

Report To:	LOCAL PLAN DEVELOPMENT PANEL
Date:	15TH NOVEMBER 2022
Heading:	EMERGING LOCAL PLAN – NEXT STEPS
Executive Lead Member:	NOT APPLICABLE
Ward/s:	ALL WARDS
Key Decision:	NO
Subject to Call-In:	NO

Purpose of Report

Further to the Cabinet decision of 27th September 2022 to take forward Option C, to consider the next steps regarding the emerging Local Plan.

Recommendation(s)

In the context of taking forward Option C, and the Draft Local Plan Consultation Report, the Local Plan Development Panel recommends that:

- The Council takes forward a housing requirement which provide a minimum of a 10-year housing supply with a buffer.
- The new settlement in the Green Belt (Whyburn Farm) is not taken forward in the Plan. An alternative option for the LPDP to consider whether both new settlements (Whyburn Farm and Cauldwell Road/Derby Road) are removed from the Local Plan.
- Strategic Policy S3 Location of Development is reviewed to include a spatial strategy within the Policy.
- SHELAA (SJU043) adjacent to an existing allocation at Underwood H1vg Land North of Larch Close is included in the Local Plan.
- No changes are made to the Main Urban Area boundary.

Reasons for Recommendation(s)

To move forward the emerging Local Plan for Ashfield as the Government has identified a target for all local authorities to have an up-to-date Plan in place by December 2023.

Alternative Options Considered

In relation to the decision taken by the Cabinet on 27th September 2022, the Report sets out a range of potential options which are available to Members based on progressing the Plan.

Detailed Information

The Cabinet at its meeting of 27th September 2022, considered the options in relation to the emerging Local Plan, acknowledging the recommendation from the Local Plan Development Panel (LPDP) meeting held on 23 September 2022. It resolved that Option C be approved as a way forward for progressing the Council's emerging Local Plan. Option C is to take forward a revised Local Plan reflecting the recent national pronouncements on the Green Belt and housing numbers whilst continuing to emphasise the locational advantages of Ashfield for employment and the skills growth associated with the Plan.

The provision of new housing and economic growth to meet identified needs present major challenges to the Council. A significant part of the District is within the Green Belt and there are a range of environmental and historic constraints to development across the District. The urban areas of the towns and settlements have expanded with former colliery and textile sites, in appropriate locations, being developed for housing or employment purposes. This puts increasing pressure on the remaining countryside on the fringes of the urban areas where access is important for the health and wellbeing of local people.

Any recommendations of the Local Plan Development Panel will need to be considered through an assessment in the Sustainability Appraisal, taking into account the social, economic and environmental effects, before the Council reaches a decision on the emerging Local Plan which is taken forward. The Council is also under a legal duty to engage constructively on strategic cross boundary matters with neighbouring Local Planning Authorities and other bodies in the preparation of a Local Plan. Under National Planning Policy Framework (NPPF) paragraph 27, this is evidenced by a Statement of Common Ground. Any amended strategy for the Local Plan, which potentially has cross boundary issues, will need to be reflected in changes to the Statement of Common Ground.

Draft Local Plan 2021 Consultation.

In taking the Plan forward, Members must take account of the responses received to the Draft Local Plan 2021 Consultation under the provision of the Town and Country Planning (Local Planning)(England) Regulations 2012, as amended (the Regulations). The Consultation Report (Statement of Consultation) for the Draft Local Plan 2021 has been set out in a Report to the LPDP.

The Consultation Report sets out a summary of the responses received to the Draft Local Plan 2021 consultation. It summarises the reasons why sites have had support, have resulted in objections or have been commented on.

Policies

Policy S3 Draft Local Plan - A number of responses to the Draft Local Plan Consultation considered that it is unclear what the spatial strategy is in relation to the strategic policies set out in the Draft Local Plan. In this context, it is considered that Strategic Policy 3 should be reviewed to determine whether the Policy and its supporting text should incorporate the spatial approach to provide clarity on how the Council will deliver the Vision for the future of Ashfield.

Other Policies – Limited changes, as summarised in the Consultation Statement, are proposed to the policies and supporting text.

Site Allocations Representations

In relation to site allocations, summary responses are set out in the Report as follows:

- For the Strategic Sites at Whyburn Farm, Cauldwell Road/Derby Road and the sites at Junction 27 of the M1 in Section 6, Table 8.
- For the housing land allocations Section 6, Table 11a Policy H1 Housing Land Allocations.
- For the employment land allocations Section 6, Table 12a Policy EM2 Employment Land Allocations.

There were limited responses in relation to the employment land allocations. However, it should be noted that there has been significant activity in the commercial property market since the draft Local Plan went out to consultation, which relate to sites identified as employment allocations in the draft Local Plan. Castlewood Business Park is largely built out with only one plot remaining, Blenheim Park to the south of Hucknall is built out, planning applications have been submitted on land at Junction 27 and planning permission has been granted for a warehouse on land off Export Drive. Based on the findings of the Logistics Study 2022, this activity is being significantly driven by demand for warehouses along the M1 Motorway corridor in Nottinghamshire.

Key Themes

The themes that run through the responses to the strategic housing/mixed use sites and housing allocations include the follows:

- The impact of the amount of housing proposed and its location. This included Hucknall, Fackley and Skegby;
- Negative effects on health and wellbeing through the loss of greenspace;
- Infrastructure issues in the form of education, health and other facilities which would be overwhelmed by the housing growth;
- Detrimental impact on the natural environment;
- In specific cases, a need to understand the implication for heritage assets;
- Impact on the transport network;
- The use of brownfield sites instead of greenfield sites;
- Opposition to building on Green Belt land;
- Flooding;
- Air and noise pollution.

As is stressed in the Consultation Report, the Council liaises with infrastructure providers on the Local Plan proposals and looks to ensure that any housing proposals are reflected in the provision of infrastructure moving forward. At each stage of the Plan as more detailed information is available the Council will gain a better understanding of the implications for local infrastructure. However, certain aspects such as increasing the number of general practice doctors are outside the control of the Council and have to reflect a national approach to infrastructure provision. A Transport Study is currently being undertaken to understand the implications of the proposals on the highway network and what mitigations measure could be undertaken. Other evidence base studies such as the Whole Plan Viability Assessment, a Heritage Impact Assessment and a Habitat Regulations Assessment have also been commissioned. This is an on-going process as the proposals in the Plan gain greater emphasis before determining the final Plan the Council will take forward to Examination.

In relation to strategic and other sites allocated in the Draft Local Plan, Table 1 sets out the sites which received 10 or more responses in the Draft Local Plan Consultation. They include the five sites for which a petition was received opposing proposed development. The petitions in relation to Cauldwell Road and Whyburn Farm were submitted to the Council through the e-petition system as well as in a paper copy. The signatures reflect the total number from the electronic petition and the paper petition. Consequently, there could be some duplication.

Policy Ref.	Support	Objection	Comment	Petition Signatures	Potential Yield Plan Housing during Period	Site Type
Strategic Policy S6: Meeting Future Needs New Settlement: Land at Whyburn Farm, Hucknall	6	355	18	7,653	1,600 plus employment land. (3,000 in total)	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	315 (1,000 in total)	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	43	Housing allocation.
H1Hc Land north of A611 / South of Broomhill Farm, Hucknall (Located in the Green Belt)	3	46	1	n/a	633	Housing allocation.
H1Hd Land adjoining Stubbing Wood Farm, Watnall Road, Hucknall (Located in the Green Belt)	2	88	1	103	198	Housing allocation.
H1Kh Land Off Hucknall Road, Newstead (Located in the Green Belt)	0	63	3	n/a	47	Housing allocation.
H1Ki Annesley Miners Welