councillors.
 - Mark Spencer MP.
 - Lee Anderson MP.
 - Ashfield District Council Management Team and various managers.
 - Clerk to Council, Selston Parish Council.
 - Clerk to the Council, Annesley & Felley Parish Council.
 - Teversal, Stanton Hill and Skegby Neighbourhood Forum.
 - Email to Specific Consultee & Duty to Co-operate bodies including:
 - The Coal Authority.
 - Environment Agency.
 - Historic England.
 - Natural England.
 - Network Rail.
 - National Highways.
 - Amber Valley Borough Council.
 - Broxtowe Borough Council.
 - Erewash District Council.

- Gedling Borough Council.
- Newark and Sherwood District Council.
- Bolsover District Council.
- Mansfield District Council.
- Nottingham City Council.
- Rushcliffe Borough Council.
- Nottinghamshire County Council.
- Derbyshire County Council.
- Ault Hucknall Parish Council.
- Bestwood St Albans Parish Council.
- Blackwell Parish Council.
- Brinsley Parish Council.
- Greasley Parish Council.
- Ironville Parish Council.
- Linby Parish Council.
- Newstead Parish Council.
- Nuthall Parish Council.
- Papplewick Parish Council.
- Pleasley Parish Council.
- Pinxton Parish Council.
- Ravenshead Parish Council.
- Somercotes Parish Council.
- South Normanton Parish Council.
- Tibshelf Parish Council.
- Nottinghamshire Police and Crime Commissioner.
- Derbyshire Police and Crime Commissioner.
- Western Power Distribution .
- Vodafone.
- O2.
- EE.
- Three.
- Nottingham and Nottinghamshire Clinical Commissioning Group.
- NHS Property Services Ltd..
- Severn Trent Water Ltd.
- National Grid Plc.
- Homes and Communities Agency.
- Office of Rail Regulation (Guidance not interested unless specific aspect impact railways.
- D2N2 Local Enterprise Partnership.
- Lowland Derbyshire and Nottinghamshire LNP.

Any emails that came back were analysed and, where reasonably possible, a letter was sent or a new email address was found and the email resent.

- Social Media -
 - Ashfield District Council Facebook.
 - Ashfield District Council Twitter.

- Specific Consultation Events - Attended by officers with members of the public by appointment, where officers provided advice and explanations to questions on the Draft Local Plan and its evidence base.

| Date | Location/Time |
|------------|--|
| 06/10/2021 | Sutton in Ashfield Library 9.00 to 5.30pm. |
| 11/10/2021 | Ashfield District Council Offices, Kirkby-in-Ashfield 9.00 to 7.30pm. |
| 12/10/2021 | Selston Parish Council Offices, Alferton Road, Selston, 9.00 to 6.00pm. |
| 18/10/2021 | Hucknall Library 9.00 am to 5.30pm. |
| 19/10/2021 | Sutton in Ashfield Library 9.00 to 5.30pm. |
| 25/10/2021 | Selston Parish Council Offices, Mansfield Road, Selston, 9.00 to 6.00pm. |
| 27/10/2021 | Ashfield District Council Offices, Kirkby-in-Ashfield 9.00 to 7.30pm. |
| 01/11/2021 | Hucknall Library 9.00 am to 5.30pm. |
| 03/11/2021 | Sutton in Ashfield Library 9.00 to 5.30pm. |
| 06/11/2021 | Watnall Road Community Centre, Hucknall 9.00 am to 5.00pm. |
| 08/11/2021 | Ashfield District Council Offices, Kirkby-in-Ashfield 9.00 to 7.30pm. |
| 11/11/2021 | Selston Parish Council Offices, Mansfield Road, Selston, 9.00 to 6.00pm. |

Table 1: Draft Local Plan, Consultation Events

Source: Ashfield District Council

- Meetings with Groups

| Date | Group |
|------------|---|
| 11/10/2021 | Representatives of Newstead Parish Council. |
| 26/11/2021 | Representatives of Nottingham Trent University. |
| 02/11/2021 | Representatives of Kirkby Area Residents Association. |
| 09/11/2021 | Representatives of Teversal, Stanton Hill & Skegby Neighbourhood Forum. |
| 11/11/2021 | Representatives of Selston Parish Council. |

Table 2: Draft Local Plan, Meetings with Parish Councils, the Neighbourhood Forum and Local Groups

Source: Ashfield District Council

- Site Notices were put up adjacent to all proposed housing allocations in the Draft Local Plan unless the site already had planning permission or had applied for planning permission.
- Displays and paper copies of the Draft Local Plan and Sustainability Appraisal were deposited at:
 - Hucknall Library.
 - Sutton in Ashfield Library.
 - Selston Library.
 - Kirkby-in-Ashfield Council Offices.
- Notices and paper copies of the Draft Local Plan and Sustainability Appraisal were deposited at;
 - Kirkby-in-Ashfield Library.
 - Skegby Library.
 - Jacksdale Library.
 - Huthwaite Library.
- Posters
 - Emails to all Schools in Ashfield requesting they display posters of the Draft Local Plan Consultation.
 - Community Centres, and Leisure Centres.
- Newspapers articles/notices –
 - Chad
 - 06/10/2021 – Public Notice on Draft Local Plan Consultation.
 - 06/10/2021 – Article. Have you say on Ashfield Development.
 - 22/10/2021 – Article. Councillor unhappy with Local Plan.
 - 27/10/2021 – Article. Pausing the Plan after the Consultation.
 - 29/10/2021 – Column MP on Local Plan.
 - 01/11/2021 – Article. Petition.
 - 03/11/2021 – Article. Cauldwell Road Proposal.
 - 10/11/2021 – Article. Mansfield Response to Ashfield Local Plan.
 - Hucknall Dispatch
 - Various articles on Hucknall Dispatch website.
 - 01/10/2021 – Article. Green belt War Begins.
 - 08/10/2021 - Public Notice on Draft Local Plan Consultation.
 - 08/10/2021 – Article. We must Unite to Save This. 10/10/2021 – Article – Row Breaks Out.
 - 15/10/2021 – Article. Blackmailed on Housing.
 - 22/10/2021 – Article. Broomhill Farm.
 - 22/10/2021 – Column. Local Councillor, Save the Green Belt
 - 22/10/2021 – Article. Plan Pause.
 - 22/10/2021 – Article. United Against Green belt.
 - 05/11/2021 – Article - Yellow Ribbons.
 - 05/11/2021 – Article - Campaigners deliver leaflets.
 - 12/11/2021 – Article – Time to Walk for Whyburn.

- Nottingham Post
 - 04/10/2021 – Article - Residents oppose Green Belt Homes Plan.
 - 18/10/2021 – Article. MP response to Plan.
 - 23/10/2021 – Article. 3000 Homes.
 - 16/11/021 – Article. Whyburn Farm.
- Eastwood and Kimberley Advertiser
 - 08/10/2021 – Article Local Plan.

3.0 Infrastructure

- 3.1 As part of the integrated approach to the Local Plan the Council considers the infrastructure requirements for all forms of development. The Council is working with partners, neighbouring councils, infrastructure providers, developers and stakeholders to identify the infrastructure needs arising from the development and how and where development needs to contribute towards meeting these requirements.
- 3.2 The NPPF and national planning practice guidance requires that contributions expected from development should not undermine the delivery of the plan. This necessitates a whole plan viability assessment being undertaken of the requirements for affordable housing and infrastructure to ensure that policies are realistic and that the total cumulative cost of all relevant policies will not undermine deliverability of the Plan. It should be recognised that development cannot fund all infrastructure and the delivery of the full range of infrastructure needs is dependent on partnership working between a variety of public, private and voluntary sector agencies.

Education

- 3.3 The need for development to provide additional primary and secondary school places is guided by Nottinghamshire County Council's assessment, as the Education Authority, of total net capacity of schools within the locality and forecast future demands for school places. In relation to new development, the housing trajectory published as part of the draft Local Plan, Appendix 2, has been utilised to inform the anticipate phasing of housing developments and the potential impact on school places. Where additional school places are required, arising from development, the established practice has been to support expansion of existing schools. However, it may be a requirement that specific developments will need to provide a primary school on site. The Council continues to work closely with the Education Authority to ensure that development contributes toward the education infrastructure.

Health

- 3.4 The Council consults with the NHS Nottingham and Nottinghamshire Clinical Commissioning Group on primary healthcare provision in the area. At this time, the CCG requires contributions towards local health facilities from larger developments. A Health Impact Assessment (HIA) of the draft Local Plan has been conducted by Nottinghamshire County Council Public Health using the Nottinghamshire Rapid Health Impact Assessment Matrix. The purpose is for the Local Plan to contribute towards healthy sustainable communities, ensuring that new developments are planned with health in mind.

Transport

- 3.5 A Strategic Transport Study is being undertaken to assess the impact of proposed housing and employment development in Ashfield and neighbouring authorities. The Study considers the base position at 2016 against the development proposals both

with no mitigations measures and recommendations for potential mitigation measures in relation to highways and public transport.

Utilities

- 3.6 The Council is working with utility providers such as Severn Trent Water and National Grid (formerly Western Power) to identify where development is proposed and the potential implications for the provision of utilities. Development of sites will impact on the utilities network and capacity improvements may be required in locations which has to the potential to impact on delivery timescale of development. The Council continue to work with the utility providers so more detailed assessments can be undertaken and, where necessary, improvements can be programmed and designed into the utilities business plans.

4.0 Allocations

4.1 The allocation of sites for new homes and for employment opportunities is based on information from a wide variety of sources. The Strategic Housing and Economic Land Assessment (SHELAA) has an important role in identifying land that could potential be used for housing or employment purposes. It also excludes sites where there are specific reasons for the site not to be considered, which are:

- Sites of Special Scientific Interest (SSSI).
- Special Area of Conservation (SAC), Special Protection Area (SPA), and possible potential Special Protection Areas (ppSPA).
- Scheduled Monuments (nationally important sites as listed by Historic England)
- Ancient Woodlands.
- Historic Parks and Gardens.
- Designated Local Green Space.

4.2 The housing land supply is identifies from sites taking into account their availability, suitability and achievability.

4.3 The spatial strategic policies and site allocations are subject to an independent assessment through the Sustainability Appraisal, which appraise the social, environmental and economic effects of the Local Plan.

4.4 The Table below sets out the sources of information which have informed the allocations.

| | Implications | Source of information |
|---------------------------------|---|---|
| Housing Need | The standard method identifies the housing need based on a formula set out in national planning practice guidance unless it can be demonstrated there are exceptional circumstances not to meet the housing need within the District. | National Planning Policy Framework and National Planning Practice Guidance. |
| Housing Market Area | The geographical area in which a substantial majority of the employed population both live and work and where those moving house without changing employment choose to stay. | Past evidence on Housing Markets Areas. |
| Functional Economic Market Area | The spatial level at which local economies and markets operate. | Employment Land Needs Study 2021, Lichfield |
| Potential sites | Sites identified/submitted to meet the potential housing and employment requirements | Strategic Housing and Economic Land Availability Assessment (SHELAA) 2021 |
| Spatial Strategy | Sets out the approach to strategic policies for the development and use of land in the District. | Background Paper 1: Spatial Strategy and Location of Development October 2021 Sustainability Appraisal New Settlement Study |

| | | |
|---|---|---|
| Greenfield or brownfield | Emphasis is developing suitable previous developed land (brownfield sites). | SHELAA |
| Context for housing provision and supply | Sets out the reasoning behind the housing mix, and delivery assumptions | Background Paper No 2 Housing October 2021. Housing Need Study 2020 Icen Nottinghamshire Gypsy & Traveller Accommodation Needs Assessment 2021 |
| Employment Land Requirements | Identification of land required to be allocated to meet future employment needs taking into account the specific location requirements of different economic sectors. | NAPPF and national planning guidance. Employment Land Needs Study 2021, Lichfield Economy and Employment Land Background Paper August 2021 |
| Constraints/Legal Issues/Green Belt/Access to Services/ Access to Public Transport/ Availability of Green Space/Access to Utilities/Heritage Assets/Agricultural Land Quality/Biodiversity designated assets/Natural features/ Contamination/Ground Stability/ Topography/Flood Risk/Adjoining Users/Rights of Way/ | Consideration of the potential issues associated with a site with conclusions. | SHELAA Strategic Flood Risk Assessment Geographic data from the Council's Constraints Maps. Flood Map for Planning Natural England, Magic Map |
| Infrastructure | See section on infrastructure | Background Paper No 5 Infrastructure Delivery, July 2021 |
| Green Belt | Consideration of Green Belt land | Strategic Green Belt Review and Addendum Update Background Paper No4 Green Belt Harm Assessment July 2020 Background Paper 1: Spatial Strategy and Location of Development October 2021 |

Table 3: Sources of Information

Source: Ashfield District Council

5.0 Responses to the Draft Local Plan Consultation

5.1 Responses to the Draft Local Plan were received by a variety of means which included:

- a) Via the online Local Plan form on the Council's website.
- b) By email to localplan@ashfield.gov.uk
- c) By letter to Local Plan, Place and Communities, Ashfield District Council, Urban Road, Kirkby-in-Ashfield, Nottingham, NG17 8DA.
- d) By other methods where there were difficulties in responding by these alternative means. For example, an elderly person dictated his response over the telephone, with the response being confirmed to the party in question by a subsequent letter.

5.2 A total of 742 responses were received, 93 from organisations and 649 from individuals. This resulted in 1,633 representations of which 312 supported various policies and site allocations, 996 raised objections to policies and site allocations and 325 raised comments on Policies and site allocations, Figure 1.

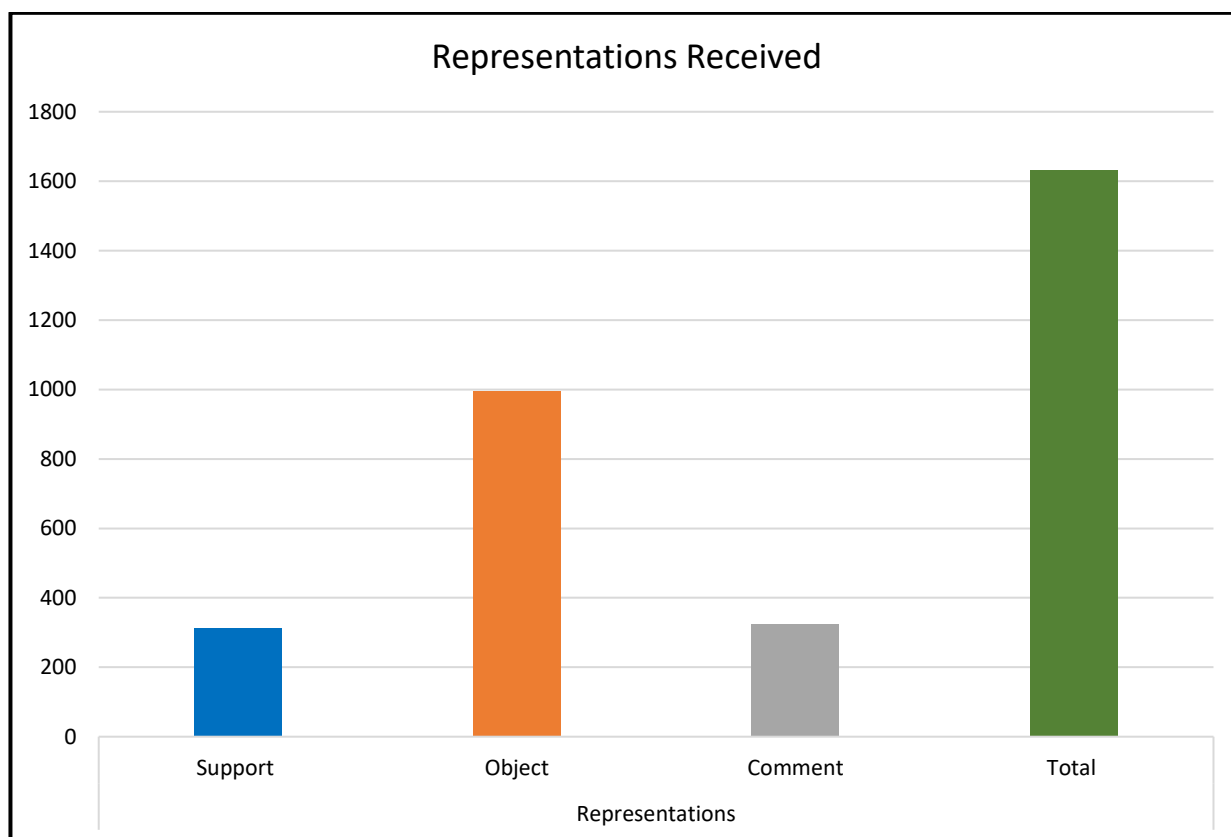


Figure 1: Draft Local Plan Consultation Representations Received

Source: Ashfield District Council

5.3 Five petitions were received in relation to the following sites:

Development of Green Belt Land in and around Whyburn Farm, Hucknall

Paper petition of **4,149** signatures and an e-petition total of **3,504** 'signatures'.

(Please note there may have been some duplication between the paper petition and the e-petition. No analysis of this aspect has been undertaken by the Council).

The petition states: "We the undersigned petition the council to reject the proposal to permit the development of the Green Belt land in and around Whyburn Farm, Hucknall."

The following further detail was also included by the Petition Organiser as further information for the petition.

"Hucknall has seen an exponential growth in housing recently. The infrastructure is already at maximum capacity. There has been no increase in secondary schools, doctors or dentists. Hucknall used to be surrounded by green fields and wooded areas, these are slowly being eroded and the use of the Whyburn Farm land including the potential removal of the Misk Hills will detrimentally change the characteristic of the town. The public footpaths criss-crossing this land are a refuge for the residents of Hucknall as was demonstrated during the pandemic. The area is used by families, social groups such as walking groups, cyclists and nature lovers. The area is also the natural habitat for hedgehogs, newts, Deer, Bats, Badgers, foxes, buzzards and other raptors including the Red Kite.

The land in question already acts as an absorbent buffer in times of heavy rain, reducing the incidences of flooding in the town centre. Covering the land with buildings, block paving, tarmac etc will surely reduce the ability of the land to protect the town from flooding. The council have seen fit to implement a Tree Preservation Order on a brown field site within the proposed area, yet this proposal would strip acres of designated greenbelt land

The Misk Hills are of historical interest having been the inspiration for some of Lord Byron's works, particularly 'The Hills of Annesley'. The area is also mentioned by the famous local author D.H.Lawrence in Sons and Lovers and the works of poet Alan Sillitoe."

Development of greenfield land around Cauldwell Road and Derby Road Sutton in Ashfield

Paper petition of **578** signatures and an e-petition total of **1,108** 'signatures'.

(Please note there may have been some duplication between the paper petition and the e-petition. No analysis of this aspect has been undertaken by the Council).

The petition states: "We the undersigned petition the council to Reject the proposal to permit the development of 1000 homes, a school and associated amenities, in accordance with the Draft Local Plan 2020-2038 on the greenfield land around Cauldwell Road and Derby Road, Sutton-In Ashfield."

The following further detail was also included by the Petition Organiser as further information for the petition.

“This development has arisen to meet targets set by the Government for infrastructure and regeneration that Ashfield District Council know to be unnecessary. 8,226 houses need to be found to meet these targets and we are told that our local brownfield sites can only accommodate 1,109. The solution? To build on agricultural land and green field spaces on the site.

The Council intends to obliterate the land surrounding the Sherwood Observatory, Coxmoor Golf Course and Bright Sparks Day Nursery although none of these businesses have been consulted over the plans; indeed the Nursery, does not even get a mention, despite its role in the care and education of 98 under-fives in the community. There are other businesses affected, including livery stables and a cattery.

This greenfield land provides sanctuary for passing residents, walkers, runners, cyclists and horse riders and is one of the only remaining arable farming sites locally. Wildlife exists in abundance including badgers, bats, toads, hedgehogs, deer and raptors including buzzards and sparrow hawks.

The land is protected from flooding arising from its natural undulations and drainage. Additionally, Cauldwell Dam, sustains fishing stock, cormorants and herons (protected under the Wildlife and Countryside Act 1981) in addition to the leisure pursuits of fishing enthusiasts for over fifty years. Contaminated waste from building this proposed site will present disastrous consequences for this aquatic ecosystem.

The site is of historic and archaeological interest. Hamilton Hill may date back as far as the Iron Age and supports ancient trees, fossils and hedging. There is considerable scope for the site to be explored further. Whilst the plan includes a buffer, the development would terminate future exploration of the site. Hamilton Hill is so significant to our heritage, that it gives rise to the name of neighbouring town Mansfield and the River Maun because of its iconic mammary shape. Etymological studies reveal that these sites were formerly known as Aqua Mam and Mammesfield.

Coxmoor Golf Course, a prestigious local club wishes to reward its members with the promise of countryside views and a focussed game without the need to be conscious of surrounding dwellings and the potential for dangerous, overhead golf balls to reach them.

Sherwood Observatory and Planetarium have brought space discovery to our local area and rely on natural light, unobscured views and state of the art telescopes which cannot be compromised by the existence of a housing estate.

Bright Sparks Nursery is an outstanding provider of Early Years care and education for local families and has a responsibility to connect children with greenspaces and protect them from air pollution. The British Lung Foundation sites construction and road pollution as two of the main causes of lung disease arising from childhood exposure. Residents and their families will be exposed to the same risks and the development exacerbates the local exposure to micro-particles after the development of the Mansfield Sand Quarry in recent years.

The district council has also been made aware of the falling birth rate locally and the issue of falling rolls in schools, further negating the need for increased infrastructure locally.”

Stubbing Wood Farm (Policy H1Hd)

Paper petition with **103** signatures.

The petition stated: 'We the undersigned petition the Council to reject the proposal to permit the development of Stubbin Wood Farm Green Belt land.'

Annesley Miners Welfare (Policy H1Ki)

Paper petition with **1,565** signatures.

The petition stated: 'We the undersigned petition refuse Site Ref: KA049 Shella site of 28 houses and the proposals from Taggart on our football pitch Former Annesley Miners Welfare. Which the council informed on numerous occasions will be preserved forever.'

Plainspot Farm, New Brinsley (Policy H1Va)

Paper petition with **39** signatures.

The petition stated: 'Residents Petition Against Potential Housing Development On Plain Spot Farm, New Brinsley.'

5.4 The breakdown of the representations received is set out in Figure 2. The majority of responses related to the strategic site allocations under Strategic Policy S6 Whyburn Farm, Strategic Policy S7, Cauldwell Road and the housing site allocations. The figures include the Strategic Policy S8 Employment land at Junction 27 and the employment

land allocations in other locations but a limited number of response were received in relation to the employment sites.

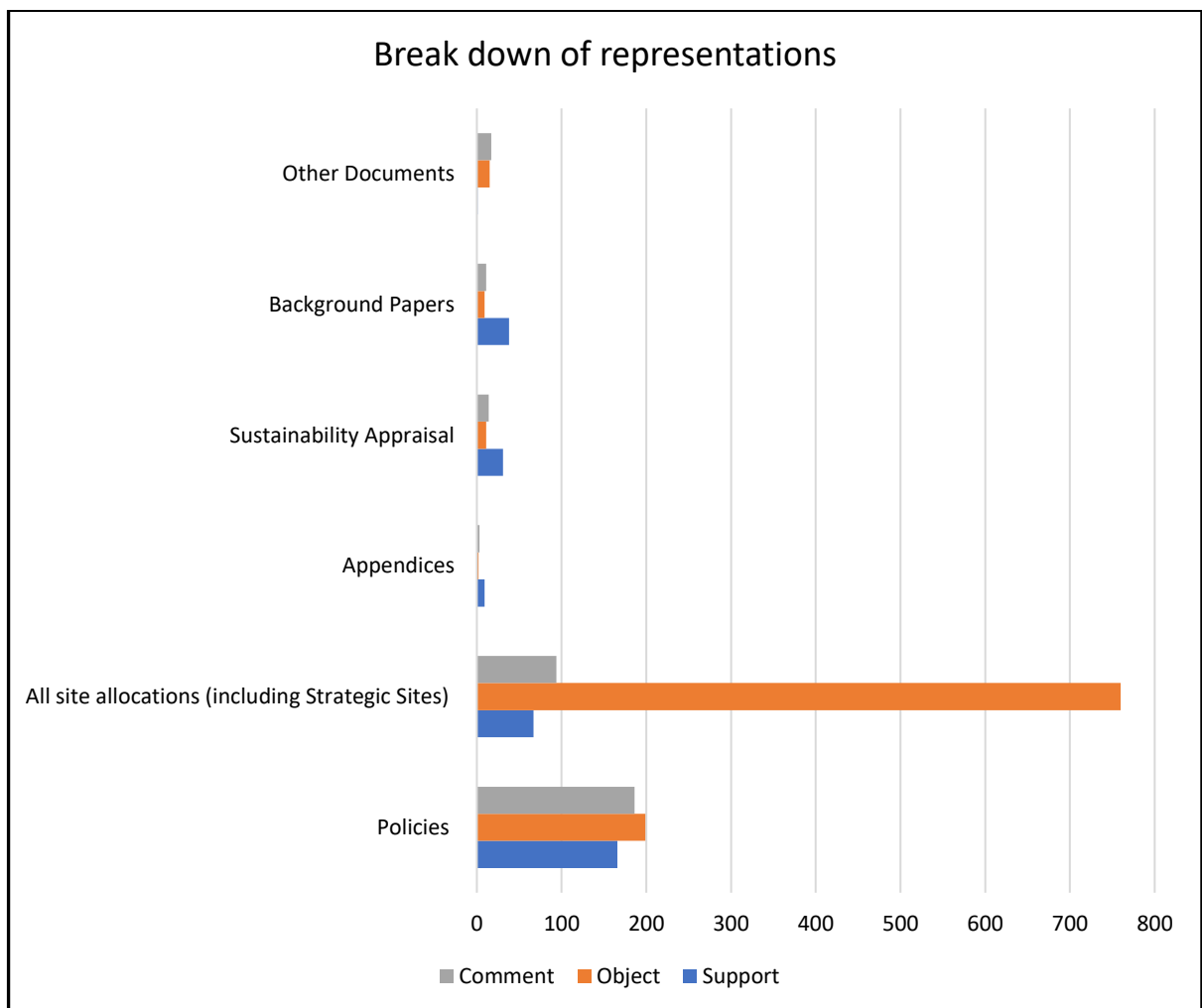


Figure 2: Draft Local Plan Consultation break down of representations received
Source: Ashfield DC

5.5 Figure 3 sets out the responses to the Vision, Strategic Objects and the Strategic Policies, which did not allocate land for development. The Strategic Objectives were substantially supported. The largest number of representations were received in relation to the strategic policies on housing and location of development. The location of development is strongly linked to housing development and the majority of responses related to this aspect.

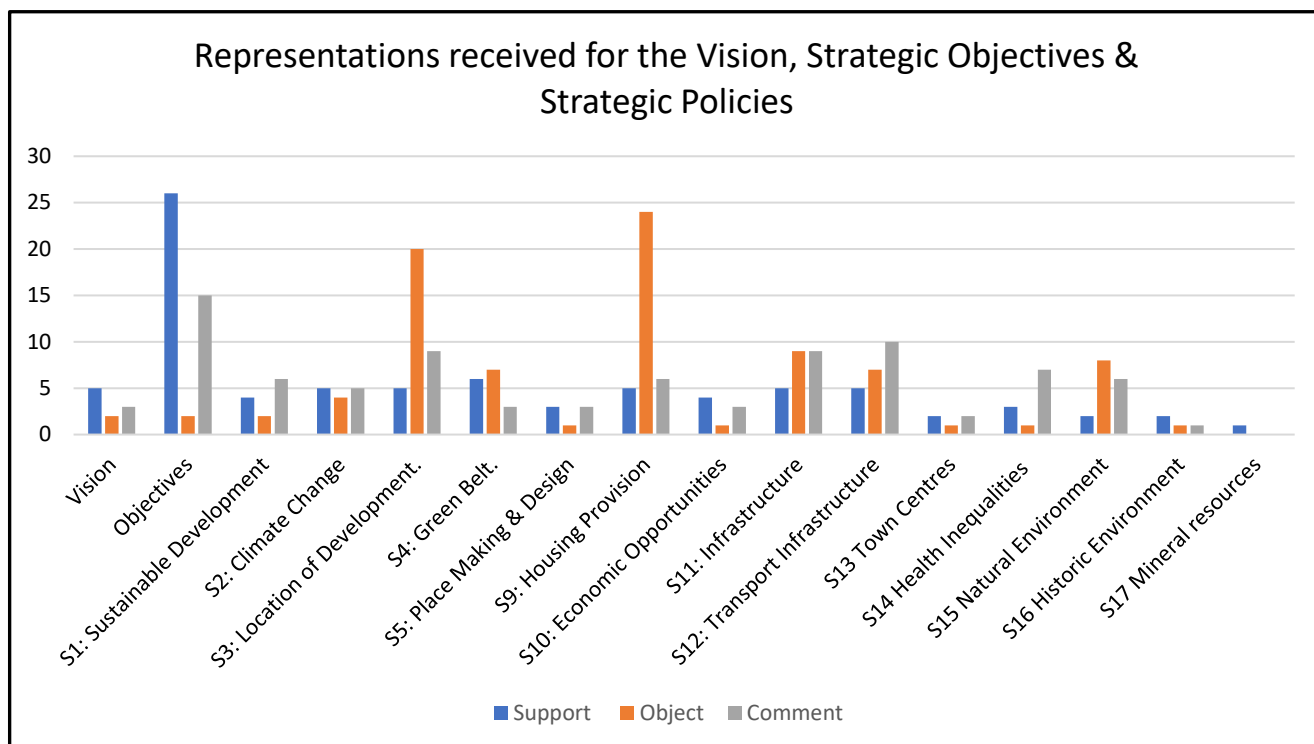


Figure 3: Draft Local Plan Representations in relation to Vision, Strategic Objectives and Strategic Policies which did not allocate development.

Source: Ashfield District Council

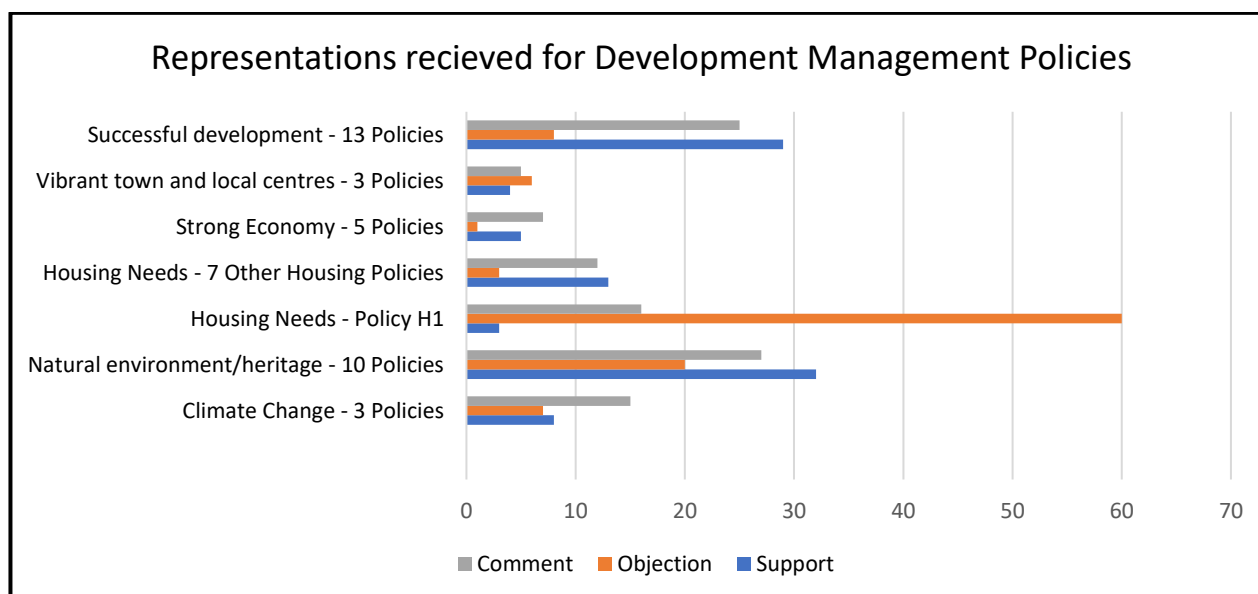


Figure 4: Draft Local Plan Representations in relation to Development Management Policies

Source: Ashfield District Council.

5.6 In relation to strategic and other sites allocated in the Draft Local Plan, Figure 5 sets out the numbers of responses received in relation to individual strategic sites and the total representations received in relation to housing sites allocated under Policy H1 and

employment sites allocation under Policy EM2. The majority of comments received from the public / residents were responding to specific sites proposed for growth in the Draft Local Plan. Sites which received 10 or more responses are set out in Table 4.

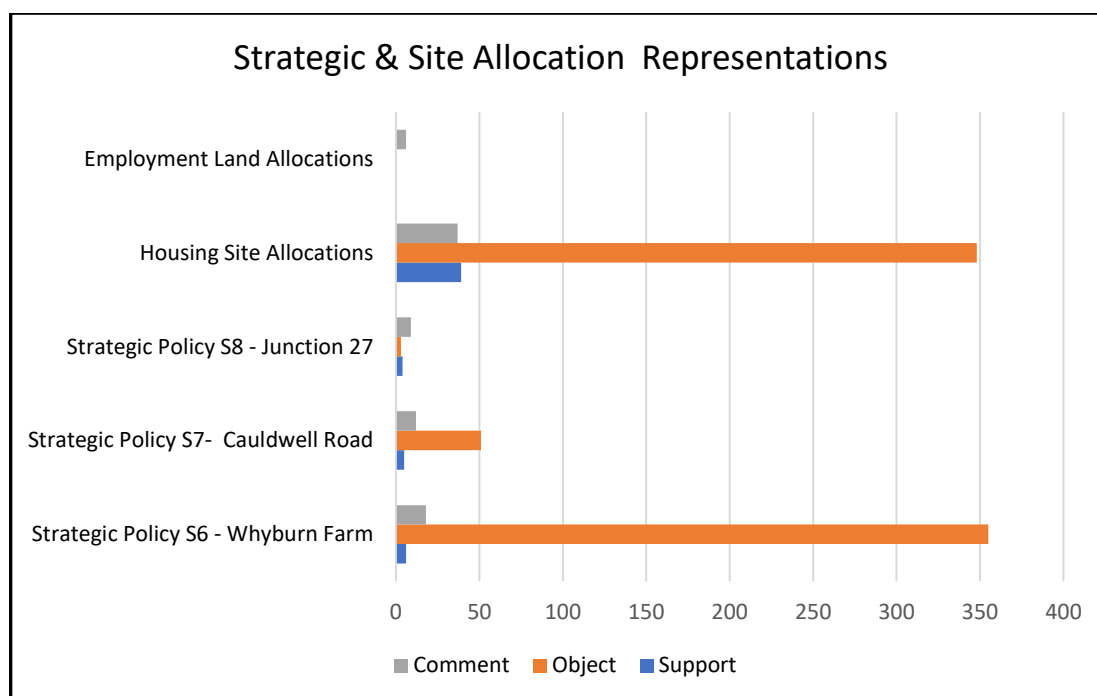


Figure 5: Draft Local Plan Consultation Representations received in relation to Allocations of Strategic Sites, Housing Sites and Employment sites.

Source: Ashfield District Council

| Policy Ref. | Support | Objection | Comment | Petition signatures | Site Type |
|--|---------|-----------|---------|---------------------|---|
| Strategic Policy S6: Meeting Future Needs New Settlement: Land at Whyburn Farm, Hucknall | 6 | 355 | 18 | 7,653 | Strategic Mixed Use Site, housing and employment. |
| Strategic Policy S7: Meeting Future Needs New Settlement: Land at Cauldwell Road, Sutton in Ashfield | 5 | 51 | 12 | 1,686 | Strategic Housing Site. |
| Strategic Policy S8: Meeting Future Needs Strategic Employment Allocation Junction 27, M1 Motorway, Annesley | 4 | 3 | 9 | n/a | Strategic Employment Sites. |
| H1Hb Linby Boarding Kennels, East of Church Lane, Hucknall | 1 | 11 | 3 | n/a | Housing allocation. |
| H1Hc Land north of A611 / South of Broomhill Farm, Hucknall | 3 | 46 | 1 | n/a | Housing allocation. |

| Policy Ref. | Support | Objection | Comment | Petition signatures | Site Type |
|--|---------|-----------|---------|---------------------|---------------------|
| H1Hd Land adjoining Stubbing Wood Farm, Watnall Road, Hucknall | 2 | 88 | 1 | 103 | Housing allocation. |
| H1Kh Land Off Hucknall Road, Newstead | 0 | 63 | 3 | n/a | Housing allocation. |
| H1Ki Annesley Miners Welfare Institute, Derby Road | 0 | 4 | 0 | 1,565 | Housing allocation. |
| H1Si Rear Kingsmill Hospital, Sutton-In-Ashfield | 2 | 6 | 2 | n/a | Housing allocation. |
| H1Sj Clegg Hill Drive, Huthwaite | 0 | 9 | 3 | n/a | Housing allocation. |
| H1Sk Sunnyside Farm, Blackwell Road, Huthwaite | 1 | 14 | 1 | n/a | Housing allocation. |
| H1Va Land at Plainspot Farm, New Brinsley, Underwood | 0 | 23 | 2 | 39 | Housing allocation. |

Table 4; Draft Local Plan Sites receiving more than 10 representations

Source: Ashfield District Council

5.7 In addition to comments on sites allocate in the Regulation 18 Consultation, a number of representations were received proposing additional sites to be considered as future sites which should be allocated in the emerging Local Plan. Table 5 identifies the sites put forward with additional information set out in Section 6 Table 19.

| Site name | Proposed Use | SHELAA Ref. | Comment |
|--|--------------|--|---|
| Ashfield House, Skegby. | Housing | SA040 | Considered and not taken forward as part of the Draft Local Plan. |
| Land to the north of Common Lane, Hucknall | Housing | HK047 plus smaller sites HK001 & HK002 | Considered and not taken forward as part of the Draft Local Plan. |
| Land to the east of Becks Lane, Skegby. | Housing | SA011 and SA078 | Consider and not taken forward as part of the Draft Local Plan. |
| Former Quantum Clothing, North Street, Huthwaite. | Housing | | Planning application submitted for residential development. |
| Ashland Road West, Sutton in Ashfield | Housing | | Planning permission has been granted on appeal |
| Adjacent to proposed site H1Vg Land north of Larch Close, Underwood. | Housing | SJU043 | Site submitted to the SHELAA during the Draft Local Plan Consultation |
| Land at Leen Valley Golf Course, Wigwam Lane, Hucknall | Housing | HK045 | Considered and not taken forward as part of the Draft Local Plan. |

| | | | |
|--|------------|--------|---|
| Land at Pleasley Road, adjacent to Station Farm, Teversal. | Housing | SA034 | Considered and not taken forward as part of the Draft Local Plan. Planning application submitted on the site. |
| Main Street, Nuncargate. | Housing | KA039 | Considered and not taken forward as part of the Draft Local Plan. |
| Land to the East of Mill Lane Huthwaite. | Housing | SA018 | Considered and not taken forward as part of the Draft Local Plan. |
| Land to the south of Newark Road and east of Lowmoor Road, Sutton in Ashfield/ Kirkby-in-Ashfield. | Housing | SA001 | Considered and not taken forward as part of the Draft Local Plan. |
| Land East of Lowmoor Road, Kirkby-in-Ashfield | Housing | KA027 | Considered and not taken forward as part of the Draft Local Plan. |
| Land West of Moor Road, Bestwood Village | Housing | HK046 | Considered and not taken forward as part of the Draft Local Plan. |
| Main Street Jacksdale. | Housing | SJU008 | Considered and not taken forward as part of the Draft Local Plan. |
| Annesley Lane Selston. | Housing | SJU040 | Considered and not taken forward as part of the Draft Local Plan. |
| Stoney Lane , Selston | Housing | SJU021 | Considered and not taken forward as part of the Draft Local Plan. |
| Mowland, Kirkby-in-Ashfield. Forms part of | Housing | KA021 | Considered and not taken forward as part of the Draft Local Plan. |
| Land north of Laverick Road, Jacksdale. | Housing | SJU044 | Site submitted to the SHELAA after the Draft Local Plan Consultation. |
| Land at Mansfield Road, Underwood | Housing | SJU029 | Considered and not taken forward as part of the Draft Local Plan. |
| West of Beck Lane. | Housing | SA008 | Considered and not taken forward as part of the Draft Local Plan. |
| Land to the south of Sherwood Business Park & north of Mansfield Road Annesley | Employment | KA054 | Site submitted after the draft Local Plan had been finalised for consultation. |
| Land to the east of Sherwood Business Park A611, Annesley | Employment | KA053 | Site submitted after the draft Local Plan had been finalised for consultation. |
| 38ha of land to the East of Pinxton Lane and South of the A38, Sutton in Ashfield | Employment | SA086 | Site submitted after the draft Local Plan had been finalised for consultation. |

Table 5: Draft Local Plan Sites Promoted through the Consultation but not allocated.

Source: Ashfield District Council

5.8 Section 6 set out a series of Tables, which summaries the main issues raised through consultation together with proposed actions by the Council is relation to the policies set out in the Draft Local Plan.

5.9 In relation to the responses to the existing housing and employment allocations including the strategic site allocations, Members will need to review the comments

received and determine the approach to be taken to the proposed strategic and site allocations in moving the Local Plan forward.

Next Steps

5.10 The Council will continue preparing the new Local Plan in anticipation of finalising a Publication (pre-Submission) Regulation 19 Local Plan. A new timetable of work will be set out in a revised Local Development Scheme. Key stages of work before the Local Plan Publications goes out to consultation is anticipated to include:

- Completing the actions set out in the Council's responses to Regulation 18 representations.
- Completing outstanding evidence base work and any further evidence base requirements identified during the Draft Local Plan consultation process.
- Continue the Duty to Co-operate work with neighbouring local authorities and Infrastructure providers and where appropriated agreeing a Statement of Common Ground.
- Consider any proposed changes to the Plan through the Sustainability Appraisal and take into account the findings of the Sustainability Appraisal before determining the Local Plan Publication.
- Undertake Appropriate Assessment on policies and sites to meet the requirements of the relevant legislation taking into account their finding in the Local Plan Publication.

6.0 Summary of main issues raised through consultation

Chapter One - Where are we now?

6.1 Table 6 below sets out the main aspects identified by the respondents from the consultation. Further details regarding individual representations and the Council's response can be found in Appendix 1.

Table 6

| | Support | Objection | Comment | Petition signatures | Main Aspects | Proposed Changes |
|---------------------------------|----------------|------------------|----------------|--------------------------------|--|--|
| Chapter One - Where are we now? | 2 | 7 | 3 | N/A | <ul style="list-style-type: none">• Reference to promoters to work together in bringing forward larger sites.• Reference to National Bus Strategy• Information regarding the withdrawal of an earlier version of the emerging Local Plan• Reference to the Greater Nottingham Planning Partnership.• Various minor omissions/amendments. | A number of minor amendments to text are proposed to address errors/omissions and assist with clarification. |

Chapter Two - Vision & Strategic Objectives

6.2 Table 7 below sets out the main aspects identified by the respondents from the consultation. Further details regarding individual representations and the Council's response can be found in Appendix 2.

Table 7

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|----------------------|----------------|------------------|----------------|----------------------------|---|--|
| Vision | 5 | 2 | 3 | N/A | Objections from planning agents, the vision does not comply with NPPF para 22. Plan with large scale development such as new settlements require the vision to look over at least 30 years. | The Vision may need to be amended dependent on the approach adopted by the Council in taking the Local Plan forward. |
| Strategic Objectives | 26 | 2 | 15 | N/A | <ul style="list-style-type: none"> • Majority support for the objectives in the Plan. • Objections relate to: <ul style="list-style-type: none"> ➤ 457 dwellings should be a minimum housing requirement. ➤ The Plan period should cover up to 2040. ➤ Bestwood Village should be included in the Hucknall Sub area. ➤ Questions about why some heritage assets are included on the key diagram but not others (i.e. Scheduled Ancient Monuments and Historic Parks and Gardens). ➤ Strategy for new settlements, should be sustainable urban extensions on the edge of existing settlements first and the new settlements are not viable or deliverable. | Slight change in the wording of SO11 and SO13 to identify nature based solutions. |

Chapter Three – Spatial Strategy and Strategic Policies

6.3 Table 8 below sets out the main aspects identified by the respondents from the consultation. Further details regarding individual representations and the Council's response can be found in Appendix 3.

Table 8

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|---|----------------|------------------|----------------|----------------------------|---|--|
| Strategic Policy S1: Achieving Sustainable Development | 4 | 2 | 6 | N/A | <ul style="list-style-type: none"> • Objector considered Policy was inconsistent with the NPPF paragraph 175, hierarchy of environmental sites, and paragraph 111 highway safety. | <p>Policy</p> <ul style="list-style-type: none"> • Proposed change to the Policy to include reuse of brownfield sites in towns and villages in the Policy. <p>Supporting Text</p> <ul style="list-style-type: none"> • Minor changes to the supporting text regarding comprehensive development. |
| Strategic Policy S2: Meeting the Challenge of Climate Change | 5 | 4 | 5 | N/A | <ul style="list-style-type: none"> • Number of parties considered the policy should have more specific local standards. Includes the Neighbourhood Forum who have declared a climate emergency with ambition for net zero carbon emissions by 2030. • Highlighted by others that local standards raise potential viability issues. • Consider by some that the evidence base is dated. • Support from Natural England, Historic England, EA and Severn Trent for the policy with proposed minor changes to wording. | <p>Policy</p> <ul style="list-style-type: none"> • Proposed changes to the Policy to reflect: <ul style="list-style-type: none"> ➢ Integrated water management ➢ Inclusion of secondary aquifers. ➢ Utilising Sustainable Urban drainage. ➢ Identification of surface water drainage hierarchy. <p>Supporting Text</p> <ul style="list-style-type: none"> • Changes to the supporting text to reflect the amendments to the policy. • Reference historic buildings |
| Strategic Policy S3: Location of Development. | 5 | 20 | 9 | N/A | <ul style="list-style-type: none"> • Support for focus on 3 main towns/Main Urban Areas. • Objection to inclusion of new settlements in the hierarchy. | <p>Policy</p> <ul style="list-style-type: none"> • A number of responses have identified that it is unclear what the spatial strategy is in relation to the strategic policies set out in the |

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|--|---------|-----------|---------|---------------------|---|---|
| | | | | | <ul style="list-style-type: none"> • Over-reliance on strategic sites to meet need • Serious concerns over viability. • No justification for green belt release re. Whyburn • Objection to focusing only 'limited growth' in the villages of Underwood and Jacksdale – both responses have landholder interests. • Objection - Bestwood should form part of Main Urban Area of Hucknall. • A number of responses raise issues related to local politics in relation to the Plan. • Objection - area to north of Kirkby Lane should be included as Pinxton, rather than washed over countryside. • Concerns regarding spatial strategy: <ul style="list-style-type: none"> ➢ Not clear how/why spatial option 10 was chosen. ➢ Queries over site selection with reference to the exclusion of available/developable sites located outside of the green belt – in particular, Mowlands and Sutton East. ➢ Fails to focus development on relatively unconstrained non-Green Belt land in the north of the district. • Inequitable distribution of housing sites: <ul style="list-style-type: none"> ➢ Majority focussed on the Hucknall area, which has already seen/continues to see significant house building already (incl. in Gedling). ➢ Teversal, Stanton Hill and Skegby Neighbourhood Plan area has an unfair proportion of the housing in the north, with very little in Kirkby. | <p>Draft Local Plan. Background Paper No 1 Spatial Strategy and Location of Development, October 2021 sets out the approach of the Council. However, in relation to the responses to the Plan consultation, it is considered that Spatial Policy 3 should be reviewed to incorporate the spatial strategy of the Council to provide clarity with regard to how the Council seek to deliver their Vision for the future of Ashfield</p> <ul style="list-style-type: none"> • Proposed that for clarifications the term 'village' is applied in all references to Bestwood throughout the Plan and background documents. |

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|--|---------|-----------|---------|---------------------|---|---|
| | | | | | <ul style="list-style-type: none"> NCC highways cannot commit to supporting the development strategy until the Transport Study is released. | |
| Strategic Policy S4: Green Belt. | 6 | 7 | 3 | N/A | <ul style="list-style-type: none"> Support from Notts Wildlife Trust and Linby Parish Council. Several objections related to the Green Belt Harm Assessment and concerns over the lack of exceptional circumstances for the sites chosen to be released (in particular Whyburn Farm). Objection from Historic England over the lack of heritage evidence to support the release of Whyburn Farm and the Jn 27 employment sites. Lack of detail about our exceptional circumstances to release Green Belt. | <p>Policy</p> <ul style="list-style-type: none"> No changes are proposed to the Policy. <p>Supporting Text</p> <ul style="list-style-type: none"> Deletion of some of the supporting text as it is not considered necessary to support or explain the policy. |
| Strategic Policy S5: High Quality Buildings and Places through Place Making and Design | 3 | 1 | 3 | N/A | <ul style="list-style-type: none"> Support from Historic England and Campaign to Protect Rural England (CPRE). Objection to the release of Whyburn Farm over other sites. | <p>Policy</p> <ul style="list-style-type: none"> Minor change to the policy wording. |
| Strategic Policy S6: Meeting Future Needs New Settlement: Land at Whyburn Farm, Hucknall | 6 | 355 | 18 | 7,653 | <ul style="list-style-type: none"> Petition <ul style="list-style-type: none"> Exponential growth of Hucknall, impact on infrastructure, erosion of green fields and wooded areas Whyburn Farm as a walking area with access to nature, Biodiversity impacts, impact on flooding, loss of Green belt land, Impact on historic culture. (Please see earlier section on Petitions for the full statement). <p>Objections/Comments</p> <ul style="list-style-type: none"> General | <p>Policy</p> <ul style="list-style-type: none"> As a strategic site allocation the Policy will be subject to review by the Council in relation to the strategic approach and site allocations. The proposal for Whyburn Farm is based on a vision for a new settlement that would deliver a highly sustainable place, which along with housing would provide for a school, community facilities, local retail, public transport connections, sports and leisure facilities. A key aspect to the proposal is multifunctional green infrastructure which through its design and management regimes, the conservation of onsite habitats, |

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|--|---------|-----------|---------|---------------------|---|---|
| | | | | | <ul style="list-style-type: none"> ➤ Policy S6 Whyburn Farm should be removed from the Plan. ➤ Objections on the grounds the nature of the site faces a number of significant constraints that will need to be overcome and will not contribute towards the 5 year housing supply. ➤ Object to the Council's approach to allocating two new settlements rather than focusing on strengthening its existing centres with housing and employment growth. • Alternative Sites <ul style="list-style-type: none"> ➤ There are brownfield & greenfield sites in that should have been used before considered before Green Belt sites. ➤ Sutton and Kirkby have had substantial Levelling Up funding housing should be focused on these areas. ➤ Sites such as Mowlands and Sutton Parkway should be reconsidered to help meet the housing need. • Brownfield Development <ul style="list-style-type: none"> ➤ Plan does not make full use of brownfield sites. ➤ There should be a thorough review of brownfield sites in the District. ➤ Boris Johnson pledged 6th October 2021 that 'no homes will be built on green fields'. Why is the Council set on going against government? | <p>biodiversity enhancements through habitat creation, additional woodland planting and the opportunity to integrate this in to an enhanced access to open and green spaces for the benefit of existing as well as future residents. Along with the retention of existing rights of way new footpaths would create and designated to facilitate access to green space. Its design and layout would strengthen and provide an extension to Dob Park, as well as providing a suitable transition between the site and Park Forest. The use of sustainable drainage would mean that new water bodies would be brought forward on site which with the retention of existing waterbodies would create a network of blue infrastructure. As a result of the landscape led approach to the design of the emerging scheme, a significant portion of the development (anticipated to be over 90 hectares) would be dedicated to green and blue infrastructure through the retention of existing habitats and creation of new habitats, including high-value wetland habitats. In terms of transport the new settlement in combination with Top Wighay provides opportunities for the potential extension of the NET together with park and ride facilities to place an emphasis on public transport. Walking and cycling opportunities would be priorities within the new settlement.</p> <ul style="list-style-type: none"> • The Council acknowledges the objections to the release of Green Belt land for housing development. |

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|--|---------|-----------|---------|---------------------|--|---|
| | | | | | <ul style="list-style-type: none"> ➤ In and around Hucknall there are numerous brownfield sites. • Economic <ul style="list-style-type: none"> ➤ Developers are reluctance to build on brownfield land, greenfield is more profitable. ➤ Comments raised over whether the employment proposals would conflict with the proposed employment allocations/permission at Top Wighay Farm. • Climate Change <ul style="list-style-type: none"> ➤ The proposal is not eco-friendly/carbon neutral. ➤ The landmark COP26 climate at Glasgow identified one of the key actions was to stop deforestation and the destruction of natural green spaces. ➤ Carbon Footprint implications - Typical masonry houses take between 50 and 80 tonnes of CO2 to build. • Flooding/Drainage <ul style="list-style-type: none"> ➤ Building developments scheduled for Top Wighay Farm will almost certainly create future flooding problems. ➤ Flooding in Hucknall is getting worse this will add to it. ➤ Increased risk of flooding in Hucknall due to the loss of greenfield land. • Food Production <ul style="list-style-type: none"> ➤ Food security aspects raised with loss of agricultural land required for food production. | <ul style="list-style-type: none"> • The Government national planning policy and guidance sets out a formula to determine housing need for councils. The Council is required to use this formula unless exceptional circumstances justify an alternative approach which is a very high bar to overcome. The location of development is a reflection of the spatial strategy and the evidence base identified in the Table set out under Allocations. • Based on the housing requirements set out under the Government's Standard Method, Local Plan Spatial Strategy, and the evidence set out in the Strategic Green Belt Review, the Green Belt Harm Background Paper and the Spatial Background Paper (Green Belt Exceptional Circumstances) it is considered there is justification for the release of Green Belt land. • The Whyburn Site is anticipated to contribute approximately 11 ha of land towards employment purposes which are anticipated to be either B2 or B8. It is anticipated to be complementary to the Top Wighay site providing potential jobs for the local area and assist in meeting the employment land needs for the District. • The Council is in support of tackling climate change and has taken steps to ensure that its carbon footprint is substantially reduced by 2030. Under national policy the Council is required to bring forward a local plan which includes strategic policies on housing |

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|--|---------|-----------|---------|---------------------|---|---|
| | | | | | <ul style="list-style-type: none"> ➤ Should not be building on the best quality agricultural land. • Green Belt <ul style="list-style-type: none"> ➤ No justification for release of land from Green Belt; exceptional circumstances have not been demonstrated. ➤ There are not exceptional circumstances to justify the release. ➤ Will result in urban sprawl by developing north of Hucknall. ➤ Should not be building on the Green Belt. ➤ The Government should deliver on their manifesto promise and not be building on the Green Belt. ➤ Ashfield does not have development constraints e.g. AONB, WHS, National Parks that would act as a barrier to development. The Green Belt has not stopped Greater Nottingham Authorities development on former Green Belt areas. ➤ Should keep a green corridor around Hucknall. ➤ The Conservative government have said new homes should not be built on green field and Green Belt land. • Health & Wellbeing <ul style="list-style-type: none"> ➤ Emphasis in responses on the value of Whyburn Farm as an open space and access to countryside. ➤ Loss of access to open space will impact on mental health and physical health. ➤ Access to green space has a positive impact on mental health. | <p>provision. However, unless there is a substantial evidence base and it is viability, national standards for homes are set out by the government through the Building Regulations. A national zero carbon homes policy for new homes was announced by the Government in 2006 but was withdrawn by the Government in 2016.</p> <ul style="list-style-type: none"> • The Council cannot not identify land for housing development. • Any allocated site has to be deliverable and developable under the provision of national policy guidance. The Council has allocated all brownfield sites that were deliverable and developable when the Draft Local Plan went out to consultation. As a result, the Council has had to make the difficult decision to propose the allocation of sites on greenfield land to meet the District's future housing needs, as required by national planning policy. • The Council has queried the former Prime Minister's speech regarding greenfield sites with the Secretary of State and have been informed there are no national planning policy changes. • Flooding is an issues that is considered in relation to all allocations. The site is identified as being in Flood Zone 1 which is the lowest risk of flooding. Any planning applications will need to be supported by a site specific flood risk assessment which will identify how run off will be maintained at green field rates typically using sustainable urban drainage, (SuDS) to |

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|--|---------|-----------|---------|---------------------|---|---|
| | | | | | <ul style="list-style-type: none"> • Historic Assets <ul style="list-style-type: none"> ➤ Issues raised over the cumulative harmful impact on Annesley Hall, Grade II* Register Park & Garden of Whyburn Farm & Junction 27 employment allocations. • Housing Requirements <ul style="list-style-type: none"> ➤ Taken with past development and proposed development there is a substantial impact in relation to Hucknall so that its population will increase to levels approaching Sutton in Ashfield. ➤ Disproportionate amount of growth being aimed at Hucknall compared to other areas in the district, especially due to Top Wighay and other housing development that are ongoing in Hucknall. ➤ Various comparisons of the populations and areas of Hucknall against Kirkby/Sutton. ➤ Comparison with the proposals in the Ashfield Local Plan 2016 and the Draft Local Plan. ➤ Housing requirements for Ashfield should be reduced. ➤ Hucknall is bearing the brunt of arbitrary Government housing targets. The Council should challenge the Government on this aspect ➤ Hucknall is being burdened by development by surrounding councils which uses Hucknall's infrastructure rather than their own. ➤ While the Council need to hit Government targets it is down to the Council where those housing are built. | <p>retain water on site or to infiltrate water into the ground. The use of water based SuDS elements will retain water on site so that run off rates reflects existing greenfield run off rates and the blue infrastructure is enhanced for the benefit of biodiversity.</p> <ul style="list-style-type: none"> • Comments on food security are noted but this has to be reflected by a national approach to the issue. It is anticipated that from the East Midlands Region 1:250 000 Series Agricultural Land Classification map that there is some Grade 2 land at Whyburn Farm. This is a consideration in policy terms in relation to any site but has to be balanced against the benefits anticipated to arise from any proposed development. • The Council acknowledges the benefits of health and wellbeing from green space. The proposed development is based on providing significant green areas with Woodland Planting and expansion of the rights of way network. Space. Arable land does not typically have a significant value for biodiversity. There will be a requirements for biodiversity net gain from the development and the utilisation of sustainable urban drainage. This will require ecologists to assess and ensure that the development results in a least a 10% improvement in the biodiversity over the existing position. • As is identified in the Infrastructure Section of the Statement of Consultation, the Council is working with various infrastructure providers to |

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|--|---------|-----------|---------|---------------------|---|--|
| | | | | | <ul style="list-style-type: none"> ➤ Already been substantial development in Hucknall. ➤ Large settlements sites do not contribute to the 5 years housing requirement due to the time for a site of this nature to come forward. Suggested that evidence from research indicated that a lead time of 7 years is not unusual. • Infrastructure <ul style="list-style-type: none"> ➤ Inadequate infrastructure in Hucknall – transport, schools, roads and healthcare provision. ➤ Hucknall already struggles with a huge shortage of doctors, nurses, and dentists, and at times it's almost impossible to get GP appointments. ➤ Primary and Secondary Schools are unable to cope with the number of children who require places. Some are even having to travel to schools in neighbouring districts. ➤ Site is likely to have an adverse impact on the sewerage network – capacity improvements would be required prior to the full development of the site ➤ Hucknall's road network heavily congested ➤ New 'health hub' in the middle of Hucknall will only work if it can attract more doctors and dentists. ➤ Whyburn Farm would need at primary school comprising three form entry and a site of approximately 3ha. Taking into account development in and around Hucknall the preference is to have a third secondary school in Hucknall. | <p>identify the requirements arising from the proposed development. Planning permissions will reflect the requirement for contributions towards infrastructure through S106 Agreements. The contributions will be dependent on the sums request by infrastructure providers and the viability of development. The Annual Infrastructure Funding Statement on the Council's website sets out a summary of the financial contributions secured for affordable housing, highways and off-site infrastructure works.</p> <ul style="list-style-type: none"> • Whyburn Farm would include a primary school. The Council would need to work with other parties to determine the requirements for secondary places and the location for any expanded or new secondary school. • A Heritage Impact Assessment is being undertaken to consider the impact of the proposed development on historic assets. • Any development would need to comply with the requirements set out in Policy EV4 Green Infrastructure, Biodiversity, and Geodiversity of the Local Plan. This includes the protection of Local Wildlife Sites (LWS) and other protected sites. It is necessary for any development to demonstrate biodiversity net gain which is anticipated to become a legislative requirement in Autumn 2023. The LWSs will be integrated into the green and blue infrastructure. As part of any development trees and hedgerows will be retained as far as possible, recognising the |

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|--|---------|-----------|---------|---------------------|---|--|
| | | | | | <ul style="list-style-type: none"> • Natural Environment <ul style="list-style-type: none"> ➤ Impact on the ppSPA. ➤ Loss of green space, biodiversity, habitats/ species of local & statutory importance. ➤ Impact on Misk Hills and wider landscape context. ➤ Negative impact on local wildlife, flora, and fauna. ➤ Land should not be built on as extensive habit/species on the site. ➤ Local Wildlife Site are on the site and development will have a negatively effect on the LWSs. ➤ Blue and green infrastructure of this site should be balanced across the site. Natural England are due to publish our updated Green Infrastructure Standards including Accessible Natural Green Space Standards which should be taken into account in the emerging policy. • Pollution <ul style="list-style-type: none"> ➤ Concern over the negative impact on level of air pollution due to loss of trees and natural vegetation. • Transport, Highways & Access <ul style="list-style-type: none"> ➤ Poorly served by public transport. ➤ Roads in Hucknall are already heavily congested at peak times. ➤ Watnall Road, Hucknall Bypass and Hucknall Lane running past Moor Bridge are complete bottlenecks. ➤ No improvements proposed to Hucknall station and trams. | <p>impact they can have in relation to design, climate change and pollution. This will be facilitated by additional woodland planting as part of the new settlement. There are a number of SuDS components that can make a significant contribution to the ecological value of an area (eg green roofs, ponds, swales, wetlands, trees). The “Sustainable drainage systems Maximising the potential for people and wildlife” on behalf of The Wildfowl & Wetlands Trust and the Royal Society for the Protection of Birds, illustrates what can be achieved through SuDS.</p> <ul style="list-style-type: none"> • A Habitats Regulation Assessment will be undertaken to consideration whether the Local Plan is likely to have significant effects on a European site in relation to provide protection to a variety of animals, plants and habitats of importance to biodiversity (SPA or SAC). This will include the ppSPA. Initial advice on the ppSPA was set out by Natural England in 2012. However, as yet, no decision has been made by the Government regarding the designation. In these circumstances, Natural England recommends adopting a ‘risk based’ approach whereby Local Planning Authorities assess and mitigate the likely impacts of all proposals on the nightjars and woodlarks of Sherwood Forest. • There are no Air Quality Management Area designated in Ashfield in relation to air quality. With the change to electric and hydrogen power vehicles required by the Government in 2030 (new vehicles), any impact from |

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|--|---------|-----------|---------|---------------------|--|---|
| | | | | | <ul style="list-style-type: none"> ➤ Impact of additional traffic on the road network through Papplewick and Linby. ➤ Concerns raised where access to the site will be derived. ➤ Questioned whether the NET would be extended to serve the proposed site. • Other Objection/Comments <ul style="list-style-type: none"> ➤ Cultural impact in relation to Byron through development on the area in question. ➤ Proposed development would result in the loss of community identity at Hucknall. | <p>emissions will be substantially reduced. As part of the new settlement additional woodland would be planted on the site.</p> <ul style="list-style-type: none"> • The Council has worked closely with the Highway Authority throughout the site selection process. A Transport Study has been commissioned to fully understand the transport implication of the draft Local Plan proposals and identify what mitigation measures are necessary. Discussions have been undertaken regarding the extension of the NET. |
| Strategic Policy S7: Meeting Future Needs New Settlement: Land at Cauldwell Road, Sutton in Ashfield | 5 | 51 | 12 | 1,686 | <ul style="list-style-type: none"> • Petition <ul style="list-style-type: none"> ➤ In summary rejects Government housing targets, raises issues in relation to local business loss of greenspace for walkers, runners cyclists, horse riders, impact on biodiversity, flooding, impact on water quality Cauldwell Dam, Impact on Hamilton Hill. (Please see earlier section on Petitions for the full statement) Objections/Comments • General <ul style="list-style-type: none"> ➤ Considers the Draft Local Plan is flawed and Policy S7 Cauldwell Road/Derby Road should be removed from any future iterations. ➤ Objections on the grounds the site faces a number of significant constraints identified in the New Settlement Study that will need to | <p>Policy</p> <ul style="list-style-type: none"> • As a strategic site allocation the Policy will be subject to review by the Council in relation to the strategic approach and site allocations. • The Council strategic approach is based on meeting the future housing needs of the District but looking beyond the current Plan period. The new settlement at Cauldwell Road provides an opportunity to meet the need for approximately 1,000 homes together with supporting infrastructure such as a primary school. The development would provide new open space, increase access opportunities to that green space and would increase the biodiversity value of the site as part of the development. • The New Settlement Study does raise potential constraints for the site. As a consequence, the site was not identified to deliver any homes until the back end of the |

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|--|---------|-----------|---------|---------------------|---|---|
| | | | | | <p>be overcome, there is no developer interest in the site and there are other sites that could be allocated to meet the housing need.</p> <ul style="list-style-type: none"> ➤ Object to the Council's approach to allocating two new settlements rather than focusing on strengthening its existing centres with housing and employment growth. <ul style="list-style-type: none"> • Alternative Sites <ul style="list-style-type: none"> ➤ More appropriate sites at Lowmoor Road and Mowlands. • Brownfield Development <ul style="list-style-type: none"> ➤ Housing development should be brought forward on brownfield sites. ➤ Sustainable, carbon neutral brownfield development must be the focus for future development not cheap quick fix green field sites. ➤ Boris Johnson pledged 6th October 2021 that 'no homes will be built on green fields'. Why is the Council set on going against government? • Climate Change <ul style="list-style-type: none"> ➤ The proposal is not eco-friendly/carbon neutral. ➤ The landmark COP26 climate at Glasgow identified one of the key actions was to stop deforestation and the destruction of natural green spaces. | <p>Plan period. This gives the opportunity for the Council to work with the landowner and their agents together with other bodies regarding the delivery of the site.</p> <ul style="list-style-type: none"> • The Government national planning policy and guidance sets out a formula to determine housing need for councils. The Council is required to use this formula unless exceptional circumstances justify an alternative approach which is a very high bar to overcome. The location of development is a reflection of the spatial strategy and the evidence base identified in the Table set out under Allocations. • The Council is in support of tackling climate change but standards for housing are set by national government in the Building Regulations. The Council has to make difficult decisions regarding greenfield land as there is a social need for more housing and only limited amounts of land in Ashfield can be built on brownfield sites. • There is not anticipated to be a local centre which will conflict with the emphasis given to the District Town Centres. • In relation to an expansion of the Amazon site, the land in question in Ashfield has not been put forward as part of the SHELAA. A significant part of the site in a Local Wildlife Site, Cauldwell Brook Marsh, which runs centrally through the site. It is not proposed to allocate the site in question and no amendments to the Policy are proposed. |

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|--|---------|-----------|---------|---------------------|--|---|
| | | | | | <ul style="list-style-type: none"> ➤ Ashfield Council should be working towards a carbon neutral, sustainable and environmentally friendly future not building yet more energy hungry houses on green fields and causing even more traffic pollution. • Economic <ul style="list-style-type: none"> ➤ No objection to the proposal but the local centre must however be of a size and scale to serve the needs of the new community only so as not to impact / undermine the existing hierarchy of centres in the District. The amount of floorspace given over to retail and community uses should ideally be specified by the policy – where a proposal exceeds this threshold, it should be required to demonstrate compliance with the sequential and impact assessments defined by the NPPF and local plan policies. ➤ The development of the new settlement should not prejudice the potential expansion of the key employment site at Summit Park. • Impact on local businesses Coxmoor Golf Course – objects to the proposed allocation: <ul style="list-style-type: none"> ➤ The strategy of New Settlements is unsound. The evidence is that that site is ‘non-viable’ and ‘unachievable.’ ➤ Allocation will have a substantial negative effect on adjacent businesses and will lead to the demise of the golf club. The Proposal will severely affect the ability of the club to | <ul style="list-style-type: none"> • Any allocated site has to be deliverable and developable under the provision of national policy guidance. The Council has allocated all brownfield sites that were deliverable and developable when the Draft Local Plan went out to consultation. As a result, the Council has had to make the difficult decision to propose the allocation of sites on greenfield land to meet the District’s future housing needs, as required by national planning policy. • The Council has queried the retiring Prime Minister’s speech regarding greenfield sites with the Secretary of State and have been informed there are no national planning policy changes. • Flooding is an issues that is considered in relation to all allocations. The site is identified as being in Flood Zone 1 which is the lowest risk of flooding. Limited surface water flows are identified on the site. Any planning applications will need to be supported by a site specific flood risk assessment which will identify how water quality will be maintained and improved, run off will be maintained at green field rates typically using sustainable urban drainage, (SuDS) to retain water on site or to infiltrate water into the ground. Construction Management Plans for the site will take account water aspects for the development. • The Environment Agency has been consulted and has not identified any issues for |

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|--|---------|-----------|---------|---------------------|---|---|
| | | | | | <p>attract new members, visitors and national events.</p> <ul style="list-style-type: none"> ➤ The development will put at risk most of the businesses it borders, including Mansfield/Sutton Observatory (MSO), Ashfield Angling Club and Sparkes Nursery. ➤ Revenue implication will affect the ability to preserve LWS on the Golf Course. ➤ Potential negative impact on ppSPA. ➤ Negative impact on priority habitats, mammals, birds, amphibians and bats, including Cauldwell Dam and Brook. ➤ Loss of Grade 3a agricultural land. ➤ Impact on the highways as A611 and A38, these routes are heavily congested. ➤ Limited affordable housing could be achieved bases on New Settlement Study. Study identified a considerable number of risks associated with the site including viability and delivery questions. ➤ SA identifies a significant number of negative aspects compared to other sites. There are at least 6 sites that deliver over 300 houses in the Kirkby area and none are included in the 'Proposed' plan despite none of these sites having level of negative assessment as high as Cauldwell Rd. ➤ Allocation contravenes a number of Council policies in the current Local Plan. ➤ Plan is flawed and should be withdrawn and policy S7 removed from any future iterations. | <p>development n the Draft Plan in relation to the aquifers.</p> <ul style="list-style-type: none"> • As part of any permission conditions are imposed which are likely to include a Construction Surface Water Management Plan (CSWMP) which reflects that surface water quality and quantity is managed throughout the construction process to mitigate impacts off site. • Comments on food security are noted but this has to be reflected by a national approach to the issue. • The Council acknowledges the benefits of health and wellbeing from green space. The proposed development will be required to provide significant green areas arising from the need for associated open space, the requirements for biodiversity net gain and the utilisation of sustainable urban drainage. However, the land in question is privately owned agricultural land. There are no rights of way over any part of the land that is identified in the Draft Local Plan so the land is not accessible by the public. In this context development would be required to provide open space as part of the development facilitating access to both recreational and biodiversity opportunities. • A Heritage Impact Assessment is being undertaken to consider the impact of the proposed development on Hamilton Hill. • The Council has worked closely with the Highway Authority throughout the site |

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|--|---------|-----------|---------|---------------------|---|---|
| | | | | | <p>Bright Sparks Day Nursery - Objects to the proposed allocation:</p> <ul style="list-style-type: none"> ➤ Background work has been undertaken on an evidence based without the local community and businesses being consulted. ➤ The reasons for the withdrawal of previously appraised sites in the 2018 Local Plan, notably, those concerning development around Searby Road were insubstantial and ambiguous. ➤ The emerging Plan does not fit with the new political administrator's economic growth ambitions and vision for the District ➤ The site at Cauldwell Road is too ambitious and not near enough to adjoining urban and settlement areas. ➤ Negative impact on farming. ➤ Not in keeping with the character of the existing residences. ➤ Site is isolated with no public transport amenities. Any cycle route is unpleasant and does not feel safe. Infrastructure has been poorly considered and site is not located for access to local towns by foot or bike. ➤ While meeting the Government's Housing Plan objectives, it does not meet those of the local towns. ➤ In relation to infrastructure, there is a falling birth rate locally and this will impact on the sustainability of local schools. ➤ Any development for new housing will be out of character compared to the existing dwellings. | <p>selection process. A Transport Study has been commissioned to fully understand the transport implication of the draft Local Plan proposals and identify what mitigation measures are necessary.</p> <ul style="list-style-type: none"> • As is identified in the Infrastructure Section of the Statement of Consultation, the Council is working with various infrastructure providers to identify the requirements arising from the proposed development. Planning permissions will reflect the requirement for contributions towards infrastructure through S106 Agreements. The contributions will be dependent on the sums request by infrastructure providers and the viability of development. The Annual Infrastructure Funding Statement on the Council's website sets out a summary of the financial contributions secured for affordable housing, highways and off-site infrastructure works. • The site is required to provide a one form entry primary school. • Any development would need to comply with the requirements set out in Policy EV4 Green Infrastructure, Biodiversity, and Geodiversity of the Local Plan. This includes the protection of Local Wildlife Sites (LWS) and other protected sites. It is necessary for any development to demonstrate biodiversity net gain which is anticipated to become a legislative requirement in Autumn 2023. The LWS is anticipated to be integrated into this requirement. As part of any development trees |

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|--|---------|-----------|---------|---------------------|---|---|
| | | | | | <ul style="list-style-type: none"> ➤ Loss of a green space which provides sanctuary, leisure and wildlife for the enjoyment of local residents. ➤ Negative impact on wildlife and environment including Cauldwell dame and Brook. ➤ There is significant pride and ownership observed in the dwellings at the Cauldwell site. Community pride in the area will be dampened by a large housing estate. ➤ Loss of greenfield and countryside with issues from air pollution from development. ➤ Issues over empty homes should be resolved instead of allocating the site. ➤ Negative impact on historic environment. ➤ Concerns over the consultation of the Draft Local Plan. <p>Ashfield Angling (Cauldwell Dam) - Objects to the proposed allocation:</p> <ul style="list-style-type: none"> ➤ Adversely affect the environment including Local Wildlife Sites and historic environment, Hamilton Hill. ➤ Proposal will impact on wildlife habitat and endanger several protected species. ➤ Part of the site has a high water table above the chalk aquifer and there would be a flood risk to new buildings, construction activities would impact on the quality of ground water and the chalk aquifer substrate. ➤ Surface water runoff and surface water drains would present a risk of pollution to the nearby watercourses Cauldwell Dam and The River Maun. | <p>and hedgerows will be retained as far as possible, recognising the impact they can have in relation to design, climate change and pollution. There are a number of SuDS components that can make a significant contribution to the ecological value of an area (eg green roofs, ponds, swales, wetlands, trees). The “Sustainable drainage systems Maximising the potential for people and wildlife” on behalf of The Wildfowl & Wetlands Trust and the Royal Society for the Protection of Birds, illustrates what can be achieved through SuDS.</p> <ul style="list-style-type: none"> • A Habitats Regulation Assessment will be undertaken to consideration whether the Local Plan is likely to have significant effects on a European site in relation to provide protection to a variety of animals, plants and habitats of importance to biodiversity (SPA or SAC). This will include the ppSPA. Initial advice on the ppSPA was set out by Natural England in 2012. However, as yet, no decision has been made by the Government regarding the designation. In these circumstances, Natural England recommends adopting a ‘risk based’ approach whereby Local Planning Authorities assess and mitigate the likely impacts of all proposals on the nightjars and woodlarks of Sherwood Forest. • Natural England has not identified any ancient woodlands near to the proposed allocation. • The land is substantial put to arable farming uses. Farming practices such as including |

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|--|---------|-----------|---------|---------------------|--|--|
| | | | | | <p>Sherwood Observatory – Trustees objected to the proposed allocation:</p> <ul style="list-style-type: none"> ➤ Concerned that light pollution would have a significant detrimental effect on the operation of the sensitive optical equipment used by the observatory. Acknowledges that the New Settlement Study have taken onboard responses but there remain significant concerns regarding various aspects of lighting for public and private space in any new development and its negative impact on the Observatory. • Flooding/Drainage <ul style="list-style-type: none"> ➤ Concerns regarding the impact on flooding and water quality. Site 2 has a high water table above the chalk aquifer and there would be a flood risk to new buildings, construction activities would impact on the quality of ground water and the chalk aquifer substrate. Surface water runoff and surface water drains would present a risk of pollution to the nearby watercourses Cauldwell Dam and The River Maun. ➤ Concerns expressed regarding standing water in fields during periods of heavy rain. • Food Production <ul style="list-style-type: none"> ➤ Food security aspects raised with loss of fields. ➤ Loss of Grade 3a agricultural land. • Health & Wellbeing <ul style="list-style-type: none"> ➤ Loss of the site till impact on mental health and physical health. | <p>permanent features such as hedges and grass margins help biodiversity but arable fields do not in themselves have substantial ecological benefits.</p> <ul style="list-style-type: none"> • For clarification, the proposed allocation for housing is not in the Green Belt. It is a green field site. • There are no Air Quality Management Area designated in Ashfield in relation to air quality. With the change to electric and hydrogen power vehicles required by the Government in 2030 (new vehicles), any impact from emissions will be substantially reduced particularly as the proposed development is not anticipated to come forward until the mid-2030s. • The New Settlement Study is a high level document that makes a substantial number of assumption. Additional work will be undertaken to provide additional information and certainty over values and costs. However, it is acknowledged that bringing forward a new settlement and its supporting infrastructure takes time. Site promoters also need the confidence to invest in evidence and master-planning. Therefore, it is vital to commit in this Local Plan with an expectation that the majority of homes will be delivered beyond 2038. This is reflected in the proposed development not anticipated to delivery until the later part of the Plan. • The New Settlement Study identified that there will be a need to mitigate potential new light |

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|--|---------|-----------|---------|---------------------|--|--|
| | | | | | <ul style="list-style-type: none"> ➤ Access to green space has a positive impact on mental health. • Historic Assets <ul style="list-style-type: none"> ➤ Historic England concerned with the harm to Hamilton Hill Scheduled Monument. • Housing Requirements <ul style="list-style-type: none"> ➤ Strategy of New Settlements that give housing at the end of the period and into the future is unsound. ➤ New Settlement Study identifies that it's highly likely that both sites would require subsidy in order to be brought forward in their current format and affordable housing would be limited under the various scenarios. ➤ Housing requirements for Ashfield should be reduced. • Infrastructure <ul style="list-style-type: none"> ➤ Impact local infrastructure – traffic, health & education. ➤ The development of this site is anticipated to have an adverse impact on the existing sewerage network, as such capacity improvement would likely be required ➤ The new settlement should safeguard land for a 1 form entry primary school. ➤ The Ashfield area, particularly Sutton and Kirkby have been overwhelmed by new housing developments over the past few years. This has resulted in daily traffic chaos, problems accessing health care and school places and unfettered urban sprawl spoiling our formerly lovely rural home. | <p>pollution affecting the Sherwood Observatory. Some initial beneficial lighting approaches in relation to the Observatory are set out on page 46 of the Study.</p> <ul style="list-style-type: none"> • It is not considered that new housing development would result in noise pollution which would have a significant adverse impacts on health and the quality of life. From a planning aspect a right to a view is not a material consideration. The impact of noise from adjacent roads would form part of the design considerations in relation to the homes to be built on site and the layout of the development. • The impact on house values is not a material planning consideration but evidence from past research would indicate that if housing values are impact they recover within a relatively short period of time. • National policy requires a plan should be 'underpinned by relevant and up-to-date evidence' which will for part of the Examination of the Plan by an independent planning inspector. Unless there are specific reasons identified, it is not normal practice to consult local residents or businesses on evidence base studies. While this is an on-going process the basis evidence base needs to be in place to inform the Council decision making on the emerging plan. Therefore, it is considered that the Council have taken an appropriate approach to the emerging plan. |

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|--|---------|-----------|---------|---------------------|--|--|
| | | | | | <ul style="list-style-type: none"> ➤ Increase traffic volume, traffic noise and road network being heavily congested ➤ Poor health service provision cannot see doctors. • Natural Environment <ul style="list-style-type: none"> ➤ Impact on ppSPA . ➤ Concerns impact on biodiversity: ➤ Negative impact on the protected species in Cauldwell Brook - White Claw Crayfish. Brook Lamprey. (Drainage). ➤ Part LWS on site links in adjacent LWS Cauldwell Brook & Dam. Coxmoor Golf Course adjacent is LWS. ➤ Loss of countryside, greenfield site and lack of access to greenspace. ➤ If this development were to go ahead it will destroy the local wildlife and surrounding areas. The impact on the wildlife will be catastrophic, together with destroying the nursery experience for the under 5's who currently enjoy fantastic educational nature interaction on a Daily basis. ➤ Land should not be built on there are extensive habit/species on the site. ➤ Development will change the semi-rural character of the area. ➤ Part of the proposed development site is already a Local Wildlife Site, any building on this will severely negatively affect. ➤ A number of responses identified the site as Green Belt land. ➤ Ancient woodlands are set out to be adjacent to the site. • Pollution | <ul style="list-style-type: none"> • Consultations are undertaken under the provisions of the Town and Country Planning (Local Planning)(England) Regulations 2012, as amended. Regulation 18 is an more informal consultation which can explore options, approaches and set out a draft Local Plan. Regulation 19 is a more formal consultation. This must be for a period of a least 6 weeks, inviting representations in accordance with Regulation. The draft Local Plan is a Reg 18 consultation and the Council considers that it has taken the appropriate steps to undertake the consultation and meeting the relevant requirements. • Under legislation the adoption of a Local Plan is a matter for determination by the Council unless the Secretary of State intervenes under powers granted in the Planning and Compulsory Purchase Act 2004. • It is not considered that the proposal falls outside the Vision or Sustainable Objectives set out in the Plan other than the amended National Planning Policy Framework would require the Vision to look further ahead (at least 30 years) in relation to new settlements. • No legality issues are anticipated to arise from the delivery of 315 dwellings in the Plan period. National planning policy requires councils to consider the delivery and developability of sites. Given the nature of the site, it is not anticipated that it will developable until period 11 – 15 years of the Plan. This is reflecting in the number of |

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|--|---------|-----------|---------|---------------------|--|--|
| | | | | | <ul style="list-style-type: none"> ➤ Sherwood Observatory – A number of response identified that the development would have a significant negative impact on the Observatory due to light pollution. ➤ With it being next to MARR, noise and pollution exposure levels to residents will be unhealthy. ➤ Potential light pollution. ➤ Increased CO 2 emissions. ➤ Concern over the negative impact on level of air pollution due to loss of trees and natural vegetation. • Transport, Highways & Access <ul style="list-style-type: none"> ➤ Impact on the highways as A611 and A38 these routes are heavily congested. ➤ Roads are already heavily congested at peak times • Other Objection/Comments <ul style="list-style-type: none"> ➤ New Settlement Study raises viability, constraints and delivery questions over the allocation. ➤ Sport England recommends the addition of Active Design and the principles contained therein, as part of the suite of documents to improve the design of developments. ➤ The new settlement lies immediately North-West of the permitted Two Oaks Quarry extracting silica sand and gravel. The Western area of the site is where extraction is anticipated in 2040. The environmental impacts for example noise and dust, from | <p> dwellings anticipated to be brought forward by 2038.</p> <ul style="list-style-type: none"> • |

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|--|---------|-----------|---------|---------------------|--|--|
| | | | | | <p>the extraction works would need to be considered in relation development within the Eastern end of allocation.</p> <ul style="list-style-type: none"> ➤ It will impact on property prices. ➤ Objection on the grounds that the local community around the site should have been consulted before the Draft Plan was issued. ➤ Raises issues regarding the withdrawal of the Local Plan 2016 from Examination in 2018. ➤ Objection on the grounds that the proposal does not meet the vision or various sustainable objectives set out in the Plan. ➤ Objection raising the legality of allocating 315 homes on the site in the later part of the Plan. | |
| Strategic Policy S8: Meeting Future Needs Strategic Employment Allocation Junction 27, M1 Motorway, Annesley | 4 | 3 | 9 | N/A | <ul style="list-style-type: none"> • Historic England: <ul style="list-style-type: none"> ➤ Objected to development south east Junction 27 adjacent to Grade II* Register Park & Gardens Annesley Hall ➤ Heritage Impact Assessment required to consider harm to historic assets, land to north east Junction 27. ➤ Cumulative harmful impact of the two employment allocations and Whyburn Farm on Register Park & Garden. • Additional employment sites put forward – <ul style="list-style-type: none"> ➤ Land to the north of Mansfield Road Annesley. ➤ Land to the east of A611 Annesley. ➤ 38ha of land to the East of Pinxton Lane and South of the A38, Sutton in Ashfield. | <p>Policy</p> <ul style="list-style-type: none"> • Some changes proposed to the policy wording for clarification. • A Heritage Impact Assessment is being undertaken to consider the impact of the proposed development on heritage assets. • As a strategic site allocation the Policy may be subject to review by the Council in relation to the strategic approach and site allocations. |

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|--|---------|-----------|---------|---------------------|--|----------|
| | | | | | <ul style="list-style-type: none"> • Objection on basis that A38 should be used in preference to Green Belt. • Support/comments reflects need for employment sites, particular logistics off J27 - Meets exceptional circumstances for development in Green Belt. • Additional housing should be allocated to support employment. • Concerns over scale of the sites and their impact on biodiversity. | |

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|--|---------|-----------|---------|---------------------|---|--|
| Strategic Policy S9: Meeting Future Housing Provision | 5 | 24 | 6 | N/A | <ul style="list-style-type: none"> • Plan period should be to at least 2040 • Support for the District to meet its own housing need • Support for Green Belt release (but not the subsequent site selection) • Support for the inclusion of Gypsy, Travellers and Travelling Showpeople's needs • Draft Local Plan does not demonstrate the penalties if Ashfield District Council don't meet housing targets. • Level of housing need: <ul style="list-style-type: none"> ➢ Should be based on what can be delivered on brownfield only. ➢ Ashfield cannot sustain the level of growth planned for – infrastructure over capacity ➢ Support for requirement to be based on Standard method. ➢ Objection to only planning for minimum level of need based on the standard method – argument for a higher figure to support affordable housing identified as part of the housing need and the economic growth at J27. • Land supply buffer: <ul style="list-style-type: none"> ➢ Support for 11% buffer in supply. ➢ Should be 20% - this will also help to offset reliance on delivery from new settlements. ➢ 11% is excessive – could drop Cauldwell Rd and still have 7%. ➢ No basis for having any buffer in supply. | <p>Policy</p> <ul style="list-style-type: none"> • The Council will need to be responsive to any changes in the standard method for calculating local housing need. • The Plan period of 2020 to 2038 will need to be reviewed if the timetable slips to the extent that a 15 year plan from adopted set out in the provisions of the National Planning Policy Framework is no longer feasible. • Calculations will need updating to reflect the latest available data, including LHN, completions, supply and windfalls. This will include the need to identify any shortfall in delivery, as necessary. |
| Strategic Policy S10: Delivering Economic Opportunities | 4 | 1 | 3 | N/A | <ul style="list-style-type: none"> • Comments that employment allocations should be expanded at Junction 27 and include B2 uses as well as B8. | <p>Policy</p> <ul style="list-style-type: none"> • No changes are proposed to the Policy. |

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|--|---------|-----------|---------|---------------------|---|---|
| | | | | | <ul style="list-style-type: none"> • Policy is not sound in taking Green Belt sites forward at Junction 27 when alternative site available off A38. • Gedling BC raised whether Whyburn Farm employment allocation could saturate the local market when combined with Gedling's allocation at Top Wighay Farm? | |
| Strategic Policy S11: Aligning Growth and Infrastructure | 5 | 9 | 9 | N/A | <ul style="list-style-type: none"> • Objections reflected concerns that insufficient infrastructure to accommodate housing, particularly around Hucknall. • Linby PC highlighted significant impact on transport/community infrastructure of Whyburn and the importance of engaging with Parish Council. • Highway Authority emphasised they could not comment on transport infrastructure until Transport Study completed. • Network Rail supported the principle of improving railway connections. • NHS Property Services & Department for Education emphasised that development needs to support health/education infrastructure. • Severn Trent stressed the timing of development, the use of SuDS, and the drainage hierarchy. | <p>Policy</p> <ul style="list-style-type: none"> • Changes to the policy are proposed to: <ul style="list-style-type: none"> ➢ emphasise that the Council's priority is to work with utility providers to enable physical infrastructure to be coordinated with the requirements arising from new development. ➢ To cover circumstances where there is forward funding of infrastructure projects <p>Supporting Text</p> <ul style="list-style-type: none"> • Additions to the supporting text to reflect the Policy amendments. |
| Strategic Policy S12: Improving Transport Infrastructure | 5 | 7 | 10 | N/A | <ul style="list-style-type: none"> • General comments and objections raised with regards to the lack of infrastructure and that the existing road network is considered to be over capacity. • Concerns raised over the cumulative impact of Whyburn Farm and the J27 employment sites. | <p>Policy</p> <ul style="list-style-type: none"> • Changes to the wording of the Policy to identify that it should include pedestrian as well as cycle networks. <p>Supporting Text</p> <ul style="list-style-type: none"> • Additions to the supporting text to reflect the Policy amendments. |

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|---|---------|-----------|---------|---------------------|--|---|
| Strategic Policy S13 Vibrant Town Centres | 2 | 1 | 2 | N/A | <ul style="list-style-type: none"> Updated evidence required. Retail and Leisure Study 2016 outdated, overstates the need for new retail floorspace. May result in out of town space rather than improving the quality of existing town centres. Policy should reference the positive contribution/ opportunities heritage assets can make to town centres. Biodiversity opportunities e.g. culvert removal, provision of parks and open spaces, green roofs and street trees. Role of specialist older persons' housing in supporting the vitality and viability of town and local centres. | <p>Policy</p> <ul style="list-style-type: none"> Changes to the wording of the Policy to reflect that that there are conservation areas within Hucknall and Sutton in Ashfield town centres. |
| Strategic Policy S14 Tackling Health Inequalities and Facilitating Healthier Lifestyles | 3 | 1 | 7 | N/A | <ul style="list-style-type: none"> General support for the policy. Support/Comments proposed small changes in policy reflecting: <ul style="list-style-type: none"> Wellbeing benefits from natural environment and being physically active. Ensuring sufficient and suitable mix of housing this including meeting the needs of older and disabled people. | <p>Policy</p> <ul style="list-style-type: none"> Changes to the wording of the Policy to identify that: <ul style="list-style-type: none"> a suitable housing mix should include meeting the needs of older and disabled people. it should include pedestrian as well as cycle networks. Identify that access is also required to the countryside. <p>Supporting Text</p> <ul style="list-style-type: none"> Minor additions to the supporting text to reflect access to nature. |
| Strategic Policy S15 Protecting and Enhancing Our Green Infrastructure and the Natural Environment | 2 | 8 | 6 | N/A | <ul style="list-style-type: none"> Support from Historic England and the NWT with suggested changes to bring the policy wording in line with the requirements of the new Environment Bill. Objections mainly related to the erosion of wildlife habitats through the allocation of sites. | <p>Policy</p> <ul style="list-style-type: none"> Changes to the wording of the Policy to identify that: <ul style="list-style-type: none"> Include the preservation of valued landscapes. |

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|---|---------|-----------|---------|---------------------|---|--|
| | | | | | <ul style="list-style-type: none"> Suggested that 'valued landscapes' should be added to reflect NPPF Para 174. | <ul style="list-style-type: none"> ➤ Amending the wording of the Policy in relation to trees and woodlands trees within the policy. <p>Supporting Text</p> <ul style="list-style-type: none"> Some changes to the text to reflect valued landscapes and reference to blue as well as green infrastructure and to protect and enhance green infrastructure. |
| Strategic Policy S16 Conserving and Enhancing Our Historic Environment | 2 | 1 | 1 | N/A | <ul style="list-style-type: none"> Support from Historic England for Policy S16. However they have raised concerns over the lack of heritage evidence in order to assess the impact of development on designated and non-designated heritage assets. Objection related to Whyburn Farm and not specially to Policy S16. | <p>Policy</p> <ul style="list-style-type: none"> No changes are proposed to the Policy. |
| Strategic Policy S17 Safeguarding Mineral resources | 1 | 0 | 0 | N/A | <ul style="list-style-type: none"> Support for the policy | <p>Policy</p> <ul style="list-style-type: none"> No changes are proposed to the Policy. |

Chapter Four – Meeting the Challenge of Climate Change

6.4 Table 9 below sets out the main aspects identified by the respondents from the consultation. Further details regarding individual representations and the Council's response can be found in Appendix 4.

Table 9

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|--|----------------|------------------|----------------|----------------------------|---|---|
| Policy CC1: Zero and Low Carbon Developments and Decentralised, Renewable and Low Carbon Energy Generation | 3 | 6 | 6 | N/A | <ul style="list-style-type: none"> • Strategic Flood Risk Assessment is out of date does not reflect flood risk to Hucknall. • Plan should set standards for energy reduction, insulation beyond Building Regulations. Other responses set out the policy should be subservient to Building Regulations. • Support for Policy from Historic England sets out measures for now historic buildings can improve energy efficiency. • Response stress the role of watercourses conveying water. Support for SuDS and the drainage hierarch. • Suggested that new homes provided with passive cables and ducts as currently various charging configurations. • Support for reducing waste. • Raises issues with using BREEAM. • Issues of feasibility and viability raised, principally by developers. | <p>Policy</p> <ul style="list-style-type: none"> • Some changes proposed to the wording of the Policy for clarification regarding feasibility and viability. <p>Supporting Text</p> <ul style="list-style-type: none"> • Additional text to identify that a comprehensive approach to climate change needs to be taken across site ownerships of sites. |
| Policy CC2: Water Resource Management | 2 | 1 | 5 | N/A | <ul style="list-style-type: none"> • Support for improvement watercourse in line with Water Framework Directive and rainwater harvesting. • Emphasis the timing of development in relation to infrastructure and development. | <p>Policy</p> <ul style="list-style-type: none"> • Change to the Policy to emphasise nature based solutions. <p>Supporting Text</p> |

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|---|---------|-----------|---------|---------------------|---|---|
| | | | | | <ul style="list-style-type: none"> • Query on lack of evidence to reduce water consumption to 105 litres per day person from Building Regulations requirements (125 litres). • Support for the policy from various statutory bodies. Objection developer over lack flexibility in the policy wording on natural environment suggest change in policy wording. | <ul style="list-style-type: none"> • Additional text to reflect nature based solutions. • Additional text to reflect the monitoring of water quality and water flows. |
| Policy CC3: Flood Risk and Sustainable Drainage Systems (SuDS). | 3 | 0 | 4 | N/A | <ul style="list-style-type: none"> • General support for the policy and the use of SuDS. • Lead Local Flood Authority proposes a meeting to identify flood risk areas and minor amendments to policy wording. • Proposed minor changes in wording of the policy. | <p>Policy</p> <ul style="list-style-type: none"> • Changes to clarify the Policy in relation to flood risk and run off rates. <p>Supporting Text</p> <ul style="list-style-type: none"> • Additional text to reflect the use of sustainable urban drainage (SuDS) and the implementation of the drainage hierarchy. |

Chapter Five - Protecting and enhancing Ashfield's character through its natural environment and heritage

6.5 Table 10 below sets out the main aspects identified by the respondents from the consultation. Further details regarding individual representations and the Council's response can be found in Appendix 5.

Table 10

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|---|----------------|------------------|----------------|----------------------------|---|---|
| Policy EV1: Green Belt | 2 | 2 | 1 | N/A | <ul style="list-style-type: none"> • General support for the policy and the protection of Green Belt. • Objection to Green Belt land at Plainspot Farm, New Brinsley (H1Va) being allocated for housing. • Plan fails to demonstrate exceptional circumstances for Green Belt release. | Policy <ul style="list-style-type: none"> • No changes are proposed to the Policy. |
| Policy EV2: Countryside | 3 | 3 | 4 | N/A | <ul style="list-style-type: none"> • General support for the policy. • Concern that 'business uses' are now deemed appropriate in the countryside. • Support from Historic England for the requirement that building to be replaced are not of architectural or historic merit. • NCC supports the recognition that waste disposal to reclaim mineral workings is appropriate development in the countryside. • Policy requires more flexibility in its wording so not to rule out otherwise sustainable development in the countryside. • Objection - area to north of Kirkby Lane should be included as Pinxtun, rather than washed over countryside. | Policy <ul style="list-style-type: none"> • No changes are proposed to the Policy. |
| Policy EV3: Re-use of Buildings in the Green Belt and Countryside | 3 | 0 | 2 | N/A | <ul style="list-style-type: none"> • General support for the policy, including Historic England who welcomes the re-use of buildings in the Green Belt and countryside. | Policy <ul style="list-style-type: none"> • No changes are proposed to the Policy. |

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|--|---------|-----------|---------|---------------------|--|--|
| | | | | | <ul style="list-style-type: none"> Suggested minor amendment to the supporting text to identify that the re-use of buildings will be supported provided such uses are compatible with the location and character of the building and the settlement in which they are situated. | |
| Policy EV4: Green Infrastructure, Biodiversity and Geodiversity | 2 | 3 | 8 | N/A | <ul style="list-style-type: none"> Suggested amended wording to the policy and supporting text to reinforce the importance of the character of the surrounding area. Supporting text seems to prioritise development over protecting green infrastructure. Natural England want to see all developments contributing to Biodiversity Net Gain (BNG). Historic England suggests that: <ul style="list-style-type: none"> Needs to consider the location, landscape, character & heritage significance of conservation areas, historic parks & gardens & archaeological features, as having the potential for inclusion within green infrastructure networks. Reference to the need to restore water feature in historic settings required. Mixed responses to the requirement for 10% BNG, with supports, a suggestion to raise to 20% and that sites should be considered holistically, and also objections raising concerned about viability and whether there is a sufficient evidence base to support this. Suggestion to introduce 'Blue Infrastructure' into the Policy. | <p>Policy</p> <ul style="list-style-type: none"> Changes to clarify the Policy in relation to: <ul style="list-style-type: none"> No net loss of biodiversity and providing clarification on biodiversity net gain. Clarification in relation to ecological impact assessment. <p>Supporting Text</p> <ul style="list-style-type: none"> Changes to the supporting text regarding Biodiversity Net Gain. Minor changes in the wording for clarification. |
| Policy EV5: Protection of Green Spaces and Recreation Facilities | 4 | 4 | 2 | N/A | <ul style="list-style-type: none"> Natural England notes that there is no reference to tranquillity as a criterion for the selection of Local Green Space. Historic England welcomes the policy, in particular clause 3. Sports England want the Playing Pitch Strategy adding to the evidence base list. They also identify that school | <p>Policy</p> <ul style="list-style-type: none"> Changes to clarify the Policy in relation to: <ul style="list-style-type: none"> Deleting 'accessible' so that the policy set out 'The Council will resist the loss or fragmentation of green space and recreation facilities |

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|---|---------|-----------|---------|---------------------|---|--|
| | | | | | <p>playing pitches are not identified separately in the NPPF, and neither are public and privately owned spaces.</p> <ul style="list-style-type: none"> Severn Trent recommend that the following is added to the Policy: "Development of flood resilience schemes within local green spaces will be supported provided the schemes do not adversely impact the primary function of the green space". Request for Skegby Bottoms to be protected under Policy EV5 or to designate it under a separate 'Local Green Space' policy, recognising that it meets the criteria in paragraph 102 of the NPPF. EV5/158 has been incorrectly designated and should be removed. | <p>identified on the Policies Map and listed in Appendix 7'.</p> <ul style="list-style-type: none"> ➤ Include additional wording 'or recreational facilities Any new green spaces or recreational facilities' so that the sentence sets out 'developed after the Local Plan is adopted will be protected under this Policy.' <p>Supporting Text</p> <ul style="list-style-type: none"> • Minor changes in the wording for clarification reflecting the proposed changes to the Policy. |
| Policy EV6: Trees, Woodland and Hedgerows | 2 | 3 | 3 | N/A | <ul style="list-style-type: none"> General support for policy. NWT strongly support the policy, but thought the wording was confusing and suggested several amendments to the policy. Considered that the provision of 2 trees for everyone lost was unreasonable in instances where the tree to be removed was diseased, damaged or dying. Fails to distinguish between the protection afforded to Ancient Woodland and Veteran Trees (Para.180 of the NPPF) and the protection afforded to other trees, including those subject to TPO – which are not afforded the same level of protection such to prevent development, particularly if mitigation to the loss is proposed. Request to balance the sustainability benefits of efficiently redeveloping previously developed land against those of increased tree cover in urban areas. Consider that the 2:1 ratio in relation to tree loss is not sufficient to compensate for the loss of mature trees. | <p>Policy</p> <ul style="list-style-type: none"> • Significant changes to the policy in relation to: <ul style="list-style-type: none"> ➤ Removing repetitive elements to the Policy. ➤ Additional wording to the policy in relation to replacement trees. ➤ Clarification in relation to replacement of trees and hedges ➤ Clarification on the approach to ancient woodlands and veteran trees. <p>Supporting Text</p> <ul style="list-style-type: none"> • Significant additional paragraphs to reflect the changes to the Policy. |

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|--|---------|-----------|---------|---------------------|---|---|
| Policy EV7: Provision and Protection of Allotments | 5 | 0 | 1 | N/A | <ul style="list-style-type: none"> General support for the policy. Objection to building on allotment land. | Policy <ul style="list-style-type: none"> No changes are proposed to the Policy. |
| Policy EV8: Agricultural Land Quality | 3 | 2 | 1 | N/A | <ul style="list-style-type: none"> General support for the policy. Question whether the policy follows the advice in NPPF which states that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality. Development proposals should recognise the economic and other benefits of BMV agricultural land – but this does not preclude development of BMV land. Suggested that the wording of the Policy should be amended. | Policy <ul style="list-style-type: none"> No changes are proposed to the Policy. |
| Policy EV9: The Historic Environment | 3 | 2 | 5 | N/A | <ul style="list-style-type: none"> Historic England welcome this detailed policy but suggests some modifications to bring it more in line with the NPPF: <ul style="list-style-type: none"> Suggested that desk-based assessments, as well as acknowledging that further field evaluation may also be necessary, in line with Para.194 of the NPPF. Suggest that where proportionate to the risk of loss to heritage significance, and the likely importance or complexity of affected assets, a field evaluation may be required for development sites which have, or may include, heritage assets of archaeological interest. The policy needs to refer to heritage assets that are unidentified prior to development, as currently the policy does not afford them adequate protection. The Local Plan should list all designated and locally listed heritage assets. Suggested that all planning applications which affect heritage assets should go to planning committee and | Policy <ul style="list-style-type: none"> Changes to the Policy wording to include consideration of 'setting.' |

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|--|---------|-----------|---------|---------------------|--|--|
| | | | | | <p>not be delegated, and that the Council need to do more to enforce damage and poor repair.</p> <ul style="list-style-type: none"> Concerns raised about the wind energy opportunities map (appendix 4) within Ashfield which shows a sizeable 'area of opportunity' for large wind turbines to the immediate south of Hardwick Park. Objection to the proximity of the Cauldwell Road site to Hamilton Hill scheduled monument. Objection that the plan contains no specific proposals to enhance Kirkby Cross. Objection to Skegby not being designated (or considered) as a Conservation Area. | |
| Policy EV10: Protection and Enhancement of Landscape Character | 5 | 1 | 0 | N/A | <ul style="list-style-type: none"> General support for the policy. Historic England strongly supports this policy, in particular the reference to conserving and enhancing the setting of, and views to and from, historic assets. Severn Trent supports the retention of landscape features such as water courses which are key to enabling sustainable surface water discharges and mitigating the impacts of flooding. Suggested that 'valued' landscapes should be protected and enhanced in a manner commensurate with their statutory status or identified quality in the Plan. | <p>Policy</p> <ul style="list-style-type: none"> No changes are proposed to the Policy. |

Chapter Six - Meeting Local Housing Needs and Aspirations

6.6 The Housing Policies and allocations are considered under three tables

- Table 11 below sets out the main aspect identified by respondents from the consultation in relation to Policy H1.
- Table 11a sets out the main aspects identified by the respondents from the consultation in relation to the proposed housing sites.
- Table 11b sets out the main aspects identified by the respondents from the consultation for the remaining housing related development management policies.

Table 11 Policy H1

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|------------------------------|----------------|------------------|----------------|----------------------------|--|--|
| Policy H1 | 3 | 60 | 16 | N/A | <p>Objections & Comments</p> <ul style="list-style-type: none"> • Alternative Sites put forward that have not been allocated in the draft Local Plan include: <ul style="list-style-type: none"> ➤ Ashfield House, Skegby. ➤ Land to the north of Common Lane, Hucknall ➤ Site H1Su (Rear of 113 to 139 Beck Lane, Skegby) and Site H1Saa (Land at Beck Lane, Skegby) for residential development – reflective of H1Saa's planning permission. ➤ Former Quantum Clothing, North Street, Huthwaite. ➤ Adjacent to proposed site H1Vg Land north of Larch Close, Underwood. ➤ Land at Leen Valley Golf Course, Wigwam Lane, Hucknall ➤ Land at Pleasley Road, adjacent to Station Farm, Teversal. SHELAA site SA034. ➤ Main Street, Nuncargate. SHELAA site KA039. ➤ Land to the East of Mill Lane Huthwaite. | <p>Policy</p> <ul style="list-style-type: none"> • The Council will review the Draft Local Plan allocations and alternative site proposed taking into account the comments received. • A number of the response reflect a cross over with Strategic Policies set out in Strategic Policy 3 and Strategic Policy 9. • A number of the response reflect a cross over to objections to specific sites or locations. • Responses set out specific reasons why it was considered alternative sites should be allocated for housing. • Policy SD10 Transport amended to reflect the need to take into account railway infrastructure. |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|-----------------------|---------|-----------|---------|---------------------|---|--|
| | | | | | <ul style="list-style-type: none"> ➤ Land to the south of Newark Road and east of Lowmoor Road, Sutton in Ashfield/Kirkby-in-Ashfield. ➤ Adj. 82 Mansfield Road, Underwood. SHELAA SJU029. ➤ Land West of Moor Road, Bestwood Village SHELAA HK046 ➤ Stoney Lane, Selston. SHELAA SJU021. ➤ Main Street Jacksdale. SHELAA SJU008. ➤ Annesley Lane Selston. SHELAA SJU040. ➤ Land Mansfield Road Underwood. SHELAA SJU029 ➤ Mowland, Kirkby-in- Ashfield. Forms part of SHELAA KA021. ➤ Land north of Laverick Road, Jacksdale. SHELAA SJU044. ➤ West of Beck Lane. SHELAA SA008 <ul style="list-style-type: none"> • Objections/comments in relation to allocated housing sites including: <ul style="list-style-type: none"> ➤ Objections to all Hucknall housing allocations. ➤ Objections to housing development on sites in the Green Belt at Selston and Underwood. ➤ Objection to the housing allocation at Newstead. ➤ Objections to Stubbin Wood Farm, Watnall Road, Hucknall. ➤ The proposed housing developments either side of Beck Lane, Skegby. ➤ Objection to the number of houses in the Local Plan for Teversal, with 3 sites allocated at Fackley. • Housing Requirements <ul style="list-style-type: none"> ➤ Objection to all Hucknall allocations on basis of loss of green land. ➤ Considers there are too many houses in Hucknall and they have not been fairly distributed across the District ➤ The Plan would benefit from further explanation, to provide why some sites have been preferred above others. ➤ Objection to the status of Bestwood village in the settlement hierarchy. | <p>Supporting Text</p> <ul style="list-style-type: none"> • Minor changes to the supporting text for clarification on where concise development briefs will be prepared by the Council under Appendix 3 of the emerging Local Plan. |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|-----------------------|---------|-----------|---------|---------------------|---|----------|
| | | | | | <ul style="list-style-type: none"> ➤ The Plan is disproportionate, vast majority new housing in Hucknall. ➤ Objection to the number of homes being proposed in Stanton Hill and Skegby areas. There is a lack of infrastructure to meet the capacity required with development in green gaps identified in the Neighbourhood Plan. Considers the distribution of homes within Ashfield is unequitable. ➤ A number of objections have set out that the Council should be utilising a higher buffer varying from 15% to 20% buffer. ➤ A number of objections the Council should be bring forward additional housing numbers beyond the 457 dwellings per annum. ➤ Highlighted that Exceptional Circumstances are required in the NPPF to justify Green Belt release. ➤ The new settlements typically take a significant period to come forward and on this basis additional sites should be allocations to meet the short term requirement in the first 5 years of the Plan. ➤ Considers the Plan to be unsound as the Council's strategy, failing to demonstrate exceptional circumstances for the release of Green Belt land or a clear planning justification for discounting reasonable alternatives outside the Green Belt. ➤ Concerns from the Wildlife Trust over about the sustainability of the quota of housing that Ashfield (and LPAs elsewhere across Nottinghamshire) has to provide when considered in combination, alone and with the scale of development in adjacent LPA areas. Concerns over the two new settlements. ➤ Concerns express over the traffic and infrastructure impact in relation to sites allocated at Skegby, Stanton Hill and Hucknall. ➤ Concern is raised over the cumulative impact of development adjacent to Mansfield. The following junctions have already been identified as being at over capacity without the additional development sites feeding onto the highway | |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|-----------------------|---------|-----------|---------|---------------------|---|----------|
| | | | | | <p>network within the Mansfield Transport Study at Kingsmill Road / Beck lane B60014, Skegby Lane / Mansfield Road Junction A38 Sutton Road/ B6014/ Skegby lane / Sheepbridge A60 Nottingham Road/ A611/ Derby Road. In relation to other local infrastructure and the traffic implications. The respective councils will need to work together regard the contributions towards local infrastructure and to avoid coalescence.</p> <ul style="list-style-type: none"> • Flooding/Drainage <ul style="list-style-type: none"> ➤ Identified that none of the proposed housing sites are situated in fluvial flood zones 2 or 3. • Other Objection/Comments <ul style="list-style-type: none"> ➤ Comments regarding potential impact on railway infrastructure. <p>Support.</p> <ul style="list-style-type: none"> • Support for how the allocations have been arrived at • Specific reason for support Beacon Farm allocation set out. • Support for the aspirations set out in Para 6.1 and for the intent of the chapter generally. | |

Table 11a Policy H1 Housing Land Allocations

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|--|---------|-----------|---------|---------------------|---|--|
| HUCKNALL | | | | | | |
| H1Ha Seven Stars PH, West Street / Ogle Street, Hucknall | 0 | 1 | 1 | n/a | <p>Alternative uses</p> <ul style="list-style-type: none"> Given its proximity to town and the issues with traffic and parking in this area, the site should be utilised used for another purpose to benefit the town, rather than housing. Example given is a hotel. <p>Historic Environment</p> <ul style="list-style-type: none"> The site lies within Hucknall Conservation Area and the pub contributes to the character of the Conservation Area. Conversion and retention of the building is therefore recommended. | <ul style="list-style-type: none"> The site is identified as a housing allocation. There are specific advantages to housing being developed near the town centre from a sustainable transport aspect. Comments on the historic environment are noted. |
| H1Hb Linby Boarding Kennels, East of Church Lane, Hucknall | 1 | 11 | 3 | n/a | <ul style="list-style-type: none"> Economics – Building on Greenfield more profitable than brownfield. Green Belt – <ul style="list-style-type: none"> NPPF exceptional circumstances not met, Urban sprawl & coalescence between Linby and Hucknall. Should not be building on the Green Belt but on brownfield or greenfield/brownfield sites. Government should deliver on their manifesto promise and not be building on the Green Belt. Should keep a green corridor around Hucknall. Green Belt designated to protect conurbations allow wildlife to flourish, and | <ul style="list-style-type: none"> The site already has planning permission or permission in principle for a more limited development of the site. The Council acknowledges the objections to the release of Green Belt land for housing development. The Government national planning policy and guidance sets out a formula to determine housing need for councils. The Council is required to use this formula unless exceptional circumstances justify an alternative approach which is a very high bar to overcome. The location of development is a reflection of the spatial strategy and the evidence base identified in the Table set out under Allocations. Any allocated site has to be deliverable and developable under the provision of national policy guidance. The Council has allocated all brownfield sites that were deliverable and developable when the Draft Local Plan |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|-----------------------|---------|-----------|---------|---------------------|--|--|
| | | | | | <p>to allow residents have green open spaces in which they could walk, play and to escape built up areas.</p> <ul style="list-style-type: none"> • Housing – <ul style="list-style-type: none"> ➤ Housing requirements for Ashfield should be reduced. ➤ Hucknall has a disproportionate number of houses. ➤ Surrounding councils building on every green space that borders the town. • Health & Wellbeing <ul style="list-style-type: none"> ➤ Adverse impact on peoples physical and mental health. ➤ Provides residents access to green open spaces. • Historic Environment <ul style="list-style-type: none"> ➤ A Heritage Impact Assessment is required to consider impact on Linby Conservation Area & setting Grade II* Church of St. Michael, Linby. ➤ The loss of the fields to development would result in considerable harm to the contextual setting of the Linby Conservation Area. ➤ Site results in Hucknall merging with Linby, and the character of Linby as a standalone village would be destroyed. • Infrastructure <ul style="list-style-type: none"> ➤ Hucknall roads heavily congested. ➤ The Plan does not support the infrastructure for houses. ➤ Hucknall do not have the sufficient road network, buses, trains, doctors, schools etc. | <p>went out to consultation. As a result, the Council has had to make the difficult decision to propose the allocation of sites on greenfield land to meet the District's future housing needs, as required by national planning policy.</p> <ul style="list-style-type: none"> • Based on the housing requirements set out under the Government's standard method, the Spatial Strategy, and the evidence set out in the Strategic Green Belt Review, the Green Belt Harm Background Paper and the Spatial Background Paper (Green Belt Exceptional Circumstances) it is considered there is justification for the release of Green Belt land. • The Council acknowledges the benefits of health and wellbeing of green space. The proposes development will be required to provide significant green area reflected in the need for associated open space by the requirements for biodiversity net gain and the utilisation of sustainable urban drainage. • The Council will commission a Heritage Impact Assessment to better understand the historic implication of the proposals set out in the Draft Local Plan. • As is identified in the Infrastructure Section of the Statement of Consultation, the Council is working with various infrastructure to identify the requirements arising from the proposed development. Planning permissions will reflect the requirement for contributions towards infrastructure through S106 Agreements. The contributions will be dependent on the sums request by infrastructure providers and the viability of development. The Annual Infrastructure Funding Statement on the Council's website sets out a summary of the financial contributions secured for affordable housing, highways and off-site infrastructure works. • The Council has worked closely with the Highway Authority throughout the site selection process. A |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|---|---------|-----------|---------|---------------------|--|---|
| | | | | | <ul style="list-style-type: none"> ➤ The allocations include this site fail to take into account the cumulative impact on transport and community infrastructure. • Natural Environment – <ul style="list-style-type: none"> ➤ Development will have a harmful impact on wildlife. ➤ Land should be saved for the future generations & ecosystem. | <p>Transport Study has been commissioned to fully understand the transport implication of the draft Local Plan proposals and identify what mitigation measures are necessary.</p> <ul style="list-style-type: none"> • Any development would need to comply with the requirements set out in Policy EV4 Green Infrastructure, Biodiversity, and Geodiversity of the Local Plan. It is necessary for any development to demonstrate biodiversity net gain, which is anticipated to become a legislative requirement in Autumn 2023. For any development, trees and hedgerows will be retained as far as possible recognising the impact they can have in relation to design, and climate change. |
| H1Hc Land north of A611 / South of Broomhill Farm, Hucknall | 3 | 46 | 1 | n/a | <ul style="list-style-type: none"> • Alternative Sites <ul style="list-style-type: none"> ➤ There are brownfield & greenfield sites in that should have been used before considered before Green Belt sites. ➤ Sutton and Kirkby have had substantial Levelling Up funding housing should be focused on these areas. ➤ Sites such as Mowlands and Sutton Parkway should be reconsidered to help meet the housing need. • Climate Change <ul style="list-style-type: none"> ➤ The proposal is not eco-friendly/carbon neutral. ➤ The landmark COP26 climate at Glasgow identified one of the key actions was to stop deforestation and the destruction of natural green spaces. • Economic <ul style="list-style-type: none"> ➤ Developers are reluctance to build on brownfield land, greenfield is more profitable. | <ul style="list-style-type: none"> • The Council acknowledges the objections to the release of Green Belt land for housing development. • The Government national planning policy and guidance sets out a formula to determine housing need for councils. The Council is required to use this formula unless exceptional circumstances justify an alternative approach which is a very high bar to overcome. The location of development is a reflection of the spatial strategy and the evidence base identified in the Table set out under Allocations. • Based on the housing requirements set out under the Government's Standard Method, Local Plan Spatial Strategy, and the evidence set out in the Strategic Green Belt Review, the Green Belt Harm Background Paper and the Spatial Background Paper (Green Belt Exceptional Circumstances) it is considered there is justification for the release of Green Belt land. • The Council is in support of tackling climate change but standards for housing are set by national government in the Building Regulations. |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|-----------------------|---------|-----------|---------|---------------------|---|---|
| | | | | | <ul style="list-style-type: none"> • Brownfield Development <ul style="list-style-type: none"> ➤ There should be a thorough review of brownfield sites in the District ➤ Boris Johnson pledged 6th October 2021 that 'no homes will be built on green fields'. Why is the Council set on going against government? ➤ In and around Hucknall there are numerous brownfield sites. • Flooding/Drainage <ul style="list-style-type: none"> ➤ Flooding in Hucknall is getting worse this will add to it. ➤ Broomhill Farm land in certain places is very waterlogged and has a high water table. The new development at Broomhill Farm and Nottingham Road dwellings have had issues from the high water table. • Food Production <ul style="list-style-type: none"> ➤ Food security aspects raised with loss of fields. • Green Belt <ul style="list-style-type: none"> ➤ There are not exceptional circumstances to justify the release ➤ Will result in urban sprawl ➤ The site meets the five purposes of the Green Belt set out in the NPPF and should not be developed. ➤ Should not be building on the Green Belt. ➤ The Government should deliver on their manifesto promise and not be building on the Green Belt. ➤ Should keep a green corridor around Hucknall. | <ul style="list-style-type: none"> • Any allocated site has to be deliverable and developable under the provision of national policy guidance. The Council has allocated all brownfield sites that were deliverable and developable when the Draft Local Plan went out to consultation. As a result, the Council has had to make the difficult decision to propose the allocation of sites on greenfield land to meet the District's future housing needs, as required by national planning policy. • The Council has queried the former Prime Minister's speech regarding greenfield sites with the Secretary of State and have been informed there are no national planning policy changes. • Flooding is an issues that is considered in relation to all allocations. The site is not identified as being in a high flood risk zone. Any planning applications will need to be supported by a site specific flood risk assessment which will identify how run off will be maintained at green field rates typically using sustainable urban drainage, (SuDS) to retain water on site or to infiltrate water into the ground. • Comments on food security are noted but this has to be reflected by a national approach to the issue. • The Council acknowledges the benefits of health and wellbeing from green space. The proposed development will be required to provide significant green areas arising from the need for associated open space, the requirements for biodiversity net gain and the utilisation of sustainable urban drainage. Any existing rights of way will be maintained or improved providing links to the wider green infrastructure routes. • As is identified in the Infrastructure Section of the Statement of Consultation, the Council is working with various infrastructure providers to identify the requirements arising from the proposed development. Planning permissions will reflect the requirement for |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|-----------------------|---------|-----------|---------|---------------------|--|--|
| | | | | | <ul style="list-style-type: none"> ➤ There are many factories, old buildings etc in Hucknall and the rest of Ashfield which could be utilised, rather than using Green Belt land. ➤ The Conservative government have said new homes should not be built on Green Field and Green Belt land like Broomhill. • Health & Wellbeing <ul style="list-style-type: none"> ➤ Loss of the site till impact on mental health and physical health. ➤ Access to green space has a positive impact on mental health. ➤ Broomhill Farm Green Belt land is used by local residents to exercise. • Housing Requirements <ul style="list-style-type: none"> • Housing requirements for Ashfield should be reduced. • The Plan is disproportionate, vast majority new housing in Hucknall. • Imbalance is inappropriate as it means building on Green Belt. • Hucknall is bearing the brunt of arbitrary Government housing targets. • Hucknall is being burdened by development by surrounding council • While the Council need to hit Government targets it is down to the Council where those housing are built.. • Already been substantial development in Hucknall. • Question over the proposed increase in housing density from withdrawn plan for the site. • Infrastructure | <p>contributions towards infrastructure through S106 Agreements. The contributions will be dependent on the sums request by infrastructure providers and the viability of development. The Annual Infrastructure Funding Statement on the Council's website sets out a summary of the financial contributions secured for affordable housing, highways and off-site infrastructure works.</p> <ul style="list-style-type: none"> • The Council has worked closely with the Highway Authority throughout the site selection process. A Transport Study has been commissioned to fully understand the transport implication of the draft Local Plan proposals and identify what mitigation measures are necessary. • Any development would need to comply with the requirements set out in Policy EV4 Green Infrastructure, Biodiversity, and Geodiversity of the Local Plan. This includes the protection of Local Wildlife Sites (LWS) and other protected sites. It is necessary for any development to demonstrate biodiversity net gain which is anticipated to become a legislative requirement in Autumn 2023. The LWS is anticipated to be integrated into this requirement. As part of any development trees and hedgerows will be retained as far as possible, recognising the impact they can have in relation to design, climate change and pollution. • It is anticipated that development briefs will be set out for larger housing sites. • It is acknowledges that the proposed allocations included an allotment which is not in current use. • A right to a view is not a material consideration for planning purposes. • The closure of police stations is a matter to be considered by The Police and Crime Commissioner and Nottinghamshire Police. |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|-----------------------|---------|-----------|---------|---------------------|---|----------|
| | | | | | <ul style="list-style-type: none"> ➤ Taken with Broomhill Phase 3 the total development should have settlement status with ambitions for infrastructure improvements which are not contained within this draft plan. ➤ Hucknall's road network heavily congested ➤ Poor health service provision cannot see doctors. ➤ New 'health hub' in the middle of Hucknall will only work if it can attract more doctors and dentists. ➤ Local Primary schools and secondary schools are already at capacity. • Natural Environment <ul style="list-style-type: none"> ➤ Land should not be built on as extensive habit/species on the site. ➤ Part of the proposed development site is already a Local Wildlife Site, any building on this will severely negatively affect ➤ The area has now naturally begun to re-wild and is awash with wildflowers and wildlife. ➤ Existing housing development has already but increasing pressure on green space and nature are by more intensive recreational use. This will only add to this aspect. • Pollution <ul style="list-style-type: none"> ➤ Concern over the negative impact on level of air pollution due to loss of trees and natural vegetation. • Transport, Highways & Access <ul style="list-style-type: none"> ➤ Poorly served by public transport. | |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|--|---------|-----------|---------|---------------------|--|--|
| | | | | | <ul style="list-style-type: none"> ➤ Roads in Hucknall are already heavily congested at peak times ➤ Watnall Road, Hucknall Bypass and Hucknall Lane running past Moor Bridge are complete bottlenecks ➤ No improvements proposed to Hucknall station and trams. ➤ Concerns raised where access to the site will be derived. • Other Objection/Comments <ul style="list-style-type: none"> ➤ Large sites (typically more than 100 units) must be subject to a comprehensive, master planning. ➤ Loss of views. ➤ The proposal will destroy the allotments. ➤ Loss of the police station in Hucknall and there are not enough police to respond to these at the current level of population. <p>Support.</p> <ul style="list-style-type: none"> • Response emphasises that as part of the development there should be substantial green infrastructure to provide habitat opportunities, enhance opportunities for pedestrians/cyclists. Proposes a footbridge over the bypass to improve links to Nottingham. | |
| H1Hd Land adjoining Stubbing Wood Farm, Watnall Road, Hucknall | 2 | 88 | 1 | 103 | <ul style="list-style-type: none"> • Petition <ul style="list-style-type: none"> ➤ Rejects the proposal to permit the development of Stubbin Wood Farm Green Belt land. • Alternative Sites | <ul style="list-style-type: none"> • The Council acknowledges the objections to the release of Green Belt land for housing development. • The Government national planning policy and guidance sets out a formula to determine housing need for councils. The Council is required to use this formula unless exceptional circumstances justify an alternative approach which is a very high bar to overcome. The |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|-----------------------|---------|-----------|---------|---------------------|---|--|
| | | | | | <ul style="list-style-type: none"> ➤ There is non-Green Belt land that might have been used. ➤ There is plenty of space in the north of the district with no protected Greenbelt. ➤ Concentrate more development towards Sutton and Kirkby where more land is available and it will take pressure off roads in Hucknall. ➤ Need to prioritise developing brownfield sites in Sutton and other northern parts of the District ➤ As an alternative, sites such as Mowlands and Sutton Parkway should be reconsidered to help meet the housing need. • Brownfield Development <ul style="list-style-type: none"> ➤ Development should be on brownfield sites. ➤ There should be a thorough review of brownfield sites in the District and landowners approached who did not put their land forward. ➤ Boris Johnson pledged 6th October 2021 that 'no homes will be built on green fields'. Why is the Council set on going against government? • Climate Change <ul style="list-style-type: none"> ➤ With climate currently should be creating more green spaces with hedgerows plants and trees. ➤ Mature trees need to be retained as oxygen producers. | <p>location of development is a reflection of the evidence for determining the spatial strategy and the taken forward by the Council (see Policy S3).</p> <ul style="list-style-type: none"> • Based on the housing requirements set out under the Government's Standard Method, Local Plan Spatial Strategy, and the evidence set out in the Strategic Green Belt Review, the Green Belt Harm Background Paper and the Spatial Background Paper (Green Belt Exceptional Circumstances) it is considered there is justification for the release of Green Belt land. • The Council has queried the former Prime Minister's speech regarding greenfield sites with the Secretary of State and have been informed there are no national planning policy changes. • Any development would need to comply with the requirements set out in Policy EV4 Green Infrastructure, Biodiversity, and Geodiversity of the Local Plan. This includes the protection of Local Wildlife Sites (LWS) and other protected sites. It is necessary for any development to demonstrate biodiversity net gain which is anticipated to become a legislative requirement in Autumn 2023. The LWS is anticipated to be integrated into this requirement. As part of any development trees and hedgerows will be retained as far as possible, recognising the impact they can have in relation to design, climate change and pollution. • Any allocated site has to be deliverable and developable under the provision of national policy guidance. The Council has allocated all brownfield sites that were deliverable and developable when the Draft Local Plan went out to consultation. As a result, the Council has had to make the difficult decision to propose the allocation of sites on greenfield land to meet the District's future housing needs, as required by national planning policy. |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|-----------------------|---------|-----------|---------|---------------------|--|---|
| | | | | | <ul style="list-style-type: none"> ➤ COP26 Conference P.M. has stated that “its 1 minutes to midnight”. Should not be developing Green Belt. • Economic <ul style="list-style-type: none"> ➤ Developers are reluctance to build on brownfield land, as building on greenfield is more profitable. ➤ These plans are based on profit and greed. • Flooding/Drainage <ul style="list-style-type: none"> ➤ Flooding in Hucknall is getting worse every year and removing trees and land from these areas will make it even worse. ➤ The building of all these houses will lead to more flooding. ➤ The front and back fields are particularly prone to flooding since the soil is clay sitting on bedrock, and surface water from Westville Estate runs across this land, adding to the flooding. ➤ Several times in the past 4 years Watnall Road has had to close due to flooding. Serious concerns that if this field is developed there will be nowhere for this floodwater to go. ➤ Classed as a flood area by the EA. Also flooded by surface water from the Westville estate. • Food Production <ul style="list-style-type: none"> ➤ Food security field agricultural fields should be retained. • Green Belt <ul style="list-style-type: none"> ➤ Greenbelt should not be used as there are plenty of greenfield and brownfield sites | <ul style="list-style-type: none"> • Flooding is an issues that is considered in relation to all allocations. The site is not identified as being in a high flood risk zone. Any planning applications will need to be supported by a site specific flood risk assessment which will identify how run off will be maintained at green field rates typically using sustainable urban drainage, (SuDS) to retain water on site or to infiltrate water into the ground. • Comments on food security are noted but this has to be reflected by a national approach to the issue. • The Council will commission a Heritage Impact Assessment to better understand the historic implication of the proposals set out in the Draft Local Plan. • The Council acknowledges the benefits of health and wellbeing from green space. The proposed development will be required to provide significant green areas arising from the need for associated open space, the requirements for biodiversity net gain and the utilisation of sustainable urban drainage. • As is identified in the Infrastructure Section of the Statement of Consultation, the Council is working with various infrastructure providers to identify the requirements arising from the proposed development. Planning permissions will reflect the requirement for contributions towards infrastructure through S106 Agreements. The contributions will be dependent on the sums request by infrastructure providers and the viability of development. The Annual Infrastructure Funding Statement on the Council’s website sets out a summary of the financial contributions secured for affordable housing, highways and off-site infrastructure works. • The Council has worked closely with the Highway Authority throughout the site selection process. A Transport Study has been commissioned to fully understand the transport |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|-----------------------|---------|-----------|---------|---------------------|--|---|
| | | | | | <p>within the whole of the district for this housing.</p> <ul style="list-style-type: none"> ➤ There are not exceptional circumstances to release the site. ➤ Should not be building on the Green Belt but on brownfield sites. ➤ The derelict former brickyard site has remained undeveloped. ➤ The vast Rolls Royce development makes it ever-more important to preserve this section of Green Belt. ➤ Much of Hucknall's green space has already been lost - need to protect what remains ➤ The Government should deliver on their manifesto promise and subsequent public statements and not be building on the Green Belt. ➤ Green Belt was designated reason to protect conurbations from becoming one, to allow wildlife to flourish, and to have green open spaces. ➤ It is urban sprawl. <ul style="list-style-type: none"> • Historic Environment <ul style="list-style-type: none"> ➤ The site encompasses the Grade II Second World War Battle Headquarters to the west of former RAF Hucknall, with a brick observation tower of probably unique design. An Heritage Impact Assessment is required in relation to the setting of the listed building. • Health & Wellbeing <ul style="list-style-type: none"> ➤ Loss of the site to development will have an intangible effect on the people of | <p>implication of the draft Local Plan proposals and identify what mitigation measures are necessary.</p> <ul style="list-style-type: none"> • The Council has been made aware of the landowner issues associated with the site. |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|-----------------------|---------|-----------|---------|---------------------|--|----------|
| | | | | | <p>Hucknall's mental health and physical health.</p> <ul style="list-style-type: none"> ➤ Access to green space has a positive impact on mental health. • Housing Requirements <ul style="list-style-type: none"> ➤ Housing requirements for Ashfield should be reduced. ➤ The Plan is disproportionate as it plans to build the vast majority of new housing in Hucknall. ➤ Hucknall is bearing the brunt of meeting arbitrary Government housing targets. ➤ Already overdevelopment around Hucknall, further development which would result in an unbearable strain upon local resources ➤ Hucknall is being burdened by surrounding councils to build on every green space that borders the town ➤ It is appreciated that the Council need to hit Government targets but it is down to the Council where housing is built. ➤ Development will change the character of the area from a small market town into a metropolis, with no consideration for residents. ➤ Substantial new housing already in West Hucknall and to lose this green space would be so detrimental to everyone around here. • Infrastructure <ul style="list-style-type: none"> ➤ Hucknall road network heavily congested lack of infrastructure particularly secondary school and health. | |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|-----------------------|---------|-----------|---------|---------------------|--|----------|
| | | | | | <ul style="list-style-type: none"> ➤ Local Primary schools and secondary schools are already at capacity. ➤ There are few local facilities in this locality such as schools (the Flying High Academy which is the closest primary school does not generally accept children who live further than 0.25 miles away), leisure centres, community spaces and restaurants. • Natural Environment <ul style="list-style-type: none"> ➤ Protected ancient woodland is adjacent to the site - concern over future public access and subsequent impact on habitat/wildlife. ➤ There is an abundance of wildlife in this area which need to be protected. ➤ Open space is needed between areas of high density development, not abutting new development adjacent to existing development. Need to consider the re-greening and re-wilding agenda. • Pollution <ul style="list-style-type: none"> ➤ Watnall Rd is grid locked every morning and evening. This result in air pollutions with the slow-moving vehicles. ➤ HS2 to the west will also add to pollution - all of the new homes would be in the noise affected zone. • Transport, Highways & Access <ul style="list-style-type: none"> ➤ Development would contribute to an already unsustainable increase in traffic concerns and congestions. ➤ With Rolls Royce development they are daily traffic jams along Watnall Road. | |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|-----------------------|---------|-----------|---------|---------------------|---|----------|
| | | | | | <ul style="list-style-type: none"> ➤ Watnall road and Moorbridge can't cope with the increasing traffic now. ➤ Homes in this area are particularly reliant on motor cars as the site is not easily walkable to the town centre, tram and train stations. • Other Objection/Comments <ul style="list-style-type: none"> ➤ Full landownership details/access rights were not declared on the SHELAA site submission form put forward for assessment by the Council. Occupiers of property on the land and other interested parties were unaware of the submission. <p>Support</p> <ul style="list-style-type: none"> • I am in agreement of the land becoming available for housing subject to the following being addressed:- 1. That the flooding of road adjacent Eels Farm is addressed and all the accesses to the land are used so that all the traffic do not directly go on to Watnall Road. • Fully support allocation which represents a logical extension to Hucknall in a sustainable location. It will also benefit from a solution to existing flooding and enhanced investment in the ancient woodland and RAF tower. However, the Bungalow at Stubbing Wood Farm should be excluded from the red line boundary. Clarification of access strategy with primary access off the existing roundabout on Watnall road, and land to the west of bungalow retained to enable development of the whole site. | |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|---|----------------|------------------|----------------|----------------------------|--|--|
| H1He Phases 5 (part) and 9, land at Rolls Royce, Watnall Road, Hucknall | 0 | 0 | 0 | n/a | No response received. | - |
| H1Hf Phases 10,11,12, land at Rolls Royce, Watnall Road, Hucknall | 0 | 0 | 0 | n/a | No response received. | - |
| H1Hg Hucknall Town football Club, Watnall Road | 0 | 0 | 1 | n/a | Objection with a proposal that the allocation is reduced to omit the section to the south which is subject to the planning application for retail development. | <ul style="list-style-type: none"> • The site has an existing planning permission. • Comment noted. The Policy Map will be amended to reflect the planning permission. |
| H1Hh Rolls Royce, Watnall Road (remaining phases of Outline pp) | 0 | 0 | 0 | n/a | No response received. | <ul style="list-style-type: none"> • The site has an existing planning permission. |
| H1Hi Rolls Royce, Watnall Road | 0 | 0 | 0 | n/a | No response received. | <ul style="list-style-type: none"> • The site has an existing planning permission. <p>Comment</p> |
| H1Hj Land to the East of, Hurricane Road RR | 0 | 0 | 0 | n/a | No response received. | <ul style="list-style-type: none"> • The site has an existing planning permission. |
| H1Hk Parcel 8, Land at Rolls Royce, Watnall Road | 0 | 0 | 0 | n/a | No response received. | <ul style="list-style-type: none"> • The site has an existing planning permission. |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|---|---------|-----------|---------|---------------------|---|--|
| H1Hl Land at, Shepherd Street (Rolls Royce site) | 0 | 0 | 0 | n/a | No response received. | <ul style="list-style-type: none"> The site has an existing planning permission. |
| H1Hm South of former international clothing centre, Annesley Road | 0 | 0 | 0 | n/a | No response received. | <ul style="list-style-type: none"> The site has an existing planning permission. |
| H1Hn (Phase 2) Land at, Broomhill Farm | 1 | 0 | 1 | n/a | Support for the allocation. | <ul style="list-style-type: none"> The site has an existing planning permission. |
| KIRKBY-IN-ASHFIELD | | | | | | |
| H1Ka Beacon Farm, Derby Road, Kirkby-In Ashfield | 2 | 2 | 0 | n/a | <ul style="list-style-type: none"> Green Belt <ul style="list-style-type: none"> There are not exceptional circumstances to justify release of the Green Belt. Objects to development of Green Belt, natural habitat will be destroyed, people will be deprived of areas used for recreation, public transport is struggling, as are schools, doctors, dentists and hospital. <p>Support</p> <ul style="list-style-type: none"> It is a brownfield site in a sustainable location and is a site which no longer contributes towards the Green Belt. The site will contribute towards green infrastructure and varied wildlife habitat. | <ul style="list-style-type: none"> Based on the housing requirements set out under the Government's Standard Method, Local Plan Spatial Strategy, and the evidence set out in the Strategic Green Belt Review, the Green Belt Harm Background Paper and the Spatial Background Paper (Green Belt Exceptional Circumstances) it is considered there is justification for the release of Green Belt land. Any development would need to comply with the requirements set out in Policy EV4 Green Infrastructure, Biodiversity, and Geodiversity of the Local Plan. It is necessary for any development to demonstrate biodiversity net gain which is anticipated to become a legislative requirement in Autumn 2023. There is no public access to the site in question. |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|---|---------|-----------|---------|---------------------|---|--|
| | | | | | | <ul style="list-style-type: none"> The Council is engaging with infrastructure providers in relation to the allocations proposed in the Plan. |
| H1Kb Land off Millers Way, Kirkby-In Ashfield | 0 | 0 | 1 | n/a | Network Rail request policy amendments to protect the efficient and safe operation of existing railway level crossings in the vicinity of development. | <ul style="list-style-type: none"> The site has an existing planning permission. |
| H1Kc Land at Doles Lane, Kirkby-In Ashfield | 1 | 3 | 3 | n/a | <ul style="list-style-type: none"> Brownfield Development <ul style="list-style-type: none"> Raises the site classification as brownfield as it comprises paddocks. Historic Environment <ul style="list-style-type: none"> No objection to development of this specific site, provided vehicular access is not taken via Cowpasture Lane. Negative impact on conservation area and the setting of the Kirkby Cross scheduled monument/listed building. Housing Requirements <ul style="list-style-type: none"> Concerns regarding 'urban creep' that it will open up further development at Mowlands. Infrastructure <ul style="list-style-type: none"> Has Orchard Primary School the capacity to take additional pupils? Natural Environment <ul style="list-style-type: none"> Loss of hedgerow along the Lane. Green areas and wildlife should be protected. Transport, Highways & Access <ul style="list-style-type: none"> Additional traffic onto busy Sutton Road from the development. Support | <ul style="list-style-type: none"> Objections and comments are noted. The Council is working with infrastructure providers regarding all proposed sites. The Council has worked closely with the Highway Authority throughout the site selection process. A Transport Study has been commissioned to fully understand the transport implication of the draft Local Plan proposals and identify what mitigation measures are necessary. Any development would need to comply with the requirements set out in Policy EV4 Green Infrastructure, Biodiversity, and Geodiversity of the Local Plan. It is necessary for any development to demonstrate biodiversity net gain which is anticipated to become a legislative requirement in Autumn 2023. The Plan does not make any proposals in relation to the Mowlands site identified in Local Plan submitted for Examination in 2017. |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|--|---------|-----------|---------|---------------------|--|--|
| | | | | | <ul style="list-style-type: none"> The site is adjacent to a sustainable settlement, Kirkby-in-Ashfield and well located for local schools, retail and other services and will contribute towards meeting the future housing need. | |
| H1Kd Off Walesby Drive | 0 | 0 | 0 | n/a | No response received. | - |
| H1Ke Land off Diamond Avenue, Kirkby-In-Ashfield | 0 | 1 | 1 | n/a | <ul style="list-style-type: none"> Housing Requirements <ul style="list-style-type: none"> Concerned that 'low cost social housing' will be developed on the site which would have a negative impact on the area. Any development should be in keeping with the immediate surroundings as Diamond Avenue, is one of the gateways into the town centre. Pollution <ul style="list-style-type: none"> Additional vehicles on Diamond Avenue will diminish the air quality. Natural Environment <ul style="list-style-type: none"> Sites has rewilded and development would result of the loss of bats and bird species. It also is a green space which adds to the local environment. Transport, Highways & Access <ul style="list-style-type: none"> Concerns additional traffic onto an already busy road. | <ul style="list-style-type: none"> The nature of any housing on the proposed allocation will be determined by a planning application. However, it is anticipated that the size would be brought forward for market housing and if this is the case under current policy requirements 10% of the dwellings should be affordable housing. The Council has worked closely with the Highway Authority throughout the site selection process. A Transport Study has been commissioned to fully understand the transport implication of the draft Local Plan proposals and identify what mitigation measures are necessary. There are no Air Quality Management Area designated in Ashfield in relation to air quality. Any development would need to comply with the requirements set out in Policy EV4 Green Infrastructure, Biodiversity, and Geodiversity of the Local Plan. It is necessary for any development to demonstrate biodiversity net gain which is anticipated to become a legislative requirement in Autumn 2023. |
| H1Kf Warwick Close, Kirkby-In-Ashfield | 0 | 0 | 0 | n/a | No response received. | - |
| H1Kg Land behind 126 | 0 | 0 | 0 | n/a | No response received. | - |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|---------------------------------------|---------|-----------|---------|---------------------|---|--|
| Skegby Road, Kirkby-In-Ashfield | | | | | | |
| H1Kh Land Off Hucknall Road, Newstead | 0 | 63 | 3 | n/a | <ul style="list-style-type: none"> • Alternative Sites <ul style="list-style-type: none"> ➤ Whilst I understand the need for more housing, I would ask the Ashfield Council to perhaps assess other areas in the village for such projects. An example being the old station pub (across from the Newstead train station) this is a bigger area, and more importantly less used. • Climate Change <ul style="list-style-type: none"> ➤ Leaving the open land alone will contribute positively to carbon capture or 'draw down' ➤ Negative impact in the loss of the green space area in relation to the COP26 climate change issues. • Brownfield Development <ul style="list-style-type: none"> ➤ To many green spaces are being utilised for housing ➤ Should be building on brownfield sites. • Green Belt <ul style="list-style-type: none"> ➤ It's the last part of the Green Belt separating Newstead Village from the main road and the industrial estate, and stopping Newstead (Gedling) merging with Annesley (Ashfield). ➤ Opposed to development on Green Belt land. ➤ There are not exceptional circumstances to justify the release. • Health & Wellbeing <ul style="list-style-type: none"> ➤ It provides opportunities for health and well-being in a free recreational space. It | <ul style="list-style-type: none"> • The Council acknowledges the objections to the release of Green Belt land for housing development. • The Government national planning policy and guidance sets out a formula to determine housing need for councils. The Council is required to use this formula unless exceptional circumstances justify an alternative approach which is a very high bar to overcome. The location of development is a reflection of the spatial strategy and the evidence base identified in the Table set out under Allocations. • Based on the housing requirements set out under the Government's Standard Method, Local Plan Spatial Strategy, and the evidence set out in the Strategic Green Belt Review, the Green Belt Harm Background Paper and the Spatial Background Paper (Green Belt Exceptional Circumstances) it is considered there is justification for the release of Green Belt land. • Any allocated site has to be deliverable and developable under the provision of national policy guidance. The Council has allocated all brownfield sites that were deliverable and developable when the Draft Local Plan went out to consultation. As a result, the Council has had to make the difficult decision to propose the allocation of sites on greenfield land to meet the District's future housing needs, as required by national planning policy. • The Council acknowledges the benefits of health and wellbeing from green space. Under the policies set out in the Draft Local Plan, the proposed development will be required to provide green areas arising from the need for associated open space, the requirements for biodiversity net gain and the utilisation of sustainable urban drainage. |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|-----------------------|---------|-----------|---------|---------------------|---|--|
| | | | | | <p>includes the Skate Park – and there are permissions, plans and funding in place to expand this facility.</p> <ul style="list-style-type: none"> ➤ Increase risk for children crossing the road. ➤ Emphasis of the skate park on site in relation to both mental and physical health. <ul style="list-style-type: none"> • Housing Requirements • Don't want to see houses put on here. • Please reconsider building more houses. I'm sure there are more suitable sites. • We should be protecting landscape and biodiversity assets and not just focusing on facilitating social and economic benefit to this area, which has already seen an increase in housing in the last 12 years. • The site provides a break between Newstead and Annesley. • The small net gain proposed for Ashfield would be a bigger negative impact on Newstead, unfairly placing Ashfield's needs above those of its neighbours. • Gedling Borough Council's Aligned Core Strategy identifies the former mining settlement of Newstead Village as a priority for regeneration. It is suggested that more detail is provided on the role of the site in terms of assisting in regeneration of this village in order to fully justify its allocation and release from the Green Belt. • Issues with the local water supply raised. • There would be an extremely large amount of ground work that would need to be taken on to begin with, including the removal of a | <ul style="list-style-type: none"> • As is identified in the Infrastructure Section of the Statement of Consultation, the Council is working with various infrastructure providers to identify the requirements arising from the proposed development. Planning permissions will reflect the requirement for contributions towards infrastructure through S106 Agreements. The contributions will be dependent on the sums requested by infrastructure providers and the viability of development. The Annual Infrastructure Funding Statement on the Council's website sets out a summary of the financial contributions secured for affordable housing, highways and off-site infrastructure works. • The Council has worked closely with the Highway Authority throughout the site selection process. A Transport Study has been commissioned to fully understand the transport implication of the draft Local Plan proposals and identify what mitigation measures are necessary. • Any development would need to comply with the requirements set out in Policy EV4 Green Infrastructure, Biodiversity, and Geodiversity of the Local Plan. It is necessary for any development to demonstrate biodiversity net gain which is anticipated to become a legislative requirement in Autumn 2023. As part of any development trees and hedgerows will be retained as far as possible, recognising the impact they can have in relation to design, climate change and pollution. • The site is not identified as a designated wildlife site at a local or national level. • Effective there is no break between the built up areas of Annesley and Newstead as they are already linked through the industrial area of Hazelford Way. • The Aligned Core Strategy (ACS) is brought forward by Gedling Borough Council. The Core Strategy is a |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|-----------------------|---------|-----------|---------|---------------------|---|--|
| | | | | | <p>mammoth slag heap which would potentially be dangerous.</p> <ul style="list-style-type: none"> • The area is already over developed. • Impact on the Conservation Area. • Land should be retained for community use not housing. • The village does not need more social housing. • Annesley & Felly Parish Council at its meeting of 1st November 2021 agreed that the Parish Council would support Newstead Parish Council with their objections to the Ashfield Local Plan. • Further to a meeting with members of Newstead Parish Council, the Parish Council at its meeting of 13th October resolved to lodge an objection to the proposed location of new houses in Newstead on the basis that the school is almost at capacity, facilities are already at a stretch such as access to doctor's surgeries in the area, the insufficient main sewage provision, concern about contamination from the land and the Skate Park extension plans on the land in question. • Infrastructure <ul style="list-style-type: none"> ➤ Insufficient infrastructure in relation to roads, schools are full, lack of health facilities ➤ The village cannot sustain any more housing, the school is at capacity and we have a small local shop and no other facilities. | <p>reflection of the spatial strategy adopted by Gedling with its emphasis on strategic sites including Top Wighay Farm adjacent to Hucknall. Paragraph 2.8.5 of the ACS identifies Newstead Village as an area of the Borough that retain the legacy of their coalmining past. The regeneration of these areas is ongoing and remains a priority for the Borough. Paragraph 3.2.20 sets out that Newstead, have only been allocated small scale development to meet local needs. Local need will be defined in the part 2 Local Plan, and may include exception sites, small scale infill, and rounding off of settlement boundaries. Under The Gedling Local Plan Part Two Policy LPD 69 Housing Allocations - Newstead it identifies an allocation of 40 homes. Ashfield District Council's spatial strategy emphasises two key settlements with other dispersed sites to meet the housing need identified by the Government standard method formula. The proposed allocation at Newstead reflects that it is adjacent to the Village where there are supporting facilities include access to the Robin Hood Railway Line through Newstead Station. The allocation of a limited housing development will round off the settlement boundary and assist in the regeneration of Newstead identified in Gedling's ACS and Part Two Local Plan.</p> <ul style="list-style-type: none"> • It is acknowledged that improvement to the sewerage/surface water infrastructure may be required which may impact on when the site could deliver housing over the Plan period. • As a former pit site there may be contaminations issues that the developer would need to resolve as part of any development. |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|-----------------------|---------|-----------|---------|---------------------|--|---|
| | | | | | <ul style="list-style-type: none"> ➤ Lack of facilities for children, more equipment for them, a shelter for the older kids, and just general care of that area as a whole. ➤ Negative impact on the skate park on the site. ➤ The drainage infrastructure in Newstead Village is overloaded, broadband poor. ➤ Local Primary schools are already at capacity. • Natural Environment <ul style="list-style-type: none"> ➤ More houses would destroy the local habitat and lead to more noise ➤ The proposed area has a rich and diverse ecological value as well as being the only separation between Annesley and Newstead Village and should not be built on. ➤ Nature has made this a lovely site to take walks. ➤ This site is also ideal for wild life, deer foxes ,badgers etc. ➤ The site will also have to be levelled which means the loss of trees ➤ Negative impact on the countryside. ➤ It would destroy wooded and shrubby habitat which in turn will impact on air quality and sustainability. • Pollution <ul style="list-style-type: none"> ➤ Area was former used by the pit so there could be pollution on the site. • Transport, Highways & Access <ul style="list-style-type: none"> ➤ Traffic at Annesley cutting is already an issue and along with the developments | <ul style="list-style-type: none"> • The site is proposed for market housing but this would be anticipated to include 10% affordable housing provision based on current national planning policy. • While alternative sites have been proposed in the representations, they are located in the Borough of Gedling and Gedling Borough Council have declined to meet any of Ashfield's housing need. • It is acknowledged that the boundary of the New Annesley Conservation Area needs to be amended to reflect the redevelopment of the former colliery site for housing. Therefore, it is not considered that there will be an impact on the setting of the Conservation Area. • Any development of the site would be anticipated to retain and enhance the public space including the existing skate park as a local facility for the community. • A right to a view is not a material consideration for planning purposes. |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|--|---------|-----------|---------|---------------------|---|--|
| | | | | | <p>opposite the badger box this will add further pressure</p> <ul style="list-style-type: none"> ➤ The bus services are infrequent and unreliable. ➤ The increase in this traffic and the congestion caused increase air and noise pollution and will affect local fauna flora and wildlife. <ul style="list-style-type: none"> • Other Objection/Comments <ul style="list-style-type: none"> ➤ Loss of views. | |
| H1Ki Annesley Miners Welfare Institute, Derby Road | 0 | 4 | 0 | 1,565 | <ul style="list-style-type: none"> • Petition <ul style="list-style-type: none"> ➤ Set out a number of matter but principally relates to retain the sports pitch on site which should be protected as open space. • Infrastructure <ul style="list-style-type: none"> ➤ Sport pitch should not be developed for housing but be retained and protected as open space. ➤ Loss of green space. • Natural Environment <ul style="list-style-type: none"> ➤ Impact on adjacent ancient woodland. If taken forward proposes a buffer strip of at least 50 metres preferably new woodland to protect the ancient woodland from damage. • Transport, Highways & Access <ul style="list-style-type: none"> ➤ Highway issues with additional traffic from the development. | <ul style="list-style-type: none"> • The site has an existing planning permission. • Comments are noted. • The housing allocation reflects the planning permission v/2018/0393. The permission was for 45 dwellings together with a sports pitch. A condition set out that development should be undertaken in accordance with the ecology report. While the sports pitch was submitted to the SHELAA it was not taken forward on the basis that it was not suitable as it being identified as having significant access constraints. |
| H1Kj Former Wild Orchid Public House, Southwell Lane, Kirkby | 0 | 0 | 0 | n/a | No response received. | <ul style="list-style-type: none"> • The site has an existing planning permission. |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|--|---------|-----------|---------|---------------------|---|--|
| | | | | | | |
| SUTTON IN ASHFIELD | | | | | | |
| H1Sa Rear 211 Alfreton Road, Sutton | 0 | 2 | 0 | n/a | <ul style="list-style-type: none"> • Brownfield Development <ul style="list-style-type: none"> ➢ Why are you not reusing abandoned industrial land, old factory/works sites ? • Historic Environment <ul style="list-style-type: none"> ➢ Why isn't Fonton Hall mentioned and protected as a Grade 2 listed building ? We have precious little buildings and areas to be proud of and then don't mention them all! • Housing Requirements <ul style="list-style-type: none"> ➢ Houses being built are small and of poor quality. • Infrastructure <ul style="list-style-type: none"> ➢ No provisions for a new primary school in the area. ➢ No investment in local services ➢ The Council encouraging and allowing far too many houses to be built along this stretch of road. There are not sufficient schools, doctors or transport links to serve the number of houses. ➢ Needs to provide open space, you are taking any space we have. • Transport, Highways & Access <ul style="list-style-type: none"> ➢ Alfreton Road has far too much traffic. ➢ There is no public transport from Alfreton road or the Sutton bus station or Sutton Parkway station so we all have to drive anyway! • Other Objection/Comments | <ul style="list-style-type: none"> • The site has an existing planning permission. • Comment The Government national planning policy and guidance sets out a formula to determine housing need for councils. The Council is required to use this formula unless exceptional circumstances justify an alternative approach which is a very high bar to overcome. The location of development is a reflection of the spatial strategy and the evidence base identified in the Table set out under Allocations. • Any allocated site has to be deliverable and developable under the provision of national policy guidance. The Council has allocated all brownfield sites that were deliverable and developable when the Draft Local Plan went out to consultation. As a result, the Council has had to make the difficult decision to propose the allocation of sites on greenfield land to meet the District's future housing needs, as required by national planning policy. • As is identified in the Infrastructure Section of the Statement of Consultation, the Council is working with various infrastructure providers to identify the requirements arising from the proposed development. Planning permissions will reflect the requirement for contributions towards infrastructure through S106 Agreements. The contributions will be dependent on the sums request by infrastructure providers and the viability of development. The Annual Infrastructure Funding Statement on the Council's website sets out a summary of the financial contributions secured for affordable housing, highways and off-site infrastructure works. |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|--|---------|-----------|---------|---------------------|---|---|
| | | | | | <ul style="list-style-type: none"> ➤ Although planning permission in principle was granted by the inspectorate, site does not represent a sustainable location. ➤ There is no visible separation between Sutton and Kirkby at all. ➤ Have no regard for the aesthetics of our towns in Ashfield nor care much for the quality of life for us who live here. ➤ Plan is too complicated for people to understand. | <ul style="list-style-type: none"> • The Council has worked closely with the Highway Authority throughout the site selection process. A Transport Study has been commissioned to fully understand the transport implication of the draft Local Plan proposals and identify what mitigation measures are necessary. • The Planning Inspectorate through planning appeal decisions has determined that the land subject to the appeal is suitable for development based on current planning policy. |
| H1Sb Cauldwell Road, Sutton-In-Ashfield | 3 | 2 | 0 | n/a | <ul style="list-style-type: none"> • Brownfield Development <ul style="list-style-type: none"> ➤ Should still be developing on derelict areas and other urban land. • Greenfield Development <ul style="list-style-type: none"> ➤ Too much development on greenfield sites. • Natural Environment <ul style="list-style-type: none"> ➤ There is too much encroachment onto wild spaces. This is very near Thieves wood and other parts of the National Forest. • Transport, Highways & Access <ul style="list-style-type: none"> ➤ Traffic already a major problem travelling on Derby Road. Road over MARR should be an island. ➤ An exit from Derby Road directly onto the MARR should be constructed before the site it is developed. <p>Support</p> <ul style="list-style-type: none"> • Development well related to the development at Berry Hill and has close links to Mansfield. • The site is within a suitable location for residential development, with has access to a range of services and facilities and the | <ul style="list-style-type: none"> • The Government national planning policy and guidance sets out a formula to determine housing need for councils. The Council is required to use this formula unless exceptional circumstances justify an alternative approach which is a very high bar to overcome. The location of development is a reflection of the spatial strategy and the evidence base identified in the Table set out under Allocations. • Any allocated site has to be deliverable and developable under the provision of national policy guidance. The Council has allocated all brownfield sites that were deliverable and developable when the Draft Local Plan went out to consultation. As a result, the Council has had to make the difficult decision to propose the allocation of sites on greenfield land to meet the District's future housing needs, as required by national planning policy. • The Council has worked closely with the Highway Authority throughout the site selection process. A Transport Study has been commissioned to fully understand the transport implication of the draft Local Plan proposals and identify what mitigation measures are necessary. • The Council has had to take the difficult decision to propose the allocation of greenfield sites in order to meet the District's housing need. The Council acknowledges |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|--|---------|-----------|---------|---------------------|---|---|
| | | | | | opportunity to travel via a frequent bus service. | that the site is currently countryside, but as the Lindhurst site develops, the Council believes this character will be eroded and changed. The site is well contained by existing roads, with the MARR acting as a strong physical boundary between the urban area and Thieves wood beyond. |
| H1Sc West of Fisher Close, Sutton-In-Ashfield | 1 | 0 | 0 | n/a | Support <ul style="list-style-type: none"> Questions whether, as an equestrian use, it should be identified a brownfield site rather than greenfield in the allocation. | Stables would be considered to be a brownfield sites. It is a grey area whether the wider pastureland could be considered as brownfield or greenfield. |
| H1Sd Adj Oakham Business Park, off Hamilton Road, Sutton-In-Ashfield | 1 | 2 | 0 | n/a | <ul style="list-style-type: none"> Transport, Highways & Access <ul style="list-style-type: none"> Network Rail request policy amendments to protect the efficient and safe operation of existing railway level crossings in the vicinity of development. Support <ul style="list-style-type: none"> Extensive information submitted to support the allocation. Proposed amendment to allocation to remove land to north new railway bridge. | Amendments are proposed to Policy SD10 Transport to mitigate risks in relation to the railway infrastructure. |
| H1Se Priestsic Road, Sutton-In-Ashfield | 0 | 1 | 0 | n/a | <ul style="list-style-type: none"> Housing Requirements <ul style="list-style-type: none"> Identifies a former railway cutting filled in with concrete blocks, rubble and rubbish – then soiled on top which is less than suitable for housing due to possible subsidence. | Comments noted but it is not considered that this prevent development as suitable mitigation measure, if required, are available. |
| H1Sf Rear 23 Beck Lane, Skegby | 1 | 4 | 3 | n/a | <ul style="list-style-type: none"> Historic Environment <ul style="list-style-type: none"> Need to undertake a Heritage Impact Assessment in relation to the cumulative impact on the setting of Grade II Dalestorth House. Housing Requirements <ul style="list-style-type: none"> There has already been substantial development is Skegby | <ul style="list-style-type: none"> The Government national planning policy and guidance sets out a formula to determine housing need for councils. The Council is required to use this formula unless exceptional circumstances justify an alternative approach which is a very high bar to overcome. The location of development is a reflection of the spatial strategy and the evidence base identified in the Table set out under Allocations. |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|-----------------------|---------|-----------|---------|---------------------|---|---|
| | | | | | <ul style="list-style-type: none"> • Infrastructure <ul style="list-style-type: none"> ➤ Negative impact on local infrastructure including schools and utilities/ shops/ services. ➤ Not anticipated to impact on Mansfield infrastructure. • Natural Environment <ul style="list-style-type: none"> ➤ Should remain as green space. ➤ Negative impact on the local landscape. • Transport, Highways & Access <ul style="list-style-type: none"> ➤ The traffic through Skegby is unacceptable now. ➤ There are already problems at peak times with queuing traffic at local road junctions. • Other Objection/Comments <ul style="list-style-type: none"> ➤ Bombs were found in that area. <p>Support</p> <ul style="list-style-type: none"> • The above allocation is one of a number of allocations contributes meaningfully towards the Council's housing and affordable housing requirements over the plan period focused along the MARR. | <ul style="list-style-type: none"> • The Council has worked closely with the Highway Authority throughout the site selection process. A Transport Study has been commissioned to fully understand the transport implication of the draft Local Plan proposals and identify what mitigation measures are necessary. • As is identified in the Infrastructure Section of the Statement of Consultation, the Council is working with various infrastructure providers to identify the requirements arising from the proposed development. Planning permissions will reflect the requirement for contributions towards infrastructure through S106 Agreements. The contributions will be dependent on the sums request by infrastructure providers and the viability of development. The Annual Infrastructure Funding Statement on the Council's website sets out a summary of the financial contributions secured for affordable housing, highways and off-site infrastructure works. • The Council will commission a Heritage Impact Assessment to better understand the historic implication of the proposals set out in the Draft Local Plan. • It is acknowledged that this will change the local landscape. However, the Council has had to take the difficult decision to propose the allocation of greenfield sites in order to meet the District's housing need. Any development would need to comply with the requirements set out in Policy EV4 Green Infrastructure, Biodiversity, and Geodiversity of the Local Plan. It is necessary for any development to demonstrate biodiversity net gain which is anticipated to become a legislative requirement in Autumn 2023. Open space will be required as part of any development and trees and hedgerows will be retained as far as possible, recognising the impact they can have in relation to design, climate change and pollution. |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|---|---------|-----------|---------|---------------------|--|--|
| | | | | | | <ul style="list-style-type: none"> If it is established there is a risk of unexploded ordnance hazard on the site a risk assessment will be necessary through specialist sources to assess the level of risk and any action necessary to overcome any risk. |
| H1Sg Former Miner's Welfare Sports Ground, Stanton Hill, Sutton-In-Ashfield | 1 | 3 | 0 | n/a | <ul style="list-style-type: none"> Infrastructure <ul style="list-style-type: none"> ➤ Impact on local infrastructure including schools and utilities/ shops/ services. Natural Environment <ul style="list-style-type: none"> ➤ Land should remain as greenspace for children to play on and adults to walk on. Transport, Highways & Access <ul style="list-style-type: none"> ➤ The traffic through Skegby is unacceptable now. ➤ Concerns that access is down a single track street which is not suitable. <p>Support</p> <ul style="list-style-type: none"> Requested that the smaller housing site to the north east (land adjacent to no.25 Lime Tree Avenue) and land to the south east of Cochrane Terrace be included within the H1Sg allocation. | <ul style="list-style-type: none"> The Government national planning policy and guidance sets out a formula to determine housing need for councils. The Council is required to use this formula unless exceptional circumstances justify an alternative approach which is a very high bar to overcome. The location of development is a reflection of the spatial strategy and the evidence base identified in the Table set out under Allocations. The Council has worked closely with the Highway Authority throughout the site selection process. A Transport Study has been commissioned to fully understand the transport implication of the draft Local Plan proposals and identify what mitigation measures are necessary. As is identified in the Infrastructure Section of the Statement of Consultation, the Council is working with various infrastructure providers to identify the requirements arising from the proposed development. Planning permissions will reflect the requirement for contributions towards infrastructure through S106 Agreements. The contributions will be dependent on the sums request by infrastructure providers and the viability of development. The Annual Infrastructure Funding Statement on the Council's website sets out a summary of the financial contributions secured for affordable housing, highways and off-site infrastructure works. Comments are noted on the green space. However, the Council has to take difficult decisions in allocation sites to meet the need for homes. Any development would need to comply with the requirements set out in Policy EV4 |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|--|---------|-----------|---------|---------------------|---|--|
| | | | | | | Green Infrastructure, Biodiversity, and Geodiversity of the Local Plan. It is necessary for any development to demonstrate biodiversity net gain which is anticipated to become a legislative requirement in Autumn 2023. Open space will be required as part of any development and trees and hedgerows will be retained as far as possible, recognising the impact they can have in relation to design, climate change and pollution. |
| H1Sh Pasture Farm, Alfreton Road, Sutton-In-Ashfield | 1 | 4 | 1 | n/a | <ul style="list-style-type: none"> • Economic <ul style="list-style-type: none"> ➢ Houses are of poor design, with maximum density to line developers pockets. • Health & Wellbeing <ul style="list-style-type: none"> ➢ Our green fields were for people to enjoy the countryside. • Historic Environment <ul style="list-style-type: none"> ➢ The Grade II Listed Building Fulwood Farmhouse lies just to but the rural setting has been eroded by the surrounding development. • Housing Requirements <ul style="list-style-type: none"> ➢ 34 dwellings would be to many for such a small area. • Pollution <ul style="list-style-type: none"> ➢ The air quality and noise issues for the site • Transport, Highways & Access <ul style="list-style-type: none"> ➢ Alfreton Road becoming too congested, this makes the road more liable to accidents to happen ➢ Access is insufficient. • Other Objection/Comments <ul style="list-style-type: none"> ➢ Footpaths – one, has two stones (squeeze). Only a few squeeze type | <ul style="list-style-type: none"> • The Draft Local Plan sets out policies which place a high emphasis on design. The density of growth is based on what is considered to be a reasonable approach as reduce densities will increase the requirement for additional land to be allocated for housing. • The Council acknowledges the benefits of health and wellbeing from green space. The proposed development will be required to provide green areas arising from the need for associated open space, the requirements for biodiversity net gain and the utilisation of sustainable urban drainage. Trees and hedgerows will be retained as far as possible, recognising the impact they can have in relation to design, climate change and pollution. • There are no Air Quality Management Area designated in Ashfield in relation to air quality. With the change to electric and hydrogen power vehicles required by the Government in 2030 (new vehicles), any impact from emissions will be substantial reduced. • Any existing footpaths will, by necessity, form an important consideration in the design and layout of any future development. • Comments on the heritage assets are noted. |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|--|---------|-----------|---------|---------------------|--|--|
| | | | | | <p>stones exist in the Ashfield area should be given some type of status.</p> <ul style="list-style-type: none"> ➤ Footpaths should not be rerouted provide access to a cross of the A38 allowing access to the Dumbles and woodland open space. <p>Support</p> <ul style="list-style-type: none"> • Support for the allocation, considered the site has a capacity for 40-45 dwellings. | |
| H1Si Rear Kingsmill Hospital, Sutton-In-Ashfield | 2 | 6 | 2 | | <ul style="list-style-type: none"> • Flooding/Drainage <ul style="list-style-type: none"> ➤ Water table means area is prone to flooding. • Health & Wellbeing <ul style="list-style-type: none"> ➤ This is a greenfield site which is of great value to many walkers, hospital staff and patients. • Historic Environment <ul style="list-style-type: none"> ➤ Cumulative impact on setting of Grade II Dalestorth House. Heritage Impact Assessment is required. • Housing Requirements <ul style="list-style-type: none"> ➤ Skegby has already seen substantial development. ➤ Does not protect the character of Skegby. ➤ Should be building bungalows for aging population. • Infrastructure <ul style="list-style-type: none"> ➤ Lack on infrastructure for the proposed development including schools and doctors. • Natural Environment | <ul style="list-style-type: none"> • The Government national planning policy and guidance sets out a formula to determine housing need for councils. The Council is required to use this formula unless exceptional circumstances justify an alternative approach which is a very high bar to overcome. The location of development is a reflection of the spatial strategy and the evidence base identified in the Table set out under Allocations. • Flooding is an issues that is considered in relation to all allocations. The site is not identified as being in a high flood risk zone. Any planning applications will need to be supported by a site specific flood risk assessment which will identify how run off will be maintained at green field rates typically using sustainable urban drainage, (SuDS) to retain water on site or to infiltrate water into the ground. • The Council acknowledges the benefits of health and wellbeing from green space. The proposed development will be required to provide significant green areas arising from the need for associated open space, the requirements for biodiversity net gain and the utilisation of sustainable urban drainage. • As is identified in the Infrastructure Section of the Statement of Consultation, the Council is working with various infrastructure providers to identify the |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|-----------------------|---------|-----------|---------|---------------------|--|--|
| | | | | | <ul style="list-style-type: none"> ➤ Infill one of the remaining green spaces between Ashfield and Mansfield. ➤ Negative impact on the habitat and environment. • Pollution <ul style="list-style-type: none"> ➤ More houses means more traffic and more air pollution. • Transport, Highways & Access <ul style="list-style-type: none"> ➤ There is already problem for locals from the level of traffic. ➤ Developing this land would negatively contribute to the already busy junction of Kings Mill Road East and the B6014. ➤ Concerns expressed regarding the speed of traffic and road safety • Other Objection/Comments <ul style="list-style-type: none"> ➤ Does not take account of the views of local residents reflected in the response to the planning application for 324 houses on Beck Lane. <p>Support</p> <ul style="list-style-type: none"> • The above allocation is one of a number of allocations seeing land to the east and west of Beck Lane (and south of Skekby Lane) proposed for a significant number of houses overall. The combination of the above housing allocations will comprise a significant extension to the urban area capable of contributing meaningfully towards the Council's housing and affordable housing requirements over the plan period focused along the MARR. | <p>requirements arising from the proposed development. Planning permissions will reflect the requirement for contributions towards infrastructure through S106 Agreements. The contributions will be dependent on the sums request by infrastructure providers and the viability of development. The Annual Infrastructure Funding Statement on the Council's website sets out a summary of the financial contributions secured for affordable housing, highways and off-site infrastructure works.</p> <ul style="list-style-type: none"> • The Council has worked closely with the Highway Authority throughout the site selection process. A Transport Study has been commissioned to fully understand the transport implication of the draft Local Plan proposals and identify what mitigation measures are necessary. • The development will include significant open space. A development brief will set out the principle and design considerations which will include a landscape buffer to the eastern boundary of the site. • Any development would need to comply with the requirements set out in Policy EV4 Green Infrastructure, Biodiversity, and Geodiversity of the Local Plan. This includes the protection of Local Wildlife Sites (LWS) and other protected sites. It is necessary for any development to demonstrate biodiversity net gain which is anticipated to become a legislative requirement in Autumn 2023. The LWS is anticipated to be integrated into this requirement. As part of any development trees and hedgerows will be retained as far as possible, recognising the impact they can have in relation to design, climate change and pollution. • The Council will commission a Heritage Impact Assessment to better understand the historic implication of the proposals set out in the Draft Local Plan. |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|----------------------------------|---------|-----------|---------|---------------------|---|---|
| H1Sj Clegg Hill Drive, Huthwaite | 0 | 9 | 3 | n/a | <ul style="list-style-type: none"> • Historic Environment <ul style="list-style-type: none"> ➢ Because the Strawberry Bank Area (Huthwaite) is likely to be a Hill Fort, the area around needs to have an archaeological report done before any more housing is considered. • Housing Requirements <ul style="list-style-type: none"> ➢ Objects to any future housing development at Huthwaite. ➢ Site is not suitable for housing. • Infrastructure <ul style="list-style-type: none"> ➢ The GP surgery is at breaking point, as are schools. ➢ Water Supply- over the last two years we have already had water supply issues, development will add to this issue. ➢ Huthwaite is being over developed and the local infrastructure cannot cope. • Natural Environment <ul style="list-style-type: none"> ➢ Objections to the use of the Green Belt for housing and infrastructure. ➢ Loss of wildlife habitat. • Pollution <ul style="list-style-type: none"> ➢ The increase in Air Pollution would be a high factor to people's health and well-being. • Transport, Highways & Access <ul style="list-style-type: none"> ➢ Already traffic issues in Huthwaite & surrounding areas. ➢ Considers there are highway issues with access to the site. ➢ Chesterfield Road ,Back Lane, and adjacent streets, Main Street and surrounding areas are not suitable for the | <ul style="list-style-type: none"> • The Government national planning policy and guidance sets out a formula to determine housing need for councils. The Council is required to use this formula unless exceptional circumstances justify an alternative approach which is a very high bar to overcome. The location of development is a reflection of the spatial strategy and the evidence base identified in the Table set out under Allocations. • As is identified in the Infrastructure Section of the Statement of Consultation, the Council is working with various infrastructure providers to identify the requirements arising from the proposed development. Planning permissions will reflect the requirement for contributions towards infrastructure through S106 Agreements. The contributions will be dependent on the sums request by infrastructure providers and the viability of development. The Annual Infrastructure Funding Statement on the Council's website sets out a summary of the financial contributions secured for affordable housing, highways and off-site infrastructure works. • The site is not located in the Green Belt which is a national policy designation but is a greenfield site. Any allocated site has to be deliverable and developable under the provision of national policy guidance. The Council has allocated all brownfield sites that were deliverable and developable when the Draft Local Plan went out to consultation. As a result, the Council has had to make the difficult decision to propose the allocation of sites on greenfield land to meet the District's future housing needs, as required by national planning policy. • Any development would need to comply with the requirements set out in Policy EV4 Green Infrastructure, Biodiversity, and Geodiversity of the Local Plan. This includes the protection of Local Wildlife Sites (LWS) and |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|--|---------|-----------|---------|---------------------|---|---|
| | | | | | <p>increase of traffic therefore a danger to children using Barker Street ,Common Road schools , and the public in general.</p> <ul style="list-style-type: none"> ➤ Concerned about road safety on Blackwell Road. The road is a hot spot for speeding motorists, it has many blind spots. ➤ HS2 will be causing problems as well! | <p>other protected sites. It is necessary for any development to demonstrate biodiversity net gain which is anticipated to become a legislative requirement in Autumn 2023. The LWS is anticipated to be integrated into this requirement. As part of any development trees and hedgerows will be retained as far as possible, recognising the impact they can have in relation to design, climate change and pollution.</p> <ul style="list-style-type: none"> • There are no Air Quality Management Area designated in Ashfield in relation to air quality. With the change to electric and hydrogen power vehicles required by the Government in 2030 (new vehicles), any impact from emissions will be substantial reduced. • The Council has worked closely with the Highway Authority throughout the site selection process. A Transport Study has been commissioned to fully understand the transport implication of the draft Local Plan proposals and identify what mitigation measures are necessary. • If HS2b proceed on the safeguarded route, it can be anticipated that there will be short term impacts on the highway network. However, it is not clear what other 'problems' this would result in. |
| H1Sk Sunnyside Farm, Blackwell Road, Huthwaite | 1 | 14 | 1 | n/a | <ul style="list-style-type: none"> • Brownfield Development <ul style="list-style-type: none"> ➤ There are plenty of brownfield site to build on • Climate Change <ul style="list-style-type: none"> ➤ Change in levels and ground disturbance will release captured carbon. ➤ Loss of mature trees/hedges releasing carbon. ➤ Additional traffic effects. • Flooding/Drainage | <ul style="list-style-type: none"> • The Government national planning policy and guidance sets out a formula to determine housing need for councils. The Council is required to use this formula unless exceptional circumstances justify an alternative approach which is a very high bar to overcome. The location of development is a reflection of the spatial strategy and the evidence base identified in the Table set out under Allocations. • Any allocated site has to be deliverable and developable under the provision of national policy guidance. The |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|-----------------------|---------|-----------|---------|---------------------|---|--|
| | | | | | <ul style="list-style-type: none"> ➤ Land full of springs issues with surface water flood and flooding from watercourses. • Health & Wellbeing <ul style="list-style-type: none"> ➤ Health benefits from access to open space. • Historic Environment <ul style="list-style-type: none"> ➤ Because the Strawberry Bank Area (Huthwaite) is likely to be a Hill Fort, the area around needs to have an archaeological report done before any more housing is considered ➤ The hedges and trees are exactly the same layout as in the 1801 enclosure maps. • Housing Requirements <ul style="list-style-type: none"> ➤ Objects to any future housing development at Huthwaite. ➤ Impact on character Huthwaite significant development. ➤ Site isolated from the urban boundary, located in the countryside. ➤ Topography and land stability issues. Very steep from Chesterfield Road and has high risk area for coal. ➤ Substantial visual impact due to sloping site. ➤ Should not be building on green field sites. • Infrastructure <ul style="list-style-type: none"> ➤ The GP surgery is at breaking point, as are schools. ➤ Site has poor access to services, doctors etc by walking. ➤ Huthwaite local infrastructure cannot cope. | <p>Council has allocated all brownfield sites that were deliverable and developable when the Draft Local Plan went out to consultation. As a result, the Council has had to make the difficult decision to propose the allocation of sites on greenfield land to meet the District's future housing needs, as required by national planning policy.</p> <ul style="list-style-type: none"> • Flooding is an issues that is considered in relation to all allocations. The site is not identified as being in a high flood risk zone. Any planning applications will need to be supported by a site specific flood risk assessment which will identify how run off will be maintained at green field rates typically using sustainable urban drainage, (SuDS) to retain water on site or to infiltrate water into the ground. • The Council acknowledges the benefits of health and wellbeing from green space. The proposed development will be required to provide significant green areas arising from the need for associated open space, the requirements for biodiversity net gain and the utilisation of sustainable urban drainage. Any existing rights of way will be maintained or improved providing links to the wider green infrastructure routes. • As is identified in the Infrastructure Section of the Statement of Consultation, the Council is working with various infrastructure providers to identify the requirements arising from the proposed development. Planning permissions will reflect the requirement for contributions towards infrastructure through S106 Agreements. The contributions will be dependent on the sums request by infrastructure providers and the viability of development. The Annual Infrastructure Funding Statement on the Council's website sets out a summary of the financial contributions secured for affordable housing, highways and off-site infrastructure works. |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|-----------------------|---------|-----------|---------|---------------------|---|--|
| | | | | | <ul style="list-style-type: none"> ➤ The nearest secondary school is 4 miles away. ➤ Already water supply issues. Questions impact of additional homes. • Natural Environment <ul style="list-style-type: none"> ➤ It would destroy the green belt / conservation land that it adjoins. ➤ Loss of wildlife habitat including trees, hedges & fields. ➤ It will have an adverse impact on local wildlife sites. ➤ Pollution ➤ Noise & pollution will increase. • Transport, Highways & Access <ul style="list-style-type: none"> ➤ Traffic is already horrendous in Huthwaite & surrounding areas. ➤ Concerned about road safety on Blackwell Road. ➤ Public transport is limited. ➤ HS2 will be causing problems as well! • Other Objection/Comments <ul style="list-style-type: none"> ➤ Land is subject to an Agricultural Holdings Tenancy? ➤ With changing shopping habits town centres need to be used for more homes. <p>Support</p> <ul style="list-style-type: none"> ➤ Site constitutes a logical, sustainable location for residential development. | <ul style="list-style-type: none"> • The Council has worked closely with the Highway Authority throughout the site selection process. A Transport Study has been commissioned to fully understand the transport implication of the draft Local Plan proposals and identify what mitigation measures are necessary. • Any development would need to comply with the requirements set out in Policy EV4 Green Infrastructure, Biodiversity, and Geodiversity of the Local Plan. This includes the protection of Local Wildlife Sites (LWS) and other protected sites. It is necessary for any development to demonstrate biodiversity net gain which is anticipated to become a legislative requirement in Autumn 2023. The LWS is anticipated to be integrated into this requirement. As part of any development trees and hedgerows will be retained as far as possible, recognising the impact they can have in relation to design, climate change and pollution. • If the land is subject to an Agricultural Tenancy there are provisions under the legislation for the tenancy to be brought to an end if planning permission is granted for a non-agricultural with the payment of any appropriate compensation provided for under the Agricultural Holdings Act . • No archaeological constraints have been identified in relation to the site. • If HS2b proceed on the safeguarded route, it can be anticipated that there will be short term impacts on the highway network. However, it is not clear what other 'problems' this would result in. • The policies within the emerging Local Plan would be supportive of housing development within town centres and this is reflected in the provision within the housing requirements by windfall sites. |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|--------------------------------------|---------|-----------|---------|---------------------|--|---|
| | | | | | | <ul style="list-style-type: none"> There are no Air Quality Management Area designated in Ashfield in relation to air quality. With the change to electric and hydrogen power vehicles required by the Government in 2030 (new vehicles), any impact from emissions will be substantially reduced. It is not considered that new housing development would result in noise pollution which would have a significant adverse impacts on health and the quality of life. |
| H1SI North of Fackley Road, Teversal | 1 | 6 | 0 | n/a | <ul style="list-style-type: none"> Housing <ul style="list-style-type: none"> Neighbourhood Plan identifies a need for housing for older people. This requires local amenities and local transport to be within a limited distance (5-10 min walk) from a local centre. Housing should be concentrated where there are good transport links. Increase urban sprawl between Stanton Hill and Fackley. No justification for the release of this land. Use brownfield land instead. Out of character with the village. Natural Environment <ul style="list-style-type: none"> The green corridor/gap between Stanton Hill and Fackley must remain intact. It is a wildlife area (EV4 - LWS) which should be respected. Existing habitat should be enhanced not built on. Infrastructure <ul style="list-style-type: none"> Unsustainable location - Stanton Hill has some of the worst health indices in the country. Concern over health provision, access to schools and other facilities. | <ul style="list-style-type: none"> The Government national planning policy and guidance sets out a formula to determine housing need for councils. The Council is required to use this formula unless exceptional circumstances justify an alternative approach which is a very high bar to overcome. The location of development is a reflection of the spatial strategy and the evidence base identified in the Table set out under Allocations. Any allocated site has to be deliverable and developable under the provision of national policy guidance. The Council has allocated all brownfield sites that were deliverable and developable when the Draft Local Plan went out to consultation. As a result, the Council has had to make the difficult decision to propose the allocation of sites on greenfield land to meet the District's future housing needs, as required by national planning policy. Flooding is an issues that is considered in relation to all allocations. The site is not identified as being in a high flood risk zone. Any planning applications will need to be supported by a site specific flood risk assessment including water quality, and which will identify how run off will be maintained at green field rates typically using sustainable urban drainage, (SuDS) to retain water on site or to infiltrate water into the ground. The Council acknowledges the benefits of health and wellbeing from green space. The proposed development |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|-----------------------|---------|-----------|---------|---------------------|---|--|
| | | | | | <ul style="list-style-type: none"> ➤ Sewerage works are already stretched and spills into the River Meden. ➤ Flooding can often be seen on Fackley Road when there is heavy rain. • Climate Change <ul style="list-style-type: none"> ➤ New housing in this area will increase car journeys and lead to an increase in carbon emissions. • Transport, Highways & Access <ul style="list-style-type: none"> ➤ Traffic is already bad. ➤ Concerns over safety of Fackley Road – speed. • Other Objections/Comments <ul style="list-style-type: none"> ➤ Conflicts with policies NP1 & NP2 of the Neighbourhood Plan – the sites do not respect landscape character, nor does it deliver a range of social facilities to meet local need, nor does it accord with the accompanying design guide. ➤ Pollution of the River Meden and increase surface water run-off. ➤ Existing houses devalued. <p>Support</p> <ul style="list-style-type: none"> • Site constitutes a logical, sustainable location. | <p>will be required to provide significant green areas arising from the need for associated open space, the requirements for biodiversity net gain and the utilisation of sustainable urban drainage.</p> <ul style="list-style-type: none"> • As is identified in the Infrastructure Section of the Statement of Consultation, the Council is working with various infrastructure providers to identify the requirements arising from the proposed development. Planning permissions will reflect the requirement for contributions towards infrastructure through S106 Agreements. The contributions will be dependent on the sums request by infrastructure providers and the viability of development. The Annual Infrastructure Funding Statement on the Council's website sets out a summary of the financial contributions secured for affordable housing, highways and off-site infrastructure works. • The Council has worked closely with the Highway Authority throughout the site selection process. A Transport Study has been commissioned to fully understand the transport implication of the draft Local Plan proposals and identify what mitigation measures are necessary. • Any development would need to comply with the requirements set out in Policy EV4 Green Infrastructure, Biodiversity, and Geodiversity of the Local Plan. It is necessary for any development to demonstrate biodiversity net gain which is anticipated to become a legislative requirement in Autumn 2023. As part of any development trees and hedgerows will be retained as far as possible, recognising the impact they can have in relation to design, climate change and pollution. • There are no Air Quality Management Area designated in Ashfield in relation to air quality. With the change to electric and hydrogen power vehicles required by the |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|---|---------|-----------|---------|---------------------|---|---|
| | | | | | | <p>Government in 2030 (new vehicles), any impact from emissions will be substantial reduced.</p> <ul style="list-style-type: none"> • There are no Local Wildlife Sites or other designated sites on the site. • In considering the provisions of the emerging Local Plan the current Neighbourhood Plan is taken into account. It is acknowledged that part of the proposed allocation extends into the existing gap identified in Teversal, Stanton Hill & Skegby Neighbourhood Plan Map 9 (Page 48) Sensitive Green Corridors. However, the Council is required to respond to significant changes in strategic housing requirements and local housing need and this is reflected in the limited extension of the allocation into the gap identified in the Neighbourhood Plan. • The impact on house values is not a planning consideration but evidence from past research would indicate that if housing values are impacted they recover within a relatively short period of time. |
| H1Sm Land adjacent 88 High Hazels Drive, Sutton-In-Ashfield | 0 | 1 | 0 | n/a | <ul style="list-style-type: none"> • Natural Environment <ul style="list-style-type: none"> ➢ Loss of wildlife and habitats. ➢ Loss of trees, hedges and fields. • Infrastructure <ul style="list-style-type: none"> ➢ GP Surgery and schools at breaking point. • Transport, Highways & Access <ul style="list-style-type: none"> ➢ Traffic is already bad in and around Huthwaite. • Other Objections/Comments <ul style="list-style-type: none"> ➢ Increased noise and pollution. | <ul style="list-style-type: none"> • Any development would need to comply with the requirements set out in Policy EV4 Green Infrastructure, Biodiversity, and Geodiversity of the Local Plan. It is necessary for any development to demonstrate biodiversity net gain which is anticipated to become a legislative requirement in Autumn 2023. As part of any development trees and hedgerows will be retained as far as possible, recognising the impact they can have in relation to design, climate change and pollution. • No Local Wildlife Sites (LWS) and other protected sites are identified on the allocation. • As is identified in the Infrastructure Section of the Statement of Consultation, the Council is working with various infrastructure providers to identify the requirements arising from the proposed development. Planning permissions will reflect the requirement for |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|--|---------|-----------|---------|---------------------|--|--|
| | | | | | | <p>contributions towards infrastructure through S106 Agreements. The contributions will be dependent on the sums request by infrastructure providers and the viability of development. The Annual Infrastructure Funding Statement on the Council's website sets out a summary of the financial contributions secured for affordable housing, highways and off-site infrastructure works.</p> <ul style="list-style-type: none"> • There are no Air Quality Management Area designated in Ashfield in relation to air quality. With the change to electric and hydrogen power vehicles required by the Government in 2030 (new vehicles), any impact from emissions will be substantial reduced. It is not considered that new housing development would result in noise pollution which would have a significant adverse impacts on health and the quality of life. • The Council has worked closely with the Highway Authority throughout the site selection process. A Transport Study has been commissioned to fully understand the transport implication of the draft Local Plan proposals and identify what mitigation measures are necessary. |
| H1Sn Adj Molyneux Farm, Fackley Road, Teversal | 1 | 2 | 0 | n/a | <ul style="list-style-type: none"> • Housing <ul style="list-style-type: none"> ➤ Neighbourhood Plan identifies a need for housing for older people. This requires local amenities and local transport to be within a limited distance (5-10 min walk) from a local centre. ➤ Housing should be concentrated where there are good transport links. • Flooding/Drainage <ul style="list-style-type: none"> ➤ Water table means area is prone to flooding • Transport, Highways & Access | <ul style="list-style-type: none"> • The Government national planning policy and guidance sets out a formula to determine housing need for councils. The Council is required to use this formula unless exceptional circumstances justify an alternative approach which is a very high bar to overcome. The location of development is a reflection of the spatial strategy and the evidence base identified in the Table set out under Allocations. • Any allocated site has to be deliverable and developable under the provision of national policy guidance. The Council has allocated all brownfield sites that were deliverable and developable when the Draft Local Plan went out to consultation. As a result, the Council has had |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|-----------------------|---------|-----------|---------|---------------------|--|--|
| | | | | | <ul style="list-style-type: none"> ➤ There is already problem for locals from the level of traffic. ➤ More houses, means more traffic and more air pollution. • Infrastructure <ul style="list-style-type: none"> ➤ Insufficient infrastructure. ➤ Concern over health provision, access to schools and other facilities. • Climate Change <ul style="list-style-type: none"> ➤ New housing in this area will increase car journeys and lead to an increase in carbon emissions. • Natural Environment <ul style="list-style-type: none"> ➤ The green corridor/gap between Stanton Hill and Fackley must remain intact. ➤ It is a wildlife area (EV4 - LWS) which should be respected. • Infrastructure <ul style="list-style-type: none"> ➤ Unsustainable location - Stanton Hill has some of the worst health indices in the country. • Other Objections/Comments <ul style="list-style-type: none"> ➤ Conflicts with policies NP1 & NP2 of the Neighbourhood Plan – the sites do not respect landscape character, nor does it deliver a range of social facilities to meet local need, nor does it accord with the accompanying design guide. <p>Support</p> <ul style="list-style-type: none"> ➤ Fully support this site on behalf of our client, the landowner. | <p>to make the difficult decision to propose the allocation of sites on greenfield land to meet the District's future housing needs, as required by national planning policy.</p> <ul style="list-style-type: none"> • Flooding is an issues that is considered in relation to all allocations. The site is not identified as being in a high flood risk zone. Any planning applications will need to be supported by a site specific flood risk assessment including water quality, and which will identify how run off will be maintained at green field rates typically using sustainable urban drainage, (SuDS) to retain water on site or to infiltrate water into the ground. • The Council acknowledges the benefits of health and wellbeing from green space. The proposed development will be required to provide significant green areas arising from the need for associated open space, the requirements for biodiversity net gain and the utilisation of sustainable urban drainage. • As is identified in the Infrastructure Section of the Statement of Consultation, the Council is working with various infrastructure providers to identify the requirements arising from the proposed development. Planning permissions will reflect the requirement for contributions towards infrastructure through S106 Agreements. The contributions will be dependent on the sums request by infrastructure providers and the viability of development. The Annual Infrastructure Funding Statement on the Council's website sets out a summary of the financial contributions secured for affordable housing, highways and off-site infrastructure works. • The Council has worked closely with the Highway Authority throughout the site selection process. A Transport Study has been commissioned to fully understand the transport implication of the draft Local |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|---------------------------------|---------|-----------|---------|---------------------|--|---|
| | | | | | | <p>Plan proposals and identify what mitigation measures are necessary.</p> <ul style="list-style-type: none"> Any development would need to comply with the requirements set out in Policy EV4 Green Infrastructure, Biodiversity, and Geodiversity of the Local Plan. It is necessary for any development to demonstrate biodiversity net gain which is anticipated to become a legislative requirement in Autumn 2023. As part of any development trees and hedgerows will be retained as far as possible, recognising the impact they can have in relation to design, climate change and pollution. There are no Air Quality Management Area designated in Ashfield in relation to air quality. With the change to electric and hydrogen power vehicles required by the Government in 2030 (new vehicles), any impact from emissions will be substantial reduced. There are no Local Wildlife Sites or other designated sites on the site. In considering the provisions of the emerging Local Plan the current Neighbourhood Plan is taken into account. It is acknowledged that part of the proposed allocation extends into the exiting gap identified in Teversal, Stanton Hill & Skegby Neighbourhood Plan Map 9 (Page 48) Sensitive Green Corridors. However, the Council is required to respond to significant changes in strategic housing requirements and local housing need and this is reflected in the limited extension of the allocation into the gap identified in the Neighbourhood Plan. |
| H1So Off Fackley Road, Teversal | 1 | 3 | 0 | n/a | <ul style="list-style-type: none"> Housing <ul style="list-style-type: none"> Neighbourhood Plan identifies a need for housing for older people. This requires local amenities and local transport to be within a limited distance (5-10 min walk) from a local centre. | <ul style="list-style-type: none"> The Government national planning policy and guidance sets out a formula to determine housing need for councils. The Council is required to use this formula unless exceptional circumstances justify an alternative approach which is a very high bar to overcome. The location of development is a reflection of the spatial |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|-----------------------|---------|-----------|---------|---------------------|--|---|
| | | | | | <ul style="list-style-type: none"> ➤ Housing should be concentrated where there are good transport links. • Flooding/Drainage <ul style="list-style-type: none"> ➤ Water table means area is prone to flooding • Transport, Highways & Access <ul style="list-style-type: none"> ➤ There is already problem for locals from the level of traffic. ➤ More houses, means more traffic and more air pollution. ➤ Concerns over road safety – speed. • Infrastructure <ul style="list-style-type: none"> ➤ Insufficient infrastructure. ➤ Concern over health provision, access to schools and other facilities. • Climate Change <ul style="list-style-type: none"> ➤ New housing in this area will increase car journeys and lead to an increase in carbon emissions. • Natural Environment <ul style="list-style-type: none"> ➤ The green corridor/gap between Stanton Hill and Fackley must remain intact. ➤ It is a wildlife area (EV4 - LWS) which should be respected. • Infrastructure <ul style="list-style-type: none"> ➤ Unsustainable location - Stanton Hill has some of the worst health indices in the country. • Other Objections/Comments <ul style="list-style-type: none"> ➤ Conflicts with policies NP1 & NP2 of the Neighbourhood Plan – the sites do not respect landscape character, nor does it deliver a range of social facilities to meet | <p>strategy and the evidence base identified in the Table set out under Allocations.</p> <ul style="list-style-type: none"> • Any allocated site has to be deliverable and developable under the provision of national policy guidance. The Council has allocated all brownfield sites that were deliverable and developable when the Draft Local Plan went out to consultation. As a result, the Council has had to make the difficult decision to propose the allocation of sites on greenfield land to meet the District's future housing needs, as required by national planning policy. • Flooding is an issues that is considered in relation to all allocations. The site is not identified as being in a high flood risk zone. Any planning applications will need to be supported by a site specific flood risk assessment including water quality, and which will identify how run off will be maintained at green field rates typically using sustainable urban drainage, (SuDS) to retain water on site or to infiltrate water into the ground. • The Council acknowledges the benefits of health and wellbeing from green space. The proposed development will be required to provide significant green areas arising from the need for associated open space, the requirements for biodiversity net gain and the utilisation of sustainable urban drainage. • As is identified in the Infrastructure Section of the Statement of Consultation, the Council is working with various infrastructure providers to identify the requirements arising from the proposed development. Planning permissions will reflect the requirement for contributions towards infrastructure through S106 Agreements. The contributions will be dependent on the sums request by infrastructure providers and the viability of development. The Annual Infrastructure Funding Statement on the Council's website sets out a summary |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|-----------------------|---------|-----------|---------|---------------------|--|---|
| | | | | | <p>local need, nor does it accord with the accompanying design guide.</p> <p>Support Fully support this site on behalf of our client, the landowner.</p> | <p>of the financial contributions secured for affordable housing, highways and off-site infrastructure works.</p> <ul style="list-style-type: none"> • The Council has worked closely with the Highway Authority throughout the site selection process. A Transport Study has been commissioned to fully understand the transport implication of the draft Local Plan proposals and identify what mitigation measures are necessary. • Any development would need to comply with the requirements set out in Policy EV4 Green Infrastructure, Biodiversity, and Geodiversity of the Local Plan. It is necessary for any development to demonstrate biodiversity net gain which is anticipated to become a legislative requirement in Autumn 2023. As part of any development trees and hedgerows will be retained as far as possible, recognising the impact they can have in relation to design, climate change and pollution. • There are no Air Quality Management Area designated in Ashfield in relation to air quality. With the change to electric and hydrogen power vehicles required by the Government in 2030 (new vehicles), any impact from emissions will be substantial reduced. • There are no Local Wildlife Sites or other designated sites on the site. • In considering the provisions of the emerging Local Plan the current Neighbourhood Plan is taken into account. It is acknowledged that part of the proposed allocation extends into the exiting gap identified in Teversal, Stanton Hill & Skegby Neighbourhood Plan Map 9 (Page 48) Sensitive Green Corridors. However, the Council is required to respond to significant changes in strategic housing requirements and local housing need and this is reflected in the limited extension of the allocation into the gap identified in the Neighbourhood Plan. |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|---------------------------------|---------|-----------|---------|---------------------|--|--|
| | | | | | | <ul style="list-style-type: none"> The impact on house values is not a planning consideration but evidence from past research would indicate that if housing values are impacted they recover within a relatively short period of time. |
| H1Sp Off Tibshelf Road, Fackley | 1 | 2 | 1 | n/a | <ul style="list-style-type: none"> Natural Environment <ul style="list-style-type: none"> ➤ Encroachment on to the Teversal Trail to the rear of the site should be prevented. Flooding/Drainage <ul style="list-style-type: none"> ➤ Water table means area is prone to flooding Transport, Highways & Access <ul style="list-style-type: none"> ➤ There is already problem for locals from the level of traffic. ➤ More houses, means more traffic and more air pollution. ➤ Concerns over road safety – speed. Infrastructure <ul style="list-style-type: none"> ➤ Insufficient infrastructure – especially school places. <p>Support Fully support this site on behalf of our client, the landowner.</p> | <ul style="list-style-type: none"> Flooding is an issues that is considered in relation to all allocations. The site is not identified as being in a high flood risk zone. Any planning applications will need to be supported by a site specific flood risk assessment including water quality, and which will identify how run off will be maintained at green field rates typically using sustainable urban drainage, (SuDS) to retain water on site or to infiltrate water into the ground. The Council acknowledges the benefits of health and wellbeing from green space. The proposal does not extend to take in the Teversal Trails and will not stop this resource being utilised as part of the green infrastructure network. As is identified in the Infrastructure Section of the Statement of Consultation, the Council is working with various infrastructure providers to identify the requirements arising from the proposed development. Planning permissions will reflect the requirement for contributions towards infrastructure through S106 Agreements. The contributions will be dependent on the sums request by infrastructure providers and the viability of development. The Annual Infrastructure Funding Statement on the Council's website sets out a summary of the financial contributions secured for affordable housing, highways and off-site infrastructure works. The Council has worked closely with the Highway Authority throughout the site selection process. A Transport Study has been commissioned to fully understand the transport implication of the draft Local |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|---|---------|-----------|---------|---------------------|---|--|
| | | | | | | <p>Plan proposals and identify what mitigation measures are necessary.</p> <ul style="list-style-type: none"> Any development would need to comply with the requirements set out in Policy EV4 Green Infrastructure, Biodiversity, and Geodiversity of the Local Plan. It is necessary for any development to demonstrate biodiversity net gain which is anticipated to become a legislative requirement in Autumn 2023. As part of any development trees and hedgerows will be retained as far as possible, recognising the impact they can have in relation to design, climate change and pollution. |
| H1Sq Hardwick Lane Recreation Ground, Sutton-In-Ashfield | 0 | 4 | 0 | n/a | <ul style="list-style-type: none"> Development on this land would remove a local amenity. Query over whether the land has a covenant for recreational purposes only. | The site has been identified as being surplus to requirements in term of local open space for the area in question. |
| H1Sr Land off Clare Road, Sutton-In-Ashfield | 0 | 0 | 0 | n/a | No response received. | <ul style="list-style-type: none"> The site has an existing planning permission. |
| H1Ss Land to the east off A6075 Beck Lane, Skegby | 3 | 4 | 2 | n/a | <ul style="list-style-type: none"> Historic Environment <ul style="list-style-type: none"> Development likely to impact on the setting of Dalestorth House Grade II Listed Building – Historic England recommend that a Heritage Impact assessment is undertaken. Transport, Highways & Access <ul style="list-style-type: none"> Concerns over existing traffic levels on Mansfield Road. Traffic congestion will increase with impact on negative impact on air quality. Infrastructure <ul style="list-style-type: none"> Impact on schools, | <ul style="list-style-type: none"> Any allocated site has to be deliverable and developable under the provision of national policy guidance. The Council has allocated all brownfield sites that were deliverable and developable when the Draft Local Plan went out to consultation. As a result, the Council has had to make the difficult decision to propose the allocation of sites on greenfield land to meet the District's future housing needs, as required by national planning policy. The Council will commission a Heritage Impact Assessment to better understand the historic implication of the proposals set out in the Draft Local Plan. |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|-----------------------|---------|-----------|---------|---------------------|--|---|
| | | | | | <ul style="list-style-type: none"> ➤ Lack of infrastructure for the proposed development including schools, doctors, utilities, shops and services. • Natural Environment <ul style="list-style-type: none"> ➤ Negative impact on the habitat and environment. ➤ Development will result in the loss of green space to development. ➤ Loss of valuable farmland. • Other Objections/Comments <ul style="list-style-type: none"> ➤ Skegby has already seen substantial development. ➤ Does not take account of the views of local residents reflected in the response to the 324 houses on Beck Lane (planning application). ➤ Some of sites contaminated with Japanese Knotweed. ➤ Does not protect the character of rural settlement of Skegby and Stanton Hill. ➤ Infill one of the remaining green spaces between Ashfield and Mansfield. ➤ Should be building bungalows for aging population. ➤ Site will partly adjoin HC1 (Fields Farm/Abbot Road) in Mansfield – an open break would remain between the two. ➤ Brownfield sites first. Support <ul style="list-style-type: none"> ➤ Site constitutes a logical, sustainable location for residential development. ➤ Site is greenfield and free of any technical constraints. | <ul style="list-style-type: none"> • Comments on loss of agricultural land are noted but food security has to be reflected by a national approach to the issue. • The Council acknowledges the benefits of health and wellbeing from green space. The proposed development will be required to provide significant green areas arising from the need for associated open space, the requirements for biodiversity net gain and the utilisation of sustainable urban drainage. • As is identified in the Infrastructure Section of the Statement of Consultation, the Council is working with various infrastructure providers to identify the requirements arising from the proposed development. Planning permissions will reflect the requirement for contributions towards infrastructure through S106 Agreements. The contributions will be dependent on the sums request by infrastructure providers and the viability of development. The Annual Infrastructure Funding Statement on the Council's website sets out a summary of the financial contributions secured for affordable housing, highways and off-site infrastructure works. • The Council has worked closely with the Highway Authority throughout the site selection process. A Transport Study has been commissioned to fully understand the transport implication of the draft Local Plan proposals and identify what mitigation measures are necessary. • Any development would need to comply with the requirements set out in Policy EV4 Green Infrastructure, Biodiversity, and Geodiversity of the Local Plan. It is necessary for any development to demonstrate biodiversity net gain which is anticipated to become a legislative requirement in Autumn 2023. As part of any development trees and hedgerows will be retained as far |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|---|---------|-----------|---------|---------------------|---|---|
| | | | | | <ul style="list-style-type: none"> ➤ Beck Lane is already proposed for improvement via S106 monies. ➤ Site contributes towards the Council's housing and affordable housing requirements over the plan period. | <p>as possible, recognising the impact they can have in relation to design, climate change and pollution.</p> <ul style="list-style-type: none"> • Any issues regarding Japanese knotweed will be resolved as part of any development of the site. • The design of the proposed development would need to take into account in relation to open space provision the relationship with development over the District boundary. • It is acknowledged that there is an increasing needs for housing for an older population. However, bungalows take up additional land areas with lower densities with implications of having a greater take up of land and the loss of additional greenfield space. |
| H1St Land off Blackwell Road/Main Street, Huthwaite | 0 | 8 | 1 | n/a | <ul style="list-style-type: none"> • Brownfield Development <ul style="list-style-type: none"> ➤ Should be building on brownfield sites. • Climate Change <ul style="list-style-type: none"> ➤ Concerns impact on climate of cutting down trees and traffic. • Flooding/Drainage <ul style="list-style-type: none"> ➤ Concreting over fields will increase flood risk in our area. ➤ The land below Strawberry Bank is full of springs! • Health & Wellbeing <ul style="list-style-type: none"> ➤ Health benefits of green spaces, daily exercise, fresh air and links to mental health, obesity and other conditions. • Historic Environment <ul style="list-style-type: none"> ➤ Because the Strawberry Bank Area (Huthwaite) is likely to be a Hill Fort, an archaeological report needs to be undertaken. • Housing Requirements | <ul style="list-style-type: none"> • The Government national planning policy and guidance sets out a formula to determine housing need for councils. The Council is required to use this formula unless exceptional circumstances justify an alternative approach which is a very high bar to overcome. The location of development is a reflection of the spatial strategy and the evidence base identified in the Table set out under Allocations. • Any allocated site has to be deliverable and developable under the provision of national policy guidance. The Council has allocated all brownfield sites that were deliverable and developable when the Draft Local Plan went out to consultation. As a result, the Council has had to make the difficult decision to propose the allocation of sites on greenfield land to meet the District's future housing needs, as required by national planning policy. • Flooding is an issues that is considered in relation to all allocations. The site is not identified as being in a high flood risk zone. Any planning applications will need to be supported by a site specific flood risk assessment which will identify how run off will be maintained at green field |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|-----------------------|---------|-----------|---------|---------------------|---|--|
| | | | | | <ul style="list-style-type: none"> ➤ Objects to any future housing development at Huthwaite. ➤ Should not be building on green field sites. • Infrastructure <ul style="list-style-type: none"> ➤ Huthwaite is being over developed and the local infrastructure cannot cope. ➤ Water supply can't cope. • Natural Environment <ul style="list-style-type: none"> ➤ Loss of wildlife habitat including trees, hedges & fields. ➤ Should not build on this site as it maintains the buffer between the built up area of Market Square / boots yard and the conservation area. • Pollution <ul style="list-style-type: none"> ➤ Noise & pollution will increase. • Transport, Highways & Access <ul style="list-style-type: none"> ➤ Concerns over existing traffic levels. ➤ Safety Blackwell Road. ➤ Lack of public transport - There are no bus services along Blackwell Road. ➤ HS2 will be causing problems as well! • Other Objection/Comments <ul style="list-style-type: none"> ➤ A big development will bring crime. ➤ Loss of views/overlooking. | <p>rates typically using sustainable urban drainage, (SuDS) to retain water on site or to infiltrate water into the ground.</p> <ul style="list-style-type: none"> • The Council acknowledges the benefits of health and wellbeing from green space. The proposed development will be required to provide significant green areas arising from the need for associated open space, the requirements for biodiversity net gain and the utilisation of sustainable urban drainage. Any existing rights of way will be maintained or improved providing links to the wider green infrastructure routes. • As is identified in the Infrastructure Section of the Statement of Consultation, the Council is working with various infrastructure providers to identify the requirements arising from the proposed development. Planning permissions will reflect the requirement for contributions towards infrastructure through S106 Agreements. The contributions will be dependent on the sums request by infrastructure providers and the viability of development. The Annual Infrastructure Funding Statement on the Council's website sets out a summary of the financial contributions secured for affordable housing, highways and off-site infrastructure works. • The Council has worked closely with the Highway Authority throughout the site selection process. A Transport Study has been commissioned to fully understand the transport implication of the draft Local Plan proposals and identify what mitigation measures are necessary. • Any development would need to comply with the requirements set out in Policy EV4 Green Infrastructure, Biodiversity, and Geodiversity of the Local Plan. This includes the protection of Local Wildlife Sites (LWS) and other protected sites. It is necessary for any development to demonstrate biodiversity net gain which is anticipated |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|---------------------------------|---------|-----------|---------|---------------------|---|---|
| | | | | | | <p>to become a legislative requirement in Autumn 2023. The LWS is anticipated to be integrated into this requirement. As part of any development trees and hedgerows will be retained as far as possible, recognising the impact they can have in relation to design, climate change and pollution.</p> <ul style="list-style-type: none"> • If the land is subject to an Agricultural Tenancy there are provisions under the legislation for the tenancy to be brought to an end if planning permission is granted for a non-agricultural with the payment of any appropriate compensation provided for under the Agricultural Holdings Act . • No archaeological constraints have been identified in relation to the site. • If HS2b proceed on the safeguarded route, it can be anticipated that there will be short term impacts on the highway network. However, it is not clear what other 'problems' this would result in. • There are no Air Quality Management Area designated in Ashfield in relation to air quality. With the change to electric and hydrogen power vehicles required by the Government in 2030 (new vehicles), any impact from emissions will be substantial reduced. • It is not considered that new housing development would result in noise pollution which would have a significant adverse impacts on health and the quality of life. From a planning aspect a right to a view is not a material consideration. • It is not clear why it is anticipated that the development of the site for housing would result in a rise in crime? |
| H1Su Rear 113 to 139 Beck Lane. | 2 | 4 | 1 | n/a | <ul style="list-style-type: none"> • Food Production <ul style="list-style-type: none"> ➤ Loss of valuable farmland. • Health & Wellbeing | <ul style="list-style-type: none"> • Any allocated site has to be deliverable and developable under the provision of national policy guidance. The Council has allocated all brownfield sites that were deliverable and developable when the Draft Local Plan |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|-----------------------|---------|-----------|---------|---------------------|--|--|
| | | | | | <ul style="list-style-type: none"> ➤ Area is used by local people walking and exercising, including dog walkers, who appreciate this area of peace and beauty. • Housing Requirements <ul style="list-style-type: none"> ➤ Skegby has already seen substantial development. ➤ Does not protect the character of rural settlement of Skegby and Stanton Hill. ➤ Should be building bungalows for aging population. • Infrastructure <ul style="list-style-type: none"> ➤ Lack of infrastructure for the proposed development including schools, doctors, utilities, shops and services. • Natural Environment <ul style="list-style-type: none"> ➤ Negative impact on the habitat and environment. ➤ Development will result in the loss of green space to development. ➤ Infill one of the remaining green spaces between Ashfield and Mansfield. • Pollution <ul style="list-style-type: none"> ➤ Traffic congestion will increase with impact on negative impact on air quality. • Transport, Highways & Access <ul style="list-style-type: none"> ➤ Concerns over existing traffic levels on Mansfield Road. ➤ Negative impact on junctions at the B6014 and Kings Mill Road East junction and Beck Lane and A617 junction. • Other Objections/Comments <ul style="list-style-type: none"> ➤ Does not take account of the views of local residents reflected in the response to | <p>went out to consultation. As a result, the Council has had to make the difficult decision to propose the allocation of sites on greenfield land to meet the District's future housing needs, as required by national planning policy.</p> <ul style="list-style-type: none"> • Comments on loss of agricultural land are noted but food security has to be reflected by a national approach to the issue. • The Council acknowledges the benefits of health and wellbeing from green space. • The proposed development will be required to provide significant green areas arising from the need for associated open space, the requirements for biodiversity net gain and the utilisation of sustainable urban drainage. • As is identified in the Infrastructure Section of the Statement of Consultation, the Council is working with various infrastructure providers to identify the requirements arising from the proposed development. Planning permissions will reflect the requirement for contributions towards infrastructure through S106 Agreements. The contributions will be dependent on the sums request by infrastructure providers and the viability of development. The Annual Infrastructure Funding Statement on the Council's website sets out a summary of the financial contributions secured for affordable housing, highways and off-site infrastructure works. • The Council has worked closely with the Highway Authority throughout the site selection process. A Transport Study has been commissioned to fully understand the transport implication of the draft Local Plan proposals and identify what mitigation measures are necessary. • Any development would need to comply with the requirements set out in Policy EV4 Green Infrastructure, Biodiversity, and Geodiversity of the Local Plan. It is |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|---|---------|-----------|---------|---------------------|---|---|
| | | | | | <p>the 324 houses on Beck Lane (planning application).</p> <p>Support</p> <ul style="list-style-type: none"> • Sustainable location for residential development. • Site could accommodate 134 units rather than 100 units. • No physical constraints • Site contributes towards the Council's housing and affordable housing requirements over the plan period. | <p>necessary for any development to demonstrate biodiversity net gain which is anticipated to become a legislative requirement in Autumn 2023. As part of any development trees and hedgerows will be retained as far as possible, recognising the impact they can have in relation to design, climate change and pollution.</p> <ul style="list-style-type: none"> • The design of the proposed development would need to take into account in relation to open space provision the relationship with development over the District boundary. |
| H1Sv Station House, Outram Street, | 0 | 0 | 0 | n/a | No response received. | <ul style="list-style-type: none"> • The site has an existing planning permission. |
| H1Sw Off Gillcroft Street/St Andrews Street & Vere Avenue, Skegby | 0 | 2 | 0 | n/a | <ul style="list-style-type: none"> • Transport, Highways & Access <ul style="list-style-type: none"> ➢ Concerns over existing traffic levels. ➢ Safety on Mansfield Road – speed and volume. ➢ Impact on air pollution. • Infrastructure <ul style="list-style-type: none"> ➢ Impact on schools, utilities, shops and services. | <ul style="list-style-type: none"> • The site has an existing planning permission. |
| H1Sx rear 249, 251 Alfreton Road, Sutton | 0 | 0 | 0 | n/a | No response received. | <ul style="list-style-type: none"> • The site has an existing planning permission. |
| H1Sy off Brand Lane, Stanton Hill | 0 | 2 | 0 | n/a | <ul style="list-style-type: none"> • Transport, Highways & Access <ul style="list-style-type: none"> ➢ Concerns over existing traffic levels. ➢ Safety on Mansfield Road – speed and volume. ➢ Impact on air pollution. • Infrastructure | <ul style="list-style-type: none"> • The site has an existing planning permission. |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|---|---------|-----------|---------|---------------------|---|---|
| | | | | | ➤ Impact on schools, utilities, shops and services. | |
| H1Sz Junction of Outram Street/Park Street, Sutton | 0 | 0 | 0 | n/a | No response received. | <ul style="list-style-type: none"> The site has an existing planning permission. |
| H1Saa Land at, Beck Lane, Skegby | 3 | 3 | 0 | n/a | <ul style="list-style-type: none"> Food Production <ul style="list-style-type: none"> ➤ Loss of valuable farm land. Housing Requirements <ul style="list-style-type: none"> ➤ The current development on Beck Lane H1Saa was strongly opposed by residents and ADC on grounds which included unsustainable development, so what has changed for ADC to put forward. ➤ Skegby has already seen substantial development. ➤ Does not protect the character of rural settlement of Skegby and Stanton Hill. ➤ Does not take account of the views of local residents. ➤ Should be building bungalows for aging population. Health & Wellbeing <ul style="list-style-type: none"> ➤ Used by local people walking and exercising. Infrastructure <ul style="list-style-type: none"> ➤ Lack on infrastructure including schools and doctors. Natural Environment <ul style="list-style-type: none"> ➤ Infill remaining green spaces between Ashfield and Mansfield. ➤ Negative impact on the habitat and environment. | <ul style="list-style-type: none"> The site has an existing planning permission. |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|---------------------------------------|---------|-----------|---------|---------------------|---|---|
| | | | | | <ul style="list-style-type: none"> ➤ Loss of green space. • Transport, Highways & Access <ul style="list-style-type: none"> ➤ Traffic congestion will increase negative impact on air quality. ➤ Already busy levels of traffic on Beck Lane with issues at traffic junctions at B6014 and Kings Mill Road East junction and Beck Lane and A617 junction. <p>Support</p> <ul style="list-style-type: none"> • Supports the allocation as the site has extant planning permission and is available and deliverable, sustainable location, low flood risk, there are no environmental designations within or near the site, local highways improvements, including signalised access to the site. Anticipated that site can be delivered more quickly at 44 dwellings per hectare. • The combination of housing allocations of Becks Lane will comprise a significant extension to the urban area in this part of Skegby capable of contributing meaningfully towards the Council's housing and affordable housing requirements over the plan period - focused along the MARR. | |
| H1Sab Land Off, Davies Avenue | 0 | 0 | 0 | n/a | No response received. | <ul style="list-style-type: none"> • The site has an existing planning permission. |
| H1Sac The Quarry, 57, Stoneyford Road | 0 | 0 | 0 | n/a | No response received. | <ul style="list-style-type: none"> • The site has an existing planning permission. |
| H1Sad The Pattern House, | 0 | 1 | 0 | n/a | <ul style="list-style-type: none"> • Flooding/Drainage | <ul style="list-style-type: none"> • The site has an existing planning permission. |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|--|---------|-----------|---------|---------------------|--|---|
| Crossley Avenue, Huthwaite | | | | | <ul style="list-style-type: none"> ➤ Concreting over fields will increase flood risk in our area. • Housing Requirements <ul style="list-style-type: none"> ➤ Objects to any future housing development at Huthwaite. • Infrastructure <ul style="list-style-type: none"> ➤ The GP surgery is at breaking point, as are schools. • Natural Environment <ul style="list-style-type: none"> ➤ Loss of wildlife habitat including trees, hedges & fields. • Pollution <ul style="list-style-type: none"> ➤ Noise & pollution will increase. • Transport, Highways & Access <ul style="list-style-type: none"> ➤ Traffic is already horrendous in Huthwaite & surrounding areas. | |
| SELSTON, JACKSDALE & UNDERWOOD | | | | | | |
| H1Va Land at Plainspot Farm, New Brinsley, Underwood | 0 | 23 | 2 | 39 | <ul style="list-style-type: none"> • Petition <ul style="list-style-type: none"> ➤ Residents Petition Against Potential Housing Development On Plain Spot Farm, New Brinsley. • Climate Change <ul style="list-style-type: none"> ➤ Building on Green belt goes against helping to limit the rising global temperatures. • Brownfield Development <ul style="list-style-type: none"> ➤ Build on brownfield land. • Green Belt <ul style="list-style-type: none"> ➤ Green Belt should be protected. | <ul style="list-style-type: none"> • The Council acknowledges the objections to the release of Green Belt land for housing development. • The Government national planning policy and guidance sets out a formula to determine housing need for councils. The Council is required to use this formula unless exceptional circumstances justify an alternative approach which is a very high bar to overcome. The location of development is a reflection of the spatial strategy and the evidence base identified in the Table set out under Allocations. • Based on the housing requirements set out under the Government's Standard Method, Local Plan Spatial Strategy, and the evidence set out in the Strategic Green Belt Review, the Green Belt Harm Background Paper and |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|-----------------------|---------|-----------|---------|---------------------|--|---|
| | | | | | <ul style="list-style-type: none"> ➤ No exceptional circumstances to justify housing. ➤ The Council seem to be ignoring the Government pledged that there will be no more building on Green Belt. • Health & Wellbeing <ul style="list-style-type: none"> ➤ Importance of open space for physical and mental health. • Flooding <ul style="list-style-type: none"> ➤ Site is in a floodplain and floods regularly. • Housing <ul style="list-style-type: none"> ➤ Opposition to Government setting Council's arbitrary housing targets. • Inappropriate development for a small village - already a proposed development of 115 dwellings in Broxtowe. • Development in Brinsley and the surrounding villages will detract from the semi-rural character of these villages. • New development better cited in towns with good transport links and facilities. • Infrastructure <ul style="list-style-type: none"> ➤ No doctors, dentists or other amenities. ➤ Existing infrastructure already struggling – education, healthcare, public transport etc. ➤ Unsustainable location with poor access to services. ➤ Very limited bus services. ➤ Insufficient road infrastructure. • Natural Environment <ul style="list-style-type: none"> ➤ Negative impact on farmland, habits, wildlife, hedgerows, brook/stream etc. ➤ Negative impact on landscape character. | <p>the Spatial Background Paper (Green Belt Exceptional Circumstances) it is considered there is justification for the release of Green Belt land.</p> <ul style="list-style-type: none"> • Any allocated site has to be deliverable and developable under the provision of national policy guidance. The Council has allocated all brownfield sites that were deliverable and developable when the Draft Local Plan went out to consultation. As a result, the Council has had to make the difficult decision to propose the allocation of sites on greenfield land to meet the District's future housing needs, as required by national planning policy. • The Council has queried the former Prime Minister's speech regarding greenfield sites with the Secretary of State and have been informed there are no national planning policy changes. • Flooding is an issues that is considered in relation to all allocations. The site is not identified as being in a high flood risk zone. Any planning applications will need to be supported by a site specific flood risk assessment which will identify how run off will be maintained at green field rates typically using sustainable urban drainage, (SuDS) to retain water on site or to infiltrate water into the ground. • Comments on food security are noted but this has to be reflected by a national approach to the issue. • The Council acknowledges the benefits of health and wellbeing from green space. The proposed development will be required to provide significant green areas arising from the need for associated open space, the requirements for biodiversity net gain and the utilisation of sustainable urban drainage. Any existing rights of way will be maintained or improved providing links to the wider green infrastructure routes. • As is identified in the Infrastructure Section of the Statement of Consultation, the Council is working with |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|-----------------------|---------|-----------|---------|---------------------|---|---|
| | | | | | <ul style="list-style-type: none"> ➤ As the need for food production increases, agricultural land should be preserved for future use. • Pollution <ul style="list-style-type: none"> ➤ Concern over the negative impact on level of air pollution due to the increase on traffic. • Transport, Highways & Access <ul style="list-style-type: none"> ➤ Concerns raised as to where a safe access can be accommodated on a 60mph road (Main Street). ➤ Congestion problems at peak times at the junction of Broad Lane and Cordy Lane. ➤ Concerns over the additional traffic passing through Brinsley. ➤ Both Francis Street and Plainspot road are very narrow. • Other Objection/Comments <ul style="list-style-type: none"> ➤ Concern over noise and disturbance for the inhabitants. ➤ Loss of views, light and privacy. ➤ Ground stability issues as a consequence of mining. ➤ The proposal was not adequately publicised or the community fully engaged in the process. ➤ Development would merge New Brinsley with Brinsley. ➤ The JUS-t local plan which was formally adopted by ADC in 2017 does not include this site. ➤ Have the relevant mining reports been undertaken to establish the presence of coal on site? | <p>various infrastructure providers to identify the requirements arising from the proposed development. Planning permissions will reflect the requirement for contributions towards infrastructure through S106 Agreements. The contributions will be dependent on the sums request by infrastructure providers and the viability of development. The Annual Infrastructure Funding Statement on the Council's website sets out a summary of the financial contributions secured for affordable housing, highways and off-site infrastructure works.</p> <ul style="list-style-type: none"> • The Council has worked closely with the Highway Authority throughout the site selection process. A Transport Study has been commissioned to fully understand the transport implication of the draft Local Plan proposals and identify what mitigation measures are necessary. • Any development would need to comply with the requirements set out in Policy EV4 Green Infrastructure, Biodiversity, and Geodiversity of the Local Plan. It is necessary for any development to demonstrate biodiversity net gain which is anticipated to become a legislative requirement in Autumn 2023. As part of any development trees and hedgerows will be retained as far as possible, recognising the impact they can have in relation to design, climate change and pollution. • There are no Air Quality Management Area designated in Ashfield in relation to air quality. With the change to electric and hydrogen power vehicles required by the Government in 2030 (new vehicles), any impact from emissions will be substantial reduced. • A right to a view is not a material consideration for planning purposes. The Coal authority has been consulted with regard to the proposals set out in the draft Local Plan. |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|---|---------|-----------|---------|---------------------|--|---|
| | | | | | | <ul style="list-style-type: none"> It is not considered that new housing development would result in noise pollution which would have a significant adverse impacts on health and the quality of life. From a planning aspect a right to a view is not a material consideration. The JUST Neighbourhood Plan does not allocate any sites for development. National planning policy requires that policies in local plans should be reviewed to assess whether they need updating at least once every 5 years, and should then be updated as necessary. As such the Local Plan, once adopted, sets out strategic policies which neighbourhood plans would need to consider in updating their own plans. |
| H1Vb Off Westdale Road, Jacksdale | 1 | 0 | 0 | n/a | Support <ul style="list-style-type: none"> Support for the proposed allocation. | Support noted. |
| H1Vc Land adj. Bull & Butcher PH, Selston | 1 | 4 | 2 | n/a | <ul style="list-style-type: none"> Green Belt <ul style="list-style-type: none"> Against building on Green Belt. No exceptional circumstances to justify housing. Alternative Sites <ul style="list-style-type: none"> Unclear why land off Annesley Lane (SJU020) has not been selected instead. Flooding <ul style="list-style-type: none"> Building work would disrupt the water table. Already run-off from the field and if built on it would be worse. Infrastructure <ul style="list-style-type: none"> Existing infrastructure already struggling – schools, nursery's, doctors. Lack of parks Transport, Highways & Access | <ul style="list-style-type: none"> The Council acknowledges the objections to the release of Green Belt land for housing development. Based on the housing requirements set out under the Government's Standard Method, Local Plan Spatial Strategy, and the evidence set out in the Strategic Green Belt Review, the Green Belt Harm Background Paper and the Spatial Background Paper (Green Belt Exceptional Circumstances) it is considered there is justification for the release of Green Belt land. Any allocated site has to be deliverable and developable under the provision of national policy guidance. The Council has allocated all brownfield sites that were deliverable and developable when the Draft Local Plan went out to consultation. As a result, the Council has had to make the difficult decision to propose the allocation of |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|-----------------------|---------|-----------|---------|---------------------|--|--|
| | | | | | <ul style="list-style-type: none"> ➤ Existing roads in poor state of repair. • Natural Environment <ul style="list-style-type: none"> ➤ More trees and hedgerows in green spaces. • Climate Change <ul style="list-style-type: none"> ➤ COP26 promised to protect our planet and environment. • Brownfield Development <ul style="list-style-type: none"> ➤ Build on more suitable brownfield land. • Natural Environment <ul style="list-style-type: none"> ➤ Negative impact on wildlife and habitats. • Other Objection/Comments <ul style="list-style-type: none"> ➤ Concern over noise and disturbance ➤ Loss of privacy and light. ➤ Concern regarding the 3 mine shafts that would be on the potential public open space. <p>Support</p> <ul style="list-style-type: none"> • Green spaces to stay in place for wildlife and the Brook to be kept free flowing for its biodiversity. | <p>sites on greenfield land to meet the District's future housing needs, as required by national planning policy.</p> <ul style="list-style-type: none"> • Flooding is an issues that is considered in relation to all allocations. The site is not identified as being in a high flood risk zone. Any planning applications will need to be supported by a site specific flood risk assessment which will identify how run off will be maintained at green field rates typically using sustainable urban drainage, (SuDS) to retain water on site or to infiltrate water into the ground. • The Council is in support of tackling climate change but standards for housing are set by national government in the Building Regulations. • The Council acknowledges the benefits of health and wellbeing from green space. The proposed development will be required to provide significant green areas arising from the need for associated open space, the requirements for biodiversity net gain and the utilisation of sustainable urban drainage. Any existing rights of way will be maintained or improved providing links to the wider green infrastructure routes. • As is identified in the Infrastructure Section of the Statement of Consultation, the Council is working with various infrastructure providers to identify the requirements arising from the proposed development. Planning permissions will reflect the requirement for contributions towards infrastructure through S106 Agreements. The contributions will be dependent on the sums request by infrastructure providers and the viability of development. The Annual Infrastructure Funding Statement on the Council's website sets out a summary of the financial contributions secured for affordable housing, highways and off-site infrastructure works. • The Council has worked closely with the Highway Authority throughout the site selection process. A |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|---|---------|-----------|---------|---------------------|---|--|
| | | | | | | <p>Transport Study has been commissioned to fully understand the transport implication of the draft Local Plan proposals and identify what mitigation measures are necessary.</p> <ul style="list-style-type: none"> Any development would need to comply with the requirements set out in Policy EV4 Green Infrastructure, Biodiversity, and Geodiversity of the Local Plan. It is necessary for any development to demonstrate biodiversity net gain which is anticipated to become a legislative requirement in Autumn 2023. As part of any development trees and hedgerows will be retained as far as possible, recognising the impact they can have in relation to design, climate change and pollution. The Coal Authority has been consulted with regard to the proposals set out in the draft Local Plan. Any development would be undertaking with input from the Coal Authority regarding known former mining infrastructure. It is not considered that new housing development would result in noise pollution which would have a significant adverse impacts on health and the quality of life. |
| H1Vd Adj 149 Stoney Lane, Selston | 0 | 1 | 0 | n/a | Against building on Green Belt – especially when the Council cannot prove a statutory need to do so. | <ul style="list-style-type: none"> Based on the housing requirements set out under the Government's Standard Method, Local Plan Spatial Strategy, and the evidence set out in the Strategic Green Belt Review, the Green Belt Harm Background Paper and the Spatial Background Paper (Green Belt Exceptional Circumstances) it is considered there is justification for the release of Green Belt land. |
| H1Ve Land off Park Lane/ South West M1, Selston | 1 | 5 | 0 | n/a | <ul style="list-style-type: none"> Green Belt <ul style="list-style-type: none"> ➤ Against building on Green Belt – especially when the Council cannot prove a statutory need to do so. Alternative Sites | <ul style="list-style-type: none"> The Council acknowledges the objections to the release of Green Belt land for housing development. Based on the housing requirements set out under the Government's Standard Method, Local Plan Spatial Strategy, and the evidence set out in the Strategic Green |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|-----------------------|---------|-----------|---------|---------------------|---|--|
| | | | | | <ul style="list-style-type: none"> ➤ Unclear why land off Annesley Lane (SJU020) has not been selected instead. ➤ Why hasn't brownfield land used first. <ul style="list-style-type: none"> • New development better cited in towns with good transport links and facilities. • Natural Environment <ul style="list-style-type: none"> ➤ Loss of green open space. ➤ Land has multiple wildlife species and habitats. • Infrastructure <ul style="list-style-type: none"> ➤ Limited resources in the area for shopping, childcare, schools, GPs etc. ➤ Concern over if the existing utility infrastructure will be suitable. • Pollution <ul style="list-style-type: none"> ➤ Concern over noise and disturbance from development. ➤ Concern over suitability in light of noise and air pollution from M1 and HS2 (when built). • Transport, Highways & Access <ul style="list-style-type: none"> ➤ Existing roads in poor state of repair. ➤ Existing congestion. ➤ No public transport connectivity. • Other Objection/Comments <ul style="list-style-type: none"> ➤ Noise pollution, traffic congestion, Co2/Carbon pollutant and other detrimental environmental aspects. ➤ Poor local council services will only get worse. ➤ Lower property values. ➤ Development out of character with neighbourhood. | <p>Belt Review, the Green Belt Harm Background Paper and the Spatial Background Paper (Green Belt Exceptional Circumstances) it is considered there is justification for the release of Green Belt land.</p> <ul style="list-style-type: none"> • Any allocated site has to be deliverable and developable under the provision of national policy guidance. The Council has allocated all brownfield sites that were deliverable and developable when the Draft Local Plan went out to consultation. As a result, the Council has had to make the difficult decision to propose the allocation of sites on greenfield land to meet the District's future housing needs, as required by national planning policy. • The Council is in support of tackling climate change but standards for housing are set by national government in the Building Regulations. • There are no Air Quality Management Area designated in Ashfield in relation to air quality. With the change to electric and hydrogen power vehicles required by the Government in 2030 (new vehicles), any impact from emissions will be substantially reduced. • The Council acknowledges the benefits of health and wellbeing from green space. The proposed development will be required to provide significant green areas arising from the need for associated open space, the requirements for biodiversity net gain and the utilisation of sustainable urban drainage. Any existing rights of way will be maintained or improved providing links to the wider green infrastructure routes. • As is identified in the Infrastructure Section of the Statement of Consultation, the Council is working with various infrastructure providers to identify the requirements arising from the proposed development. Planning permissions will reflect the requirement for contributions towards infrastructure through S106 |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|---|---------|-----------|---------|---------------------|---|--|
| | | | | | <p>Support</p> <ul style="list-style-type: none"> • Helps meet the Preferred Option. • Needed to ensure sustainable patterns of growth in rural areas. • Consistent with Policies SD1 – SD13 | <p>Agreements. The contributions will be dependent on the sums request by infrastructure providers and the viability of development. The Annual Infrastructure Funding Statement on the Council's website sets out a summary of the financial contributions secured for affordable housing, highways and off-site infrastructure works.</p> <ul style="list-style-type: none"> • The Council has worked closely with the Highway Authority throughout the site selection process. A Transport Study has been commissioned to fully understand the transport implication of the draft Local Plan proposals and identify what mitigation measures are necessary. • Any development would need to comply with the requirements set out in Policy EV4 Green Infrastructure, Biodiversity, and Geodiversity of the Local Plan. It is necessary for any development to demonstrate biodiversity net gain which is anticipated to become a legislative requirement in Autumn 2023. As part of any development trees and hedgerows will be retained as far as possible, recognising the impact they can have in relation to design, climate change and pollution. • The design of the development and the homes to be built would need to reflect the impact and location of the M1 Motorway. • The impact on house values is not a planning consideration but evidence from past research would indicate that if housing values are impact they recover within a relatively short period of time. |
| H1Vf Between 106-132 Main Road, Underwood | 0 | 1 | 0 | n/a | <ul style="list-style-type: none"> • Green Belt <ul style="list-style-type: none"> ➤ Against building on Green Belt – especially when the Council cannot prove a statutory need to do so. | <ul style="list-style-type: none"> • Based on the housing requirements set out under the Government's Standard Method, Local Plan Spatial Strategy, and the evidence set out in the Strategic Green Belt Review, the Green Belt Harm Background Paper and the Spatial Background Paper (Green Belt Exceptional |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|---|---------|-----------|---------|---------------------|--|--|
| | | | | | | Circumstances) it is considered there is justification for the release of Green Belt land. |
| H1Vg Land North of Larch Close, Underwood | 3 | 3 | 1 | n/a | <ul style="list-style-type: none"> Green Belt <ul style="list-style-type: none"> ➤ Against building on Green Belt – especially when the Council cannot prove a statutory need to do so. Transport, Highways & Access <ul style="list-style-type: none"> ➤ Mansfield Rd/Alfreton Rd/Church Lane/ Main Rd junctions in Underwood need to be considered and especially the access road of Sandhills Rd. ➤ Extra traffic will impact on school Rd and Sandhill Rd. ➤ Concerns over road safety at point on entry to site. Natural Environment <ul style="list-style-type: none"> ➤ Site is open countryside which need to be protected from encroachment. ➤ Request that the present and surrounding biodiversity is not only protected but added to. Other Objection/Comments <ul style="list-style-type: none"> ➤ Public clarification that it is the Council that allocates land for development and not the Neighbourhood Plan. ➤ Concerns over land contamination. ➤ Loss of light. <p>Support</p> <ul style="list-style-type: none"> Exceptional circumstance to warrant the release of Green Belt – helps meet housing needs. | <ul style="list-style-type: none"> Based on the housing requirements set out under the Government's Standard Method, Local Plan Spatial Strategy, and the evidence set out in the Strategic Green Belt Review, the Green Belt Harm Background Paper and the Spatial Background Paper (Green Belt Exceptional Circumstances) it is considered there is justification for the release of Green Belt land. As is identified in the Infrastructure Section of the Statement of Consultation, the Council is working with various infrastructure providers to identify the requirements arising from the proposed development. Planning permissions will reflect the requirement for contributions towards infrastructure through S106 Agreements. The contributions will be dependent on the sums request by infrastructure providers and the viability of development. The Annual Infrastructure Funding Statement on the Council's website sets out a summary of the financial contributions secured for affordable housing, highways and off-site infrastructure works. The Council has worked closely with the Highway Authority throughout the site selection process. A Transport Study has been commissioned to fully understand the transport implication of the draft Local Plan proposals and identify what mitigation measures are necessary. Any development would need to comply with the requirements set out in Policy EV4 Green Infrastructure, Biodiversity, and Geodiversity of the Local Plan. It is necessary for any development to demonstrate biodiversity net gain which is anticipated to become a legislative requirement in Autumn 2023. As part of any |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|---|---------|-----------|---------|---------------------|--|---|
| | | | | | <ul style="list-style-type: none"> • Logical extension to Underwood and comprises previously developed land. • Proposed new Green Belt boundary will follow a more logical defensible boundary than existing. • Convenient to local services and facilities and strategic highway network. • Natural growth of the village. | <p>development trees and hedgerows will be retained as far as possible, recognising the impact they can have in relation to design, climate change and pollution.</p> <ul style="list-style-type: none"> • The JUST Neighbourhood Plan does not allocate any sites for development. National planning policy requires that policies in local plans should be reviewed to assess whether they need updating at least once every 5 years, and should then be updated as necessary. As such the Local Plan, once adopted, sets out strategic policies which the JUST Neighbourhood Plan would need to consider in updating the Neighbourhood Plan. |
| H1Vh Rear of 64-82 Church Lane, Underwood | 0 | 2 | 0 | n/a | <ul style="list-style-type: none"> • Transport, Highways & Access <ul style="list-style-type: none"> ➢ Church Lane Underwood cannot cope with the increase in traffic that would come with an additional 10 houses to be accessed from between numbers 82 & 84. | <ul style="list-style-type: none"> • The Council has worked closely with the Highway Authority throughout the site selection process. A Transport Study has been commissioned to fully understand the transport implication of the draft Local Plan proposals and identify what mitigation measures are necessary. |
| H1Vi Westdale Road, Jacksdale | 0 | 1 | 1 | n/a | <ul style="list-style-type: none"> • Flooding <ul style="list-style-type: none"> ➢ Proposal would increase the amount of rainwater and surface water flowing down into Cumberland Close opposite the site. Adequate drainage required. • Transport, Highways & Access <ul style="list-style-type: none"> ➢ The estate cannot support any more traffic. • Natural Environment <ul style="list-style-type: none"> ➢ Loss of open space. ➢ Loss of wildlife and habitat. • Infrastructure <ul style="list-style-type: none"> ➢ Village doctors and dentist cannot deal with what already exists. | <ul style="list-style-type: none"> • Flooding is an issues that is considered in relation to all allocations. The site is not identified as being in a high flood risk zone. Any planning applications will need to be supported by a site specific flood risk assessment which will identify how run off will be maintained at green field rates typically using sustainable urban drainage, (SuDS) to retain water on site or to infiltrate water into the ground. • The Council has worked closely with the Highway Authority throughout the site selection process. A Transport Study has been commissioned to fully understand the transport implication of the draft Local Plan proposals and identify what mitigation measures are necessary. • As is identified in the Infrastructure Section of the Statement of Consultation, the Council is working with various infrastructure providers to identify the |

| Proposed Housing Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|-----------------------|---------|-----------|---------|---------------------|-------------------------------|--|
| | | | | | | <p>requirements arising from the proposed development. Planning permissions will reflect the requirement for contributions towards infrastructure through S106 Agreements. The contributions will be dependent on the sums request by infrastructure providers and the viability of development. The Annual Infrastructure Funding Statement on the Council's website sets out a summary of the financial contributions secured for affordable housing, highways and off-site infrastructure works.</p> <ul style="list-style-type: none"> Any development would need to comply with the requirements set out in Policy EV4 Green Infrastructure, Biodiversity, and Geodiversity of the Local Plan. It is necessary for any development to demonstrate biodiversity net gain which is anticipated to become a legislative requirement in Autumn 2023. As part of any development trees and hedgerows will be retained as far as possible, recognising the impact they can have in relation to design, climate change and pollution. |

6.7 Table 11b sets out the main aspects identified by the respondents from the consultation for the remaining housing related development management policies. Further details regarding individual representations and the Council's response can be found in Appendix 6.

Table 11b

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|--|---------|-----------|---------|---------------------|--|---|
| Policy H2: Provision for Gypsies, Travellers and Travelling Showpeople | 4 | 0 | 0 | N/A | <ul style="list-style-type: none"> • Historic England welcomes the inclusion of heritage assets in clause 2a) but considers that the policy should refer to all heritage assets and not just important heritage assets. • Wildlife Trust welcome the cross reference to EV4: Green Infrastructure, Biodiversity and Geodiversity, in supporting text. • Support for criteria for assessing proposals. • Support for the provisions of this Policy in recognition of the identified need. | Policy <ul style="list-style-type: none"> • Minor changes to the Policy wording to delete the word "important". |
| Policy H2a: Travelling Showpeople Site Allocations | 1 | 0 | 0 | N/A | <ul style="list-style-type: none"> • Support for allocation of Travelling Showperson's site at Park Lane, Kirkby. | Policy <ul style="list-style-type: none"> • No changes are proposed to the Policy. |
| Policy H3: Affordable Housing | 3 | 0 | 4 | N/A | <ul style="list-style-type: none"> • Accepts the drafting provides scope to vary the affordable % requirement for greenfield and brownfield sites. • Supporting text refers to First Homes obligations, however it would improve clarity to incorporate within the policy. • The Council needs should not impose restrictions on developers which undermine viability and/or the quality of overall living environments that can be achieved. In this context it is comforting to note supporting text indicating the level of affordable housing that can be | Policy <ul style="list-style-type: none"> • The Policy will need to be considered in relation the evidence base on Housing Need, First Homes and the Whole Plan Viability Assessment. A Whole Plan Viability Study will be undertaken before the next stage of the Plan. |

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|-----------------------------------|---------|-----------|---------|---------------------|---|--|
| | | | | | <p>achieved will inevitably be lower in Sutton and Kirkby compared to Hucknall and moreover, that proportionately less can be achieved on previously developed land compared to Greenfield sites. This is reflected in the policy content which is broadly supported.</p> <ul style="list-style-type: none"> • Welcome this Policy recognizing that this level of provision is subject to viability. • HBF support the Council's differentiated approach to the provision of affordable housing in value areas and on brownfield/greenfield sites and understand that the proposed percentage requirements will be revised after an updated Viability Study has been undertaken. Policy H3 should also comply with the 2021 NPPF expectation that proposals make provision for at least 10% of the overall number homes is available for affordable home ownership, and the 21 May 2021 Written Ministerial Statement requirement that at least 25% of all affordable homes delivered through developer contributions will be First Homes. • It is important that the policy provides the flexibility to allow for a reduced level of affordable housing contribution where there is evidence of viability issues justifying a lower level of contribution. • A review of the Viability Study should assess the viability of specialist older persons' housing typologies. Planning policy requirements and in particular planning obligations should be set at an appropriate level that reflects the findings of a robust viability assessment. | |
| Policy H4: Rural Exceptions Sites | 1 | 0 | 1 | N/A | <ul style="list-style-type: none"> • This 'safety net' Policy for rural areas is broadly supported. • Even if exceptions are for less than 9 dwellings, there could still be impacts on biodiversity and an array of other policy considerations. | <p>Policy</p> <ul style="list-style-type: none"> • No changes are proposed to the Policy. |

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|--|---------|-----------|---------|---------------------|--|--|
| Policy H5: Public Open Space in New Residential Developments | 1 | 0 | 1 | N/A | <ul style="list-style-type: none"> • NWT support the inclusion of this policy, especially that this is a 'minimum' requirement. However, it should be stated that any requirements cannot be counted as ecological mitigation and it also needs to be clarified how this relates to biodiversity net gain requirements. For instance, more than 10% of the gross housing area could be required as habitat / informal green space to achieve BNG, should high quality habitat be proposed to be lost. • Welcome the need to provide subsequent management and maintenance of open space highlighted at paragraph 6.49 - This should be stated in the main policy wording. | <p>Policy</p> <ul style="list-style-type: none"> • Addition to the Policy to reflect that provision must be made for subsequent management and maintenance of new/ improved open space. |
| Policy H6: Housing Mix | 2 | 0 | 2 | N/A | <ul style="list-style-type: none"> • Discretion should be afforded to officers when determining the suitability of proposed housing sites accommodate schedules against needs assessment evidence. • Pleasing to note that the Council recognises the dynamic nature of the housing market and that it is therefore inappropriate to seek to establish inflexible targets for the mix of dwelling size and type that needs to be provided on each site. • Support for the Council's stance in Para 6.66 explaining that 10 per cent of new housing on major housing sites should be built as adaptable/accessible housing suitable for the elderly or people with disabilities. • Commend the comprehensive manner the housing needs of older people are addressed in the supporting text for Policy H6. However, a separate policy for older persons' housing that acknowledges the need and stipulates the circumstances in which the LA will support the delivery of housing suitable to be adapted to the elderly would be more appropriate, rather than being amalgamated into a more general housing mix policy. | <p>Policy</p> <ul style="list-style-type: none"> • No changes are proposed to the Policy. |

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|---|---------|-----------|---------|---------------------|--|---|
| Policy H7 Housing Density | 1 | 2 | 4 | N/A | <ul style="list-style-type: none"> • Policy H7 is not a reasonable way to go about defining housing density. This should not be a development plan policy but feature within supplementary planning guidance. • Prescriptive minimum housing density thresholds are not necessary. Officer discretion should suffice as arbiter of suitability. • Policy and the reasoned justification for it is broadly supported. • The distances quoted represent something of a crude measure - people will generally walk for longer and travel further to more strategic PT facilities - i.e. railway stations, and potentially tram stops and hence, the longer walk remains a short element of the overall trip. The policy should seek to reflect this more nuanced consideration. • Suggest additional wording to para 6.77 to ensure that masterplans cover the whole of an allocated area. • Land at Lowmoor Road/Newark Road offers the opportunity to provide for new housing well located in relation to the Sutton Parkway Railway Station and would be able to make provision for development at the densities proposed providing for an efficient use of land. • The NCC Highway Design Guide specifies a maximum guideline walk distance to bus stops in rural areas of 800 metres, which should replace the 1-kilometre zone for the principal catchment of the Public Transport Corridor. | <p>Policy</p> <ul style="list-style-type: none"> • No changes are proposed to the Policy. <p>Supporting Text</p> <ul style="list-style-type: none"> • Minor changes to the supporting text for clarification including encouraging 'active travel' and distance should reflect actual distances rather than 'as the crow flies' |
| Policy H8: Houses in Multiple Occupation, Flats and Bedsits | 0 | 1 | 0 | N/A | <ul style="list-style-type: none"> • The policy nor the accompanying explanatory text set out by what measures 'over concentration' would be established. It does not define 'the area' within which 'the proportion' would be assessed. The Council should present evidence it would rely upon and what measures (area, proportion) it would apply, or delete criterion 2a. | <p>Policy</p> <ul style="list-style-type: none"> • No changes are proposed to the Policy. |

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|--|---------|-----------|---------|---------------------|--|----------|
| | | | | | <ul style="list-style-type: none"> • Criterion 3 seeks to require that a 'HMO Management Plan' be provided as part of any application process 'to demonstrate how the proposal is to align with the Management of Houses in Multiple Occupation (England) Regulations 2006'. The Local Plan should not seek to replicate or duplicate controls set out in other legislation. It is not justified and should be deleted from the Local Plan. | |

Chapter Seven - Building a Strong Economy

6.8 Table 12 below sets out the main aspects identified by the respondents from the consultation. Further details regarding individual representations and the Council's response can be found in Appendix . Table 7a sets out the main aspects identified by the respondents from the consultation in relation to the proposed employment sites allocations under Policy EM2.

Table 12

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|--|----------------|------------------|----------------|----------------------------|--|---|
| Policy EM1: Business and Economic Development | 2 | 0 | 2 | N/A | <ul style="list-style-type: none"> • General support for the policy. • Minor changes policy proposed. • Opportunity for employment allocation south of Summit Park raised. | Policy <ul style="list-style-type: none"> • No changes are proposed to the Policy. |
| Policy EM2: Employment Land Allocations. (General responses). | 0 | 1 | 3 | N/A | <ul style="list-style-type: none"> • Severn Trent stress that in terms of the sewerage/surface water the timing of developments is stressed with close liaison with the Council on infrastructure provision. • Concerns over the sustainability of sites at Whyburn Farm and Junction 27. • Network Rail request early engagement where development potential impacts on the safe operating of the railway network. • Party within an interest in land off A38 considers that allocating land in the Green Belt is not sound when an alternative is available. • Support for the Policy necessary in order to boost the supply of employment opportunities and help build a strong local economy. • Concern that the total scale of employment land allocated at Whyburn Farm when combined with the planned commitments at Top Wighay Farm may saturate the employment land market in this vicinity | Policy <ul style="list-style-type: none"> • No changes are proposed to the Policy. |

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|---|---------|-----------|---------|---------------------|---|---|
| Policy EM3: Retention of Employment Sites and Allocations | 1 | 0 | 0 | N/A | Support for the policy. | Policy <ul style="list-style-type: none"> No changes are proposed to the Policy. |
| Policy EM4: Rural Development | 1 | 0 | 1 | N/A | Support for the policy. | Policy <ul style="list-style-type: none"> Minor change to the Policy to include reference to 'named settlements'. |
| Policy EM5: Education, Skills and Training | 1 | 0 | 1 | N/A | <ul style="list-style-type: none"> Support for the policy and the reference in the text to the Automation, Distribution and manufacturing Centre (ADMC) and the involvement of Nottingham Trent University. Minor alteration suggested to the supporting text to including references to the Post-16 Skills and Education Bill. | Policy <ul style="list-style-type: none"> Changes to clarify the Policy in relation to clarifying that contributions towards education will be required in relation to forward funded schools.: Supporting Text <ul style="list-style-type: none"> Changes to the supporting text regarding contributions by developers towards contributions towards schools infrastructure. |

Employment Land Allocations Policy EM2

6.9 Table 12a sets out the main aspects identified by the respondents from the consultation in relation to the proposed employment sites allocations under Policy EM2.

Table 12a Policy EM2 Employment Land Allocations

| Proposed Employment Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|--|---------|-----------|---------|---------------------|---|---|
| EM2 S1 Castlewood Business Park, Sutton in Ashfield | 0 | 0 | 1 | n/a | Pinxton Castle Scheduled Monument is in close proximity to the site but is already almost completely compromised by mining / motorway / modern shed development and a retail outlet. | <ul style="list-style-type: none"> Comments noted. |
| EM2 S2 Fulwood Road North, Sutton in Ashfield | 0 | 0 | 0 | n/a | No response received. | <ul style="list-style-type: none"> A Heritage Impact Assessment will be undertaken to consider the impact on the heritage asset. |
| EM2 S3 Hamilton Road, Sutton in Ashfield | 0 | 0 | 1 | n/a | Raised that the proposed development will impact on the Hamilton Hill Scheduled Monument. Emphasises the needs to undertake a Heritage Impact Assessment to consider the heritage impact of the potential allocation. | <ul style="list-style-type: none"> Comments noted. |
| EM2 S4 South West Oakham, Sutton in Ashfield | 0 | 0 | 1 | n/a | Comment recognises that in relation to Hamilton Hill Scheduled Monument, that the existing industrial development nearby (Amazon warehouse) and the existing intervening service roads and car parking areas, have eroded the setting of the Scheduled Monument to some extent from this direction. | <ul style="list-style-type: none"> A Heritage Impact Assessment will be undertaken to consider the impact on the heritage asset. |
| EM2 S5 West of Fulwood, Export Drive, Sutton in Ashfield | 0 | 0 | 0 | n/a | No response received. | Policy <ul style="list-style-type: none"> No changes are proposed to the Policy. |
| EM2 K1 Kings Mill Road, Kirkby-in-Ashfield | 0 | 0 | 0 | n/a | No response received. | Policy <ul style="list-style-type: none"> No changes are proposed to the Policy. |

| Proposed Employment Site | Support | Objection | Comment | Petition signatures | Summary of responses received | Response |
|---|----------------|------------------|----------------|----------------------------|---|--|
| EM2 K2 Park Lane, Kirkby-in-Ashfield | 0 | 0 | 0 | n/a | No response received. | Policy <ul style="list-style-type: none"> • No changes are proposed to the Policy. |
| EM2 K3 Portland Industrial Park, Kirkby-in-Ashfield | 0 | 0 | 1 | n/a | Request for early engagement with Network Rail reflected in an amendment to the Policy. | <ul style="list-style-type: none"> • Comments noted. |
| EM2 H1 Aerial Way, Hucknall | 0 | 0 | 0 | n/a | No response received. | Policy <ul style="list-style-type: none"> • No changes are proposed to the Policy. |
| EM2 H2 Blenheim Park, Hucknall | 0 | 0 | 1 | n/a | Designated heritage assts are identified close to the allocation but the response recognised that it is infilling of an existing industrial area. | <ul style="list-style-type: none"> • Comments noted but it is confirmed that the site has already been substantially developed. |
| EM2 H3 Butlers Hill, Hucknall | 0 | 0 | 1 | n/a | Request for early engagement with Network Rail reflected in an amendment to the Policy. | <ul style="list-style-type: none"> • Comments noted. |
| EM2 H4 Harrier Park, Hucknall | 0 | 0 | 0 | n/a | No response received. | Policy <ul style="list-style-type: none"> • No changes are proposed to the Policy. |

Chapter Eight - Placing vibrant town and local centres at the heart of the community

6.10 Table 13 below sets out the main aspects identified by the respondents from the consultation. Further details regarding individual representations and the Council's response can be found in Appendix 8.

Table 13

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|--|----------------|------------------|----------------|----------------------------|--|---|
| Policy SH1: Retail, Leisure, Commercial and Town Centre Uses | 1 | 5 | 4 | N/A | <ul style="list-style-type: none"> • Query whether primary frontages for Kirkby-in-Ashfield are correct as they exclude most of Station Street which are identified as secondary frontages. • Concerned about the proliferation of charity shops and their massing in a similar fashion to hot food takeaways. • Raised there are limited legislative powers to restrict hot food and Pubs/Drinking establishments. Should this be in the Plan? • Policy should include opportunities to conserve and enhance the historic environment. • Insufficient parking in Hucknall Town Centre which will be exasperated by the Piggins Croft Health Centre proposal. There should be enhancement of public transport across the boundaries of Ashfield, and the provision of adequate parking around Hucknall town centre. • Raises that much needs doing to turn Kirkby into a vibrant town centre. Supports the new covered market and new Leisure Centre. Concerned over past pedestrianisation scheme on Lowmoor Road, which, it is considered, forces traffic onto Sutton Road. • Questions the retail impact assessment threshold at £300m2 rather than the threshold of 2,500m2, set out in NPPF. Considers the Ashfield Retail & Leisure Study 2016, which recommend the threshold is out of date. • Concerns raised over the retail sequential test and the Lidl appeal being dismissed. | <p>Policy</p> <ul style="list-style-type: none"> • Limited additions and changes to the Policy for clarification purposes. |

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|---|---------|-----------|---------|---------------------|--|--|
| | | | | | <ul style="list-style-type: none"> Supports the main thrust of this policy which, seeks to promote the vitality and viability of the district's town centres including the extent of the proposed primary shopping areas and the 300m2 threshold for the retail impact test. Concerned over Criterion F of Part 1 which focuses on retail uses as there needs to be flexibility to compete with higher centres as is unenforceable with the introduction of Class E in the Use Classes Order. | |
| Policy SH2: Local Shopping Centres, Shopping Parades and Single Shops | 1 | 0 | 1 | N/A | <ul style="list-style-type: none"> Concerned about the proliferation of charity shops and their massing in a similar fashion to hot food takeaways. While supporting a policy designed to foster vibrant town centres raises that the town centres face the challenge of online retail sales. | Policy <ul style="list-style-type: none"> No changes are proposed to the Policy. |
| Policy SH3: Shopfronts | 2 | 1 | 0 | N/A | <ul style="list-style-type: none"> Support for retention of architectural or historic shop fronts. Supports the policy including the preparation of a shop front design guide. Objection raised to specific wording in the policy considers that elements of the policy interfere with businesses and should be amended. | Policy <ul style="list-style-type: none"> Minor change to the Policy to delete 'and/or internally illuminated box signs'. No changes are proposed to the Policy'. Supporting Text <ul style="list-style-type: none"> Changes to the supporting text to reflect the changes to the Policy. |

Chapter Nine - Achieving successful development through well designed places

6.11 Table 14 below sets out the main aspects identified by the respondents from the consultation. Further details regarding individual representations and the Council's response can be found in Appendix 9.

Table 14

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|---|----------------|------------------|----------------|----------------------------|--|--|
| Policy SD1: Social Value | 3 | 0 | 4 | N/A | <ul style="list-style-type: none"> Proposed amendments to the evidence base for the policy. Proposes amendments to the policy to ensure that larger sites are comprehensively masterplanned. | Policy <ul style="list-style-type: none"> No changes are proposed to the Policy. |
| Policy SD2: Good Design Considerations for Development | 3 | 0 | 6 | N/A | <ul style="list-style-type: none"> General support for the policy. Suggested minor changes to the policy wording. Recommended that SuDS are highlighted as a key design consideration. Suggested that a holistic approach is used in designing site layouts of large sites. Request for an addition to the policy to request where development is in the vicinity of a level crossing an assessment to be undertaken of the potential increase in risk at each level crossings. Request for clarity in the policy or supporting texts to explain what is meant by 'creation of links to public transport routes' and how these might be delivered. | Policy <ul style="list-style-type: none"> Changes to the policy to reflect: <ul style="list-style-type: none"> Deletion of the reference to 'Creation of links to public transport routes'. Additional text on undertaking Design Review. Supporting Text <ul style="list-style-type: none"> Changes to the supporting text to reflect the requirement for design review. |
| Policy SD3: Amenity | 2 | 0 | 0 | N/A | Support for the policy. | Policy <ul style="list-style-type: none"> No changes are proposed to the Policy. |
| Policy SD4: Recycling and Refuse Provision in New Development | 1 | 0 | 0 | N/A | Support for the policy. | Policy <ul style="list-style-type: none"> No changes are proposed to the Policy. |

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|--|---------|-----------|---------|---------------------|---|--|
| Policy SD5: Developer Contributions | 2 | 4 | 5 | N/A | <ul style="list-style-type: none"> References the use of the Playing Pitch calculator to arrive at sport pitches requirements. Objection to the inclusion of contributions toward the public realm referencing the Beck Lane appeal decision. Policy should also include contributions towards historic environment, buses, and waste Whole Plan Viability assessment is required to determine what contributions are viable. Objects to inclusion in the policy that lower contributions may be considered if there are viability issues. Policy should reflect NPPF para. 57 which set out the tests for when contributions can be sought. Comment on potential contributions from a specific alternative housing allocation at Newark Road/Lowmoor Road. Points out that contributions from greenfield site are potentially greater than brownfield sites, in broad terms. Support for the policy contributing to educational needs. Support for inclusion of 'new and improved open space, improving quality and access to green and blue infrastructure. | <p>Policy</p> <ul style="list-style-type: none"> Changes to clarify the Policy in relation to: <ul style="list-style-type: none"> Including conservation and enhancement of the historic environment. Identifying that contributions will be required retrospectively when it has been necessary to forward fund infrastructure projects in advance of anticipated housing growth. |
| Policy SD6: Assessing Development Viability and Development Demand | 3 | 0 | 1 | N/A | <ul style="list-style-type: none"> Support for the policy in recognising that full contributions may not be available if demonstrated by viability issues, through viability evidence. Sets out the level of contributions needs to be tested by a viability assessment of the Plan. | <p>Policy</p> <ul style="list-style-type: none"> No changes are proposed to the Policy. |
| Policy SD7: Communications Infrastructure | 2 | 1 | 0 | N/A | <ul style="list-style-type: none"> Considers there should be a more robust statement to ensure that superfast broadband is provided to all new properties. Support for the policy. | <p>Policy</p> <ul style="list-style-type: none"> No changes are proposed to the Policy. |
| Policy SD8: Contaminated Land and Unstable Land | 4 | 0 | 2 | N/A | <ul style="list-style-type: none"> Supportive of the need to avoid the contamination of any watercourse, waterbody, groundwater or aquifer. | <p>Policy</p> <ul style="list-style-type: none"> Change to clarify that the Policy applied to the Coal Authority High Risk Areas.. |

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|---------------------------------------|---------|-----------|---------|---------------------|---|--|
| | | | | | <ul style="list-style-type: none"> EA and Coal Authority propose changes to the wording of the policy to reflect remedying existing contamination and reference to coal development in high-risk area. | |
| Policy SD9: Environmental Protection | 2 | 0 | 2 | N/A | <ul style="list-style-type: none"> Proposed additions to paragraph 9.10 “Built in the right way, in the right place, new housing developments can make a positive contribution to nature and to the health and wellbeing of people who live there.” Supports the wording related to the consideration of impacts of development on air quality, noise, light pollution, soils and agricultural land. Proposed changes to policy as it requires a stronger reference to sensitive wildlife sites and habitats, such as heathland SSSIs and ancient woodland. The potential role of the statutory agencies (Environment Agency in relation to Environmental permitting and Natural England in relation to SSSI safeguard and protection) should be acknowledged. | <p>Policy</p> <ul style="list-style-type: none"> Amendment to the Policy in relation to air quality to include ‘Where applicable, it should be demonstrated that proposed development will not have a significantly impact through nitrogen deposition on sensitive natural habitats.’ |
| Policy SD10: Transport Infrastructure | 2 | 0 | 3 | N/A | <ul style="list-style-type: none"> General support for the policy. Community Transport not identified in the Plan. Highways England support the requirement for Transport Assessments to be submitted alongside applications for large scale development. | <p>Policy</p> <ul style="list-style-type: none"> No changes are proposed to the Policy. <p>Supporting Text</p> <ul style="list-style-type: none"> Changes to the supporting text to include reference to the District’s railway connections and improvements to level crossings. |
| Policy SD11: Parking | 1 | 0 | 2 | N/A | <ul style="list-style-type: none"> Severn Trent wish to see permeable surfacing used to mitigate flood risk. Request for the policy to also refer to infrastructure (conduit and cables) for car charging points. | <p>Policy</p> <ul style="list-style-type: none"> No changes are proposed to the Policy. <p>Supporting Text</p> <ul style="list-style-type: none"> Change to the text for clarification purposes. |
| Policy SD12: Advertisements | 1 | 1 | 0 | N/A | <ul style="list-style-type: none"> Request for the Council produce a design guide on best practice for advertisements. Suggested amendments to the supporting text. | <p>Policy</p> <ul style="list-style-type: none"> No changes are proposed to the Policy. |

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|--|---------|-----------|---------|---------------------|--|--|
| | | | | | | Supporting Text <ul style="list-style-type: none"> • Change to the text for clarification purposes. |
| Policy SD13: Provision and Protection of Health and Community Facilities | 3 | 2 | 0 | N/A | <ul style="list-style-type: none"> • Response raised substantial concerns over the amount of development proposed at Whyburn Farm, Sherwood Park and Top Wighay and the facilities to support this number of people. • Concerns expressed that the policy may restrict the disposal of surplus and unsuitable healthcare facilities delaying vital re-investment in the NHS estate. Requests that flexibility is granted to the NHS via the wording of the policy. • Proposed additions to the policy evidence base. • Support for a Policy and supporting text which seek to provide and protect community facilities and services. | Policy <ul style="list-style-type: none"> • No changes are proposed to the Policy. |

Appendices

6.12 Table 15 below sets out the main aspects identified by the respondents from the consultation. Further details regarding individual representations and the Council's response can be found in Appendix 10.

Table 15

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|---|---------|-----------|---------|---------------------|---|--|
| Appendix 1 Glossary | 0 | 0 | 1 | N/A | Comments <ul style="list-style-type: none"> The glossary should include the following: Bus Service Improvement Plan (BSIP); National Bus Strategy | Comment noted and change made to the Glossary . |
| Appendix 2 Five Year Land Supply and Housing Trajectory | 0 | 1 | 1 | N/A | Objection <ul style="list-style-type: none"> Objects to the Trajectory on the basis of comments made elsewhere in the Plan. Comment <ul style="list-style-type: none"> The Council's 5 YHLS calculation omits the recouping of shortfalls from previous years. The inclusion of shortfalls will reduce the Council's 5 YHLS position. Before the Ashfield Local Plan pre-submission consultation, the Council should re-consider the extent of built-in flexibility / headroom in its overall HLS, confirm at least 10% of its housing requirement is accommodated on sites of less than 1 hectare and ensure the robustness of supporting evidence to justify the proposed windfall allowance, net developable areas and housing delivery rates in the housing trajectory. | Response set out to the aspects raised in the appendices. |
| Appendix 3 Development Briefs for Larger Housing Sites | 2 | 0 | 0 | N/A | Support <ul style="list-style-type: none"> Support for the intention to require development briefs for large housing sites. | Support Noted. |
| Appendix 4 Wind Energy Opportunities | 1 | 1 | 0 | N/A | Support <ul style="list-style-type: none"> Support for sustainable initiatives. Objects <ul style="list-style-type: none"> Opposed to wind farms and the appendix should be deleted from the Plan. | <ul style="list-style-type: none"> Support Noted. Response to objection set out in the appendices. |

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|--|---------|-----------|---------|---------------------|--|--|
| Appendix 5 Agricultural, Forestry and Other Occupational Dwellings | 1 | 0 | 0 | N/A | Support <ul style="list-style-type: none"> Support for this necessary accommodation subject to suggested safeguards. | Support Noted. |
| Appendix 6 Policy EV4 Green Infrastructure, Biodiversity and Geological Conservation Sites | 1 | 0 | 0 | N/A | Support <ul style="list-style-type: none"> Support for the provisions of Policy EV4 and the justification and supporting text embodied in the Appendix | Support Noted. |
| Appendix 7 Policy EV5 Protection of Green Spaces and Recreational Facilities | 1 | 0 | 0 | N/A | Support <ul style="list-style-type: none"> Support for the Policy and protection of green spaces and recreation sites as outlined. | Support Noted. |
| Appendix 8 Policy EV6 Tress, woodlands and Hedgerows | 1 | 0 | 0 | N/A | Support <ul style="list-style-type: none"> Support the stance taken in the Plan to conserve existing and encourage new planting of trees, woodlands and hedgerows. | Support Noted. |
| Appendix 9 Policy EV7 Provision and Protection of Allotments | 1 | 0 | 1 | N/A | Support <ul style="list-style-type: none"> Support for a Policy which seeks to provide as well as protect existing allotments. Lime Tree Road allotment gardens site in Hucknall, forms part of an allocation but, the site is listed as an existing allotment site in Appendix 9. | <ul style="list-style-type: none"> Support Noted. Lime Tree allotments are not identified as an allotment in the Draft Local Plan. |
| Appendix 11 Environmental Protection | 1 | 0 | 0 | N/A | Support <ul style="list-style-type: none"> Support for Appendix setting out environmental protection aspects. | Support Noted. |

Sustainability Appraisal

6.13 Table 16 below sets out the main aspects identified by the respondents from the consultation. Further details regarding individual representations and the Council's response can be found in Appendix 11.

Table 16

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|-------------------------------|---------|-----------|---------|---------------------|---|--|
| Sustainability Appraisal (SA) | 31 | 11 | 14 | N/A | <p>Support</p> <ul style="list-style-type: none"> • Support for including minerals areas with SA. • Support for various aspects of the general approach to the SA. <p>Objection</p> <ul style="list-style-type: none"> • SA flawed. Conclusions do not follow from the evidence provided in the report. • There are a high number of assessments made where it has been declared that uncertainty exists and there is 'insufficient evidence for expert judgement to conclude an effect'. • Insufficient evidence to select Option 10 over other options. Consider that Options 7 and 10 are identical in effect. Strategic Spatial Option Appraisal does not provide an adequate basis for the decision to choose Option 10 over Option 7. Based of viability, Option 7 should be a better choice. • Objection to the option of two new settlements as it does not score the highest in the SA appraisal. • Considers the Council has not sufficiently assessed the alternative spatial option of reduced large Green Belt releases and focus development on sustainably located non Green Belt sites. Disagrees with the scoring of the spatial strategic options in relation to Option 3 Dispersed Development and Option 10 Two New Settlements with one in Hucknall Green Belt and one at Cauldwell Road. | Responses to the SA are set out in the appendices. |

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|--|---------|-----------|---------|---------------------|--|----------|
| | | | | | <ul style="list-style-type: none"> • Considers that there is a lack of clarity in why the new settlement at Whyburn Farm is taken forward. Should be the release of more readily delivered and sustainable sites located adjacent to the built-up areas. • Objections to the lower housing growth option of 450- 475 dwellings per annum, rather than the alternative option which allows for a 20% uplift. • Considers that the site off Common Lane, Hucknall should have been included in the housing land allocations and it is not clear from the evidence base why the site has not been allocated including the SA. • Objection set out a number of reasons why it is considered that the Plan does not meet the test of soundness including that "it considers there are exceptional circumstances for the release of the site at Leen Valley Golf Course. Does not consider it is unjustified why the site has not been allocated nor even considered as a reasonable alternative site within the SA. • Objection refers to all development on and nearby the Rolls Royce site as school provisions is inadequate. • Objection in relation to Beacon Farm and the SA comments regarding the Green belt in relation to the site. • Disagrees with the SA scoring of the allocation Sites H1Saa and H1Su in relation to 'Travel and Access' objective should be changed to a positive impact. • Disagrees with the SA scoring on Whyburn Farm on Climate Change and Flood Risk. Considers there is a risk from flooding at Whyburn as development will significantly increase the risk of surface water flooding with additional water into the Baker Lane Brook, which will increase the risk to flood to areas of Hucknall. <p>Comments</p> | |

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|--|---------|-----------|---------|---------------------|---|----------|
| | | | | | <ul style="list-style-type: none"> • Ashland Road West, the conclusions in the SA should reflect the outcome of the sustainability appraisal assessment rather than the planning status of the site. • It is not clear from the document how the Council has arrived at its preferred option for growth. • SA should consider Biodiversity Net Gain. • Comments on land at Cauldwell Road, allocation H1Sb in relation to the SA of the site. • Welcomes the inclusion of the historic environment objective in the SA but recommends that further work is undertaken in the form of Heritage Impact Assessments for allocations, to enable a more robust assessment to be made for the SA assessment. | |

Background Papers

6.14 Table 17 below sets out the main aspects identified by the respondents from the consultation. Further details regarding individual representations and the Council's response can be found in Appendix 12.

Table 17

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|--|---------|-----------|---------|---------------------|--|---|
| Background Paper No 1 Spatial Strategy and Location of Development August 2021 | 19 | 3 | 0 | N/A | <p>Support</p> <ul style="list-style-type: none"> • Support for H1Ka - the former Beacon Farm, Derby Road, Kirkby-in-Ashfield. Considers the harm rating should be lower. • The proposed Green Belt Release Sites in the Rurals are justified and support them. Supports release site of Green Belt site in Newstead justified by regeneration. • Reservations about some of the proposed Green Belt Release Sites. • The components of the Evidence Base are clearly set out and explained. • Plans for improvements to bus and train services supported. • Support for the Draft Plan making provision for 457 dwellings per annum to enable Ashfield to meet its housing needs. • Paper provides clear justification for the proposed Spatial Strategy adopted in the published Draft Plan. • Support for the Cauldwell Road site adjacent to Mansfield. <p>Object</p> <ul style="list-style-type: none"> • Objection to the spatial strategy focusing development on two new settlements which are expected to deliver 35% of all development in the district. We object to this as an overall approach on the grounds that: <ul style="list-style-type: none"> ➤ Neither of the new settlement sites has been demonstrated as being suitable or deliverable within the Plan period and | The Background Paper will be amended to reflect the latest evidence base and will take into account the responses received in relation to the Background Paper. |

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|---|---------|-----------|---------|---------------------|--|---|
| | | | | | <ul style="list-style-type: none"> ➤ The exceptional circumstances required to justify the proposed release of Green Belt land, particularly in respect of the Whyburn Farm site, have not been demonstrated. • The Council has failed to sufficiently assess the potential for using underutilised land, including non-Green Belt greenfield land in the north of the district, as an alternative. • The Strategy is unclear and the housing allocations are scattered across the district without regard for supporting infrastructure. • Concerned over the amount of development in and around Skegby and Stanton Hill. The Local Plan proposes 2025 dwellings in the Teversal, Stanton Hill and Skegby (TSS) area without any reference to understanding whether TSS is being seen as part of Sutton or Mansfield or having an identity as settlements of their own. TSS accounts for approx. 47.5% of the allocation for Sutton and 40.5% of the allocation for Sutton and Kirkby combined with Kirkby which has a good range of supporting community infrastructure accommodating just 12% of the Local Plan housing numbers. | |
| Background Paper No 2 Housing August 2021 | 8 | 3 | 3 | N/A | <p>Support</p> <ul style="list-style-type: none"> • The Council's stance and approach as described appears logical and justified. • The SHELAA methodology adopted in the Local Plan preparation process is supported. • Support for the minimum 10% buffer in the housing supply. • Supports the view that it is both timely and necessary to review the Green Belt as an essential part of this Local Plan process to satisfy housing needs associated with Hucknall and some of the larger villages. <p>Object</p> <ul style="list-style-type: none"> • Strongly opposed to the proposed building of 3500 at Whyburn Farm as Hucknall does not have the facilities or infrastructure to accommodate this level of development. | The Background Paper will be amended to reflect the latest evidence base and will take into account the responses received in relation to the Background Paper. |

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|---|---------|-----------|---------|---------------------|---|---|
| | | | | | <ul style="list-style-type: none"> • Objects to allocation of land Off Hucknall Road, Newstead as it would cause environmental damage and put a strain on our local doctors, schools, dentist etc to accommodate the new residents as it is already a struggle for the locals in Newstead. • Objection to allocation Sunnyside farm, Blackwell Road, Huthwaite in relation to the limited infrastructure, impact on countryside, on wildlife and hedgerows and the flood implications. <p>Comment</p> <ul style="list-style-type: none"> • Considers that further analysis is necessary of the delivery rate for housing set out in the Background Paper which identifies as historically being an average 44 dwellings per annum on larger sites. • Suggesting that there needs to be additional justification in relation to some of the evidence for the approach taken to housing assessments. • Paper sets out the Council's assumptions on Net Developable Areas, but it is unclear if the Biodiversity Net Gain (BNG) has been accounted for in the assumptions. For average-sized sites there may be a need to reduce housing density to accommodate BDN on-site or consider off site solutions. | |
| Background Paper No 3 Economy and Employment Land August 2021 | 0 | 0 | 1 | N/A | <ul style="list-style-type: none"> • In relation to the strategic employment site to the north considers that opportunity should be taken to seek to link footpaths 8 and 9 to Bridleway 1 [Weavers Lane] on a more direct route through the sites. This will allow walkers to travel from Annesley to Felley circular walk and beyond. This will however require the creation of a new route through the site to the south of the A608. | The Background Paper will be amended to reflect the latest evidence base and will take into account the responses received in relation to the Background Paper. |
| Background Paper No 4 Green Belt Harm, August 2021 | 4 | 2 | 3 | N/A | <p>Support</p> <ul style="list-style-type: none"> • Support for the comprehensive, considered approach taken to the possible release of Green Belt land for development and to the commitment to mitigation measures. • Support for the allocation of the strategic employment site to the north east of Junction 27 of the M1 Motorway but query the scoring of the harm. | The Background Paper will be amended to reflect the latest evidence base and will take into account the responses received in relation to the Background Paper. |

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|---|---------|-----------|---------|---------------------|--|---|
| | | | | | <p>Objection</p> <ul style="list-style-type: none"> Disagrees with the overall assessment of the harm from Whyburn Farm on various aspects. Disagree with omit completely individual site assessments with regard to the 5th purpose of Green Belt - assisting with urban regeneration. <p>Comment</p> <ul style="list-style-type: none"> Consider the assessed scores for sites KA016 and KA017 are incorrect for the reasons outlined in their response as they should be significantly higher than the current assessment indicates. Considers the overall harm score given to Site KA002 is too high. It is considered that in order to ensure a consistent approach to the review of the Green Belt around Hucknall there should be cross border discussions with Gedling BC given the strategic nature of Part 1 of the review, which considers broad areas. | |
| Background Paper No 5 Infrastructure Delivery August 2021 | 7 | 1 | 4 | N/A | <p>Support</p> <ul style="list-style-type: none"> Support for the Green Infrastructure Plan Support for various aspects in relation to site H1Ka <p>Object</p> <ul style="list-style-type: none"> Specifically relates to site H1Ka and the Highway Authority's requirements <p>Comment</p> <ul style="list-style-type: none"> Noted that no IDP has been prepared as yet and Gedling BC would wish to engage with Ashfield DC on discussions around infrastructure in Hucknall. Department for Education identify that all new state schools are now academies/free schools and DfE is the delivery body for some of these, rather than local education authorities. Local education authorities still retain the statutory responsibility to ensure sufficient school places, including those at sixth form. In relation to the consultation the DfE set out the following: | The Background Paper will be amended to reflect the latest evidence base and will take into account the responses received in relation to the Background Paper. |

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|--|---------|-----------|---------|---------------------|--|----------|
| | | | | | <ul style="list-style-type: none"> ➤ The next version of the Local Plan should seek to identify specific sites (existing or new) which can deliver the school places needed to support growth. ➤ Viability assessment should inform options analysis and site selection, and the viability aspects of infrastructure including schools. ➤ In accordance with Planning Practice Guidance, there should be an initial assumption that applicable developments will provide both land and funding for the construction of new schools. ➤ Recommends the Council consider highlighting in the next version of the Local Plan that: specific requirements for developer contributions to increasing capacity of existing schools and the provision of new schools and the requirements to deliver schools on some sites could change in future if it were demonstrated and agreed that the site had become surplus to requirements, and is therefore no longer required for school use. ➤ There is an emerging national methodology for calculating pupil yield from housing development. The department aims to publish further guidance on estimating pupil yields in 2022. We recommend that you work closely with the county council to respond to any new data and changes in national guidance as the Local Plan progresses. <ul style="list-style-type: none"> • Note that the provisional assessment of education provision/capacity reveals an anticipated surplus of primary school places and a more or less balanced number of secondary school places relative to the anticipated demand from proposed developments in Kirkby-in-Ashfield. | |

Other Documents

6.15 Table 18 below sets out the main aspects identified by the respondents from the consultation. Further details regarding individual representations and the Council's response can be found in Appendix 13.

Table 18

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|---|---------|-----------|---------|---------------------|---|----------------|
| Draft Local Plan & All Supporting Documents | 1 | 6 | 4 | N/A | <p>Support</p> <ul style="list-style-type: none"> Kirkby Town Centre is in need of enhancement. <p>Objects</p> <ul style="list-style-type: none"> Objections to the whole plan and supporting documents. Objects to the Draft Local Plan and documents as it does not provide a sustainable future for Ashfield and, particularly, for Hucknall. Development at Hucknall will impact negatively on nature, wildlife and agriculture, infrastructure, traffic and increase the risk of flooding. Considers that the Vision for the Plan conflicts with certain policies in the Plan. Whilst the Local Plan emphasises its social objectives and in particular community cohesiveness it is short on policies that specifically address these issues. The text of the 2002 Local Plan identified and named areas which were affected by a policy whereas the emerging plan does not. This makes it difficult to relate a planning application to any policy. The policy ID is identified on the PDF map which accompanies the emerging local plan, whereas it does not in the interactive map. The references to housing sites and settlements are also confusing and misleading. On Beck Lane Skegby there is a tree preservation order in place. This is not shown on the local plan. | Comment noted. |

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|------------|---------|-----------|---------|---------------------|--|--|
| | | | | | <ul style="list-style-type: none"> Object to H1 and S6 and the associated policies associated with The Hucknall Masterplan. It is dated 2009 and information contained is now longer in date or, indeed, viable because of urban development and planning. <p>Comment</p> <ul style="list-style-type: none"> No comment at this time Concerns over congestion in Kirkby since Lowmoor Road was pedestrianised. What Kirkby needs is a totally “joined up” traffic overhaul. Raises the issue of the shutters in Kirkby Town Centre. Should introduce CCTV Action is required in relation to Kirkby Cross Conservation Area, The area surrounding the historically significant Cross has become neglected and run down. Greater emphasis needs to be given to the Cross Coordinated improvements need to be undertaken to Titchfield Park. Critical of the Kirkby-in-Ashfield Town Centre Masterplan. Considers that many of the proposals in the Spatial Masterplan are unrealistic and the Plan will fail to achieve meaningful improvement of Kirkby Town Centre. Critically, the Spatial Masterplan does not form part of the Local Plan. Raised that various other development proposals, including proposals to alter Kirkby Railway Station, to build two new railway stations, and for development near to Parkway Station, should have been included in the Draft Local Plan. | |
| Policy Map | 0 | 2 | 2 | N/A | <p>Objects</p> <ul style="list-style-type: none"> Objects to the Policy Map North around Ashland House. Consider the proposed new boundary to the settlement limits to be illogical given the proposed widespread allocation of much more open agricultural land to the north (and west of Beck Lane) <p>Comment</p> | Objection noted and a response is set out in the appendices. |

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|--|---------|-----------|---------|---------------------|--|--|
| | | | | | <ul style="list-style-type: none"> Request that the Policy Map is clear that the existing, recently approved Showman's site and proposed allocation which lies outside countryside. Land to the North East of Junction 27 proposed change to the Policy Map to include additional land to be utilised for landscaping. | |
| Strategic Housing and Economic Land Availability Assessment (SHELAA) | 0 | 5 | 1 | N/A | <p>Object</p> <ul style="list-style-type: none"> The representations promote the allocation of further greenfield land located immediately west of these proposed allocation sites, H1Saa and H1Su. Sets out why the site is sustainable and the land is capable of delivering around 430 dwellings within the Local Plan period. Points raised that there are factual inaccuracies in the SHELAA assessment of a specific sites. <p>Comment</p> <ul style="list-style-type: none"> Raises queries over the methodology adopted in the SHELAA in relation to various aspects including build rate assumptions, non-implementation rates and RAG scores. | Objections and Comments noted and responses are set out in the appendices. |
| Duty to Cooperate (Statement of Common Grounds). | 0 | 0 | 3 | N/A | <p>Comment</p> <ul style="list-style-type: none"> Stressed the need for Ashfield to agree a signed Statement of Common Grounds between the Council's in the Nottingham Core Housing Market Area and Nottingham Outer HMA. Greater Nottingham Authorities (Excluding Erewash), highlight the need for a signed Statement of Common Grounds between the parties. | Comments noted and the Council will be working with neighbouring authorities and where appropriate, infrastructure providers on the Statement of Common Grounds. |
| Evidence Base | 0 | 1 | 3 | N/A | <p>Support</p> <ul style="list-style-type: none"> Sports England – Sport England supported the development of the Ashfield Leisure Facilities Strategy- 2016 (LFS) which provided the local evidence for indoor sports facilities in the district. <p>Object</p> <ul style="list-style-type: none"> Sports England – Raised concerns that the Council's the Playing Pitch Strategy is becoming out of date. evidence. Sport England would | <p>The responses are notes and</p> <p>Objections and Comments noted and responses are set out in the appendices.</p> |

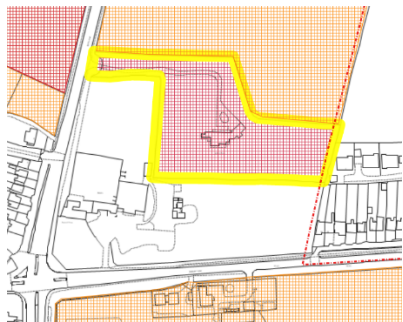
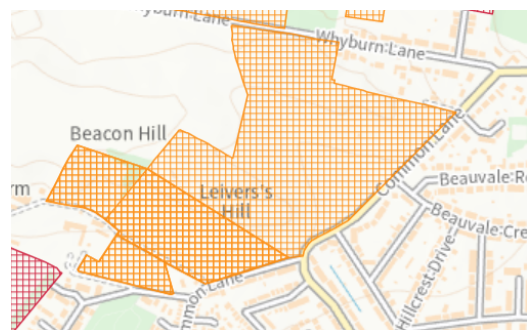
| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|------------------------------------|---------|-----------|---------|---------------------|--|--|
| | | | | | <p>object to a plan which does not meet the requirements of NPPF 2021 Para 98 with respect to up to date and robust evidence.</p> <p>Comment</p> <ul style="list-style-type: none"> • Considered that many of the studies submitted during planning and other applications are desk bound and lack detailed knowledge of the site in question. As a result, they often contain inaccuracies that can affect decisions. • Many of the studies on which the Plan is based are upwards of ten years old. Many things have changed in that time, particularly concerning sustainability and climate change. • Greater Nottingham Authorities (Excluding Erewash), the consistency of evidence prepared across the wider area is a significant benefit to our strategic planning, and the preparation of joint evidence is one of the successes of joint working. Whilst much of the evidence has been prepared in this way, some, such as the transport evidence, has been commissioned separately, and ensuring consistency across the area will be important in understanding cumulative impacts and maintaining public confidence. • Identified that a review of Ashfield's green lanes and how environmentally sound such lanes are, should be undertaken. | |
| Health Impact Assessment | 0 | 0 | 1 | N/A | <ul style="list-style-type: none"> • Nottinghamshire County Council Public Health Division have undertaken a Rapid Health Impact Assessment of the Ashfield District Council Draft Local Plan 2020-2038 which should be considered against the HIA for the Draft Local Plan. | Noted and the Health Impact Assessment will be taken into account in relation to the next version of the Local Plan. |
| Habitat Regulations Assessment | 0 | 0 | 1 | N/A | <ul style="list-style-type: none"> • A Habitats Regulations Assessment should be made available to Natural England, so they can comments on whether or not the Plan will have an adverse effect on the integrity of all EU designated sites or the ppSPA. | A Habitat Regulation Assessment will be undertaken and considered in relation to the Regulation 19 Plan |
| Statement of Community Involvement | 0 | 1 | 0 | N/A | Object | It is considered that the Council has met the requirements set out in its |

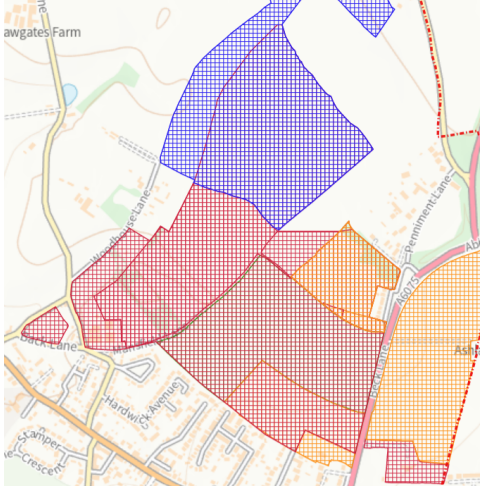

| | Support | Objection | Comment | Petition signatures | Main Aspects | Response |
|-----------------------------|---------|-----------|---------|---------------------|--|--|
| | | | | | <ul style="list-style-type: none"> Considers that the provisions of the SCI involvement have not been met as Coxmoor Golf Club were not consulted as part of the New Settlement Study. | Statement of Community Involvement. |
| Strategic Green Belt Review | 0 | 0 | 1 | N/A | Comment <ul style="list-style-type: none"> Gedling Borough Council raised: <ul style="list-style-type: none"> ➤ There should be cross border discussions with GBC given the strategic nature of part 1 of the review, which considers broad areas. ➤ Disagrees with the scoring of Assessment H01/Site 2 - Linby Boarding Kennels, Church Lane, Hucknall in relation to the role it plays in relation to the role the site plays in preserving the setting and special character of Linby Village. | Comments noted and a response is set out in the appendices. |
| Whole Plan Viability Study | 0 | 0 | 1 | N/A | Comment <ul style="list-style-type: none"> Highlighting that the Plan proposals need to be considered in relation to Viability. | A Whole Plan Viability Study will be undertaken and considered in relation to the Regulation 19 Local Plan |

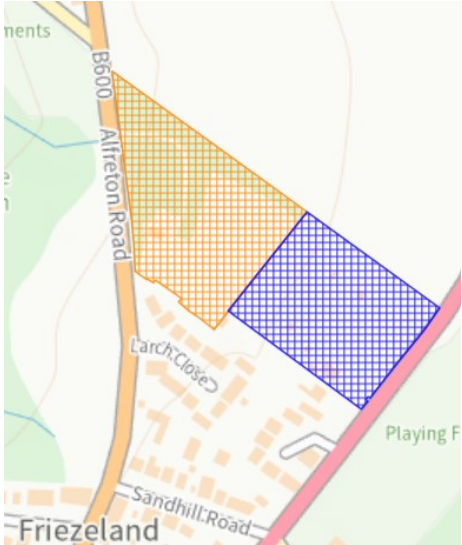
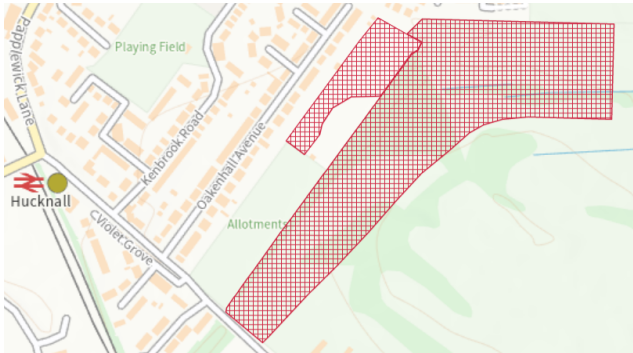
Sites proposed for housing or employment purposes which are not currently allocated.



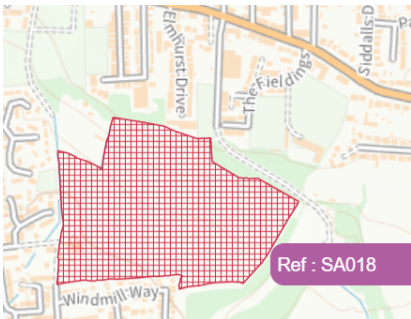
6.16 Table 19 sets out a summary of the alternative site proposes for either housing or employment purposes as part of the representation received to the Consultation. These include land which was not identified prior to the Draft Local Plan been finalised and going out to consultation.

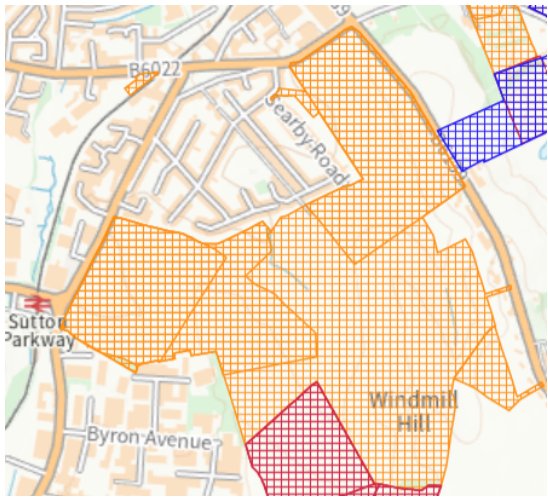
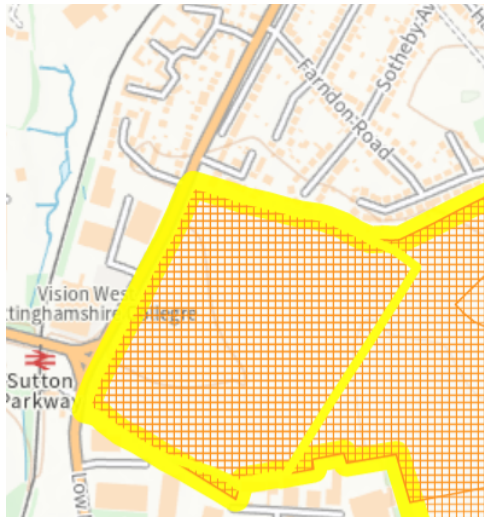
Table 19

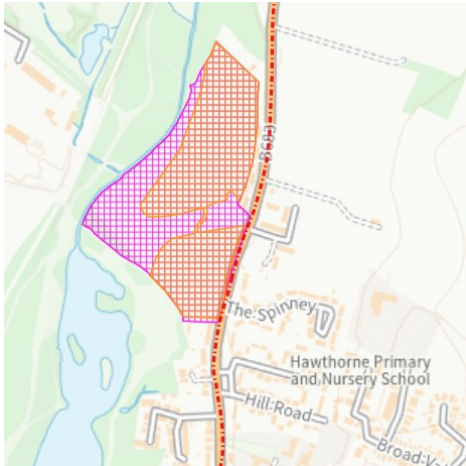
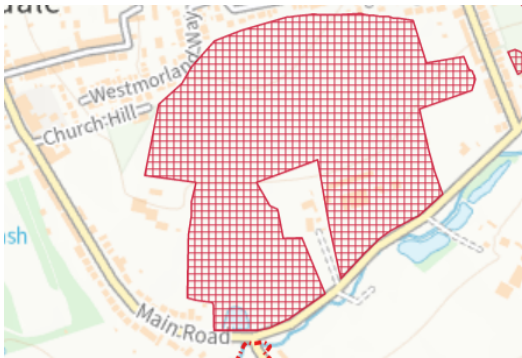
| Site name | Proposed Use | SHELAA Ref. | Comment | Notes |
|--|---|--|---|---|
| HOUSING LAND | | | | |
| <p>Ashlands House, Skegby.</p>  | <p>Housing</p> <p>Gross developable area 1.47 ha</p> <p>Potential yield 40 dwellings</p> <p>Proposed by landowner 4 dwellings</p> | SA040 | Considered and not taken forward as part of the Draft Local Plan. | Submission includes amending the Main Urban Area boundary to the east of the site. |
| <p>Land to the north of Common Lane, Hucknall</p>  | <p>Housing</p> <p>Gross developable area ha</p> <p>Potential yield 40 dwellings</p> <p>Proposed by landowner 4 dwellings</p> | HK047 includes smaller sites HK001 & HK002 | Considered and not taken forward as part of the Draft Local Plan. | <p>Representations included:</p> <ul style="list-style-type: none"> • Common Lane: A Housing Development Opportunity – Promotion Document Nov 2021. • Transport Appraisal of the site. • Green Belt Plan. • Landscape and Visual Impact Assessment. • Land off Common Lane Ecological Appraisal. |
| <p>Land to the east of Becks Lane, Skegby.</p> | <p>Housing based on SA011</p> | SA011 and SA078 (comprises | Considered and not taken forward as part of the Draft Local Plan. | Submission on behalf of Lovel (East Midlands) Ltd. |

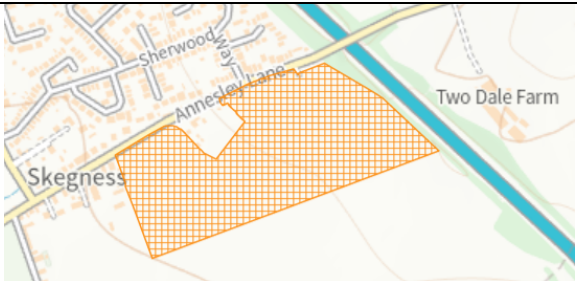
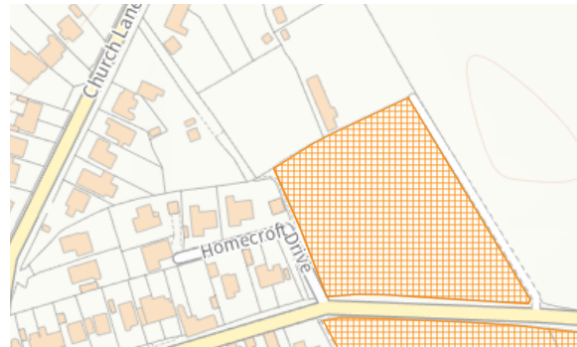
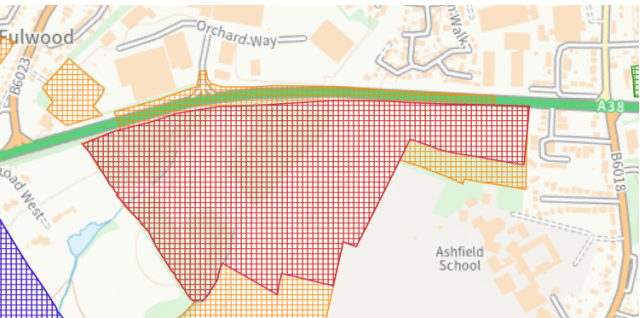
| | | | | |
|--|---|----------------------------|--|--|
|  | <p>Gross developable area 18.45 ha</p> <p>Potential yield 332 dwellings</p> <p>Proposed by landowner – Not identified</p> | <p>a wider site area).</p> | | |
| <p>Ashland Road West, Sutton in Ashfield</p> | <p>Housing</p> | | <p>Planning permission has been granted on appeal</p> | |
|  | <p>Housing</p> | | <p>Planning application submitted for residential development.</p> | |

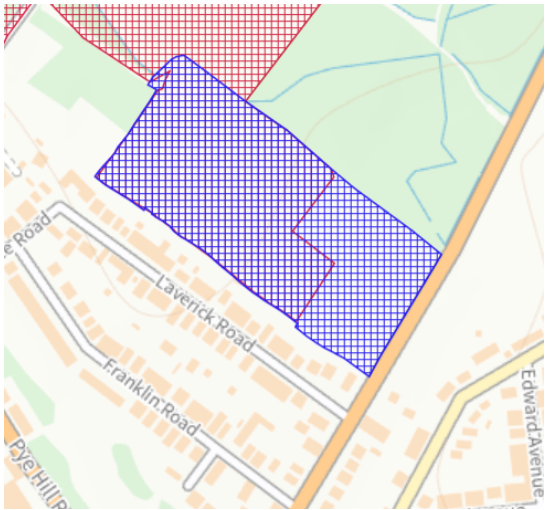
| | | | | |
|---|--|---------------|--|--|
| <p>Adjacent to proposed site H1Vg Land north of Larch Close, Underwood.</p>  | <p>Housing</p> <p>Gross developable area 1.39 ha</p> <p>Potential yield 27 dwellings</p> <p>Proposed by landowner – Not identified</p> | <p>SJU043</p> | <p>Site submitted to the SHELAA during the Draft Local Plan Consultation</p> | <p>The adjacent site is allocated in the draft Local Plan, site H1Vg.</p> |
| <p>Land at Leen Valley Golf Course, Wigwam Lane, Hucknall</p>  | <p>Housing</p> <p>Gross developable area 5.92 ha</p> <p>Potential yield 165 dwellings</p> <p>Proposed by landowner – 200 dwellings</p> | <p>HK045</p> | <p>Considered and not taken forward as part of the Draft Local Plan.</p> | <p>Representations made on behalf of Ariba Group who have an interest in Land at Leen Valley Golf Course, Wigwam Lane, Hucknall Appendix 3 sets out an Initial Transport Strategy.</p> |

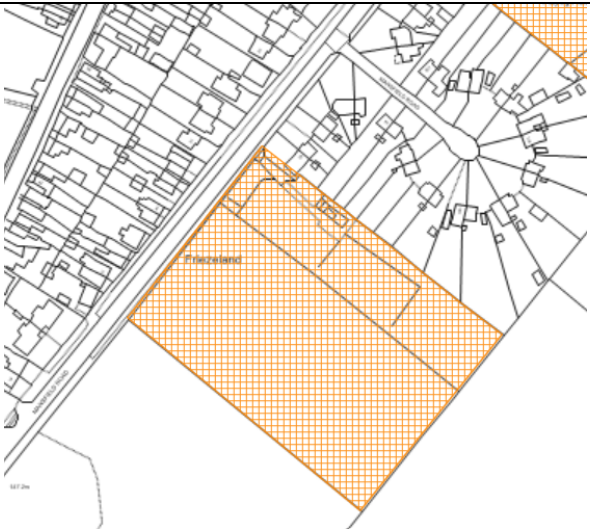
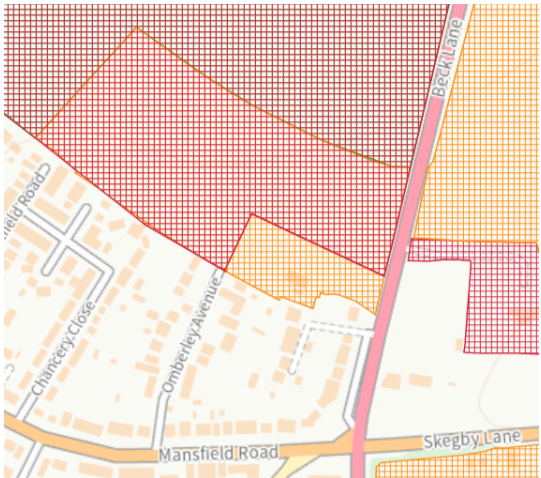
| | | | | |
|---|---|-------|---|---|
| <p>Land at Pleasley Road, adjacent to Station Farm, Teversal.</p>  | <p>Housing</p> <p>Gross developable area 2.0 ha</p> <p>Potential yield 54 dwellings</p> <p>Proposed by landowner – Not identified</p> | SA034 | Considered and not taken forward as part of the Draft Local Plan. | Representations submitted on behalf of Ackroyd & Abbott Ltd who have submitted an outline planning application on the site. |
| <p>Main Street, Nuncargate.</p>  | <p>Housing</p> <p>Gross developable area 1.5 ha</p> <p>Potential yield 41 dwellings</p> <p>Proposed by landowner – Not identified</p> | KA039 | Considered and not taken forward as part of the Draft Local Plan. | Representation on behalf of the landowners. |
| <p>Land to the East of Mill Lane Huthwaite.</p>  | <p>Housing</p> <p>Gross developable area 7.54 ha</p> <p>Potential yield 170 dwellings</p> <p>Proposed by landowner – Not identified</p> | SA018 | Considered and not taken forward as part of the Draft Local Plan. | Submission on behalf of Avant Homes, a regional house builder. |

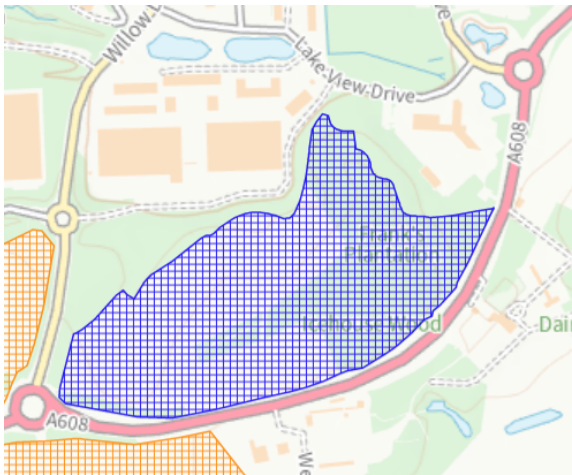
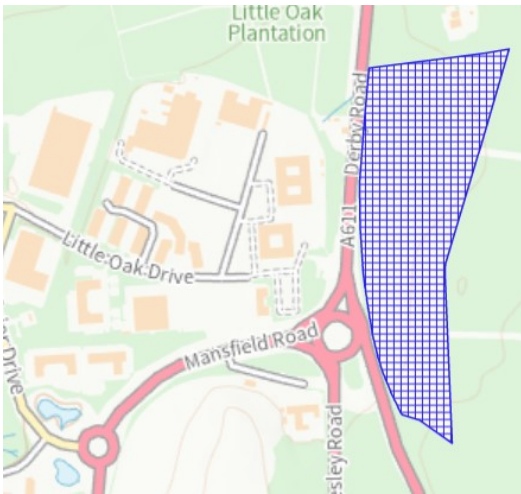
| | | | | |
|---|--|-------|---|---|
| <p>Land to the south of Newark Road and east of Lowmoor Road, Sutton in Ashfield/ Kirkby-in-Ashfield.</p>  | <p>Housing</p> <p>Gross developable area 89.55 ha</p> <p>Potential yield 1,827 dwellings</p> <p>Proposed by landowner – approx.1,000</p> | SA001 | Considered and not taken forward as part of the Draft Local Plan. | Submission on behalf of Hallam Land Management Limited. |
| <p>East of Lowmoor Road, Kirkby-In-Ashfield</p>  | <p>Housing</p> <p>Gross developable area 14.81 ha</p> <p>Potential yield 355 dwellings</p> <p>Proposed by landowner – 359</p> | K027 | Considered and not taken forward as part of the Draft Local Plan. | Representation on behalf of the landowner. |

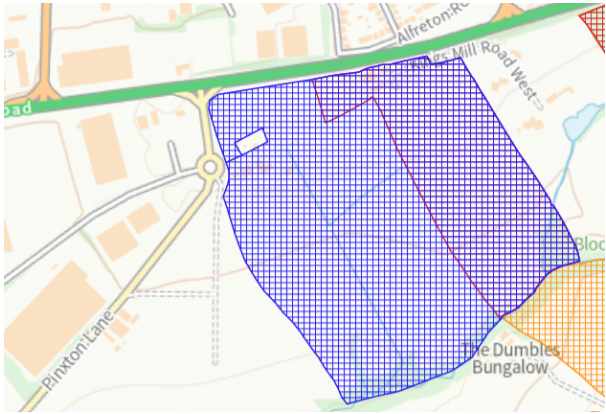
| | | | | |
|---|--|--------|---|--|
| <p>Land West of Moor Road, Bestwood Village</p>  | <p>Housing</p> <p>Gross developable area 5.95 ha</p> <p>Potential yield 152 dwellings</p> <p>Proposed by landowner – Not identified</p> | HK046 | Considered and not taken forward as part of the Draft Local Plan. | <p>Representation received on behalf of Avant Homes. Information submitted to the Council on the site includes:</p> <ul style="list-style-type: none"> • Vision Document. • Transport Strategy. • Flood Risk & Drainage Scoping Study. • Development Framework Plan. <p>N.B. It is understood that they are engaging with the Environment Agency regarding the EA's Flood Risk Maps for the River Leen at this location.</p> |
| <p>Main Road, Jacksdale.</p>  | <p>Housing</p> <p>Gross developable area 16.87 ha</p> <p>Potential yield 304 dwellings</p> <p>Proposed by landowner – Not identified</p> | SJU008 | Considered and not taken forward as part of the Draft Local Plan. | <p>Representation related to 4.19 hectares off Main Road reflecting the planning application that was withdrawn V/2021/0043</p> <p>N.B. A new planning application has been submitted V/2022/0066 for the construction of 81 Dwellings and Associated Highways</p> |
| <p>Annesley Lane Selston.</p> | <p>Housing</p> <p>Gross developable area 10.36 ha</p> | SJU040 | Considered and not taken forward as part of the Draft Local Plan. | <p>Representation made on behalf of the landowner.</p> |

| | | | | |
|--|---|--------|---|--|
|  | <p>Potential yield 180 dwellings</p> <p>Proposed by landowner – Up to 200</p> | | | |
| <p>Stoney Lane , Selston</p>  | <p>Housing</p> <p>Gross developable area 0.72 ha</p> <p>Potential yield 19 dwellings</p> <p>Proposed by landowner – Not identified</p> | SJU021 | Considered and not taken forward as part of the Draft Local Plan. | Representation made on behalf of the landowner including requesting amendments to some of the information in the SHELAA. |
| <p>Mowland, Kirkby-in- Ashfield</p>  | <p>Form part of a larger proposed site which was identified as a mixed-use site for housing and employment. Housing</p> | KA021 | Considered and not taken forward as part of the Draft Local Plan. | Representations made on behalf of the land owners regarding the land at Ash Farm. |

| | | | | |
|--|---|---------------|--|--|
| <p>Land north of Laverick Road, Jacksdale.</p>  | <p>Housing</p> <p>Housing</p> <p>Gross developable area 3.65 ha</p> <p>Potential yield 82 dwellings</p> <p>Proposed by landowner – 70 to 80</p> | <p>SJU044</p> | <p>Site submitted to the SHELAA after the Draft Local Plan Consultation.</p> | <p>Representations made on behalf of the landowners.</p> |
| <p>Land at Mansfield Road, Underwood</p> | <p>Housing</p> <p>Gross developable area 1.43 ha</p> <p>Potential yield 39 dwellings</p> <p>Proposed by landowner – Not identified</p> | <p>SJU029</p> | <p>Considered and not taken forward as part of the Draft Local Plan.</p> | <p>Representations made by the landowner.</p> |

| | | | | |
|--|---|--------------|--|--|
|  | | | | |
| <p>West of Beck Lane.</p>  | <p>Housing</p> <p>Gross developable area 4.73 ha</p> <p>Potential yield 106 dwellings</p> <p>Proposed by landowner – Not identified</p> | <p>SA008</p> | <p>Considered and not taken forward as part of the Draft Local Plan.</p> | <p>Representation made on behalf of the landowner.</p> |
| <p>EMPLOYMENT LAND</p> | | | | |

| | | | | |
|---|--|--------------|---|---|
| <p>Land to the south of Sherwood Business Park & north of Mansfield Road Annesley</p>  | <p>Employment</p> <p>Gross developable area 17.58 ha</p> | <p>KA054</p> | <p>Site submitted after the draft Local Plan had been finalised for consultation.</p> | <p>Representation made on behalf of St. Modwen Logistics including:</p> <ul style="list-style-type: none"> • Detailed Site Promotion Document. • Green Belt Plan. |
| <p>Land to the east of Sherwood Business Park A611, Annesley</p>  | <p>Employment</p> <p>Gross developable area 8.97 ha</p> | <p>KA053</p> | <p>Site submitted after the draft Local Plan had been finalised for consultation.</p> | <p>Representation made on behalf of St. Modwen Logistics including:</p> <ul style="list-style-type: none"> • Detailed Site Promotion Document. • Green Belt Plan. |

| | | | | |
|--|--|--------------|---|--|
| <p>38ha of land to the East of Pinxton Lane and South of the A38, Sutton in Ashfield</p>  | <p>Employment</p> <p>Gross developable area 33.14 ha</p> | <p>SA086</p> | <p>Site submitted after the draft Local Plan had been finalised for consultation.</p> | <p>Representations submitted by Brackley Property Developments Ltd include a potential development plan layout for the site.</p> |
|--|--|--------------|---|--|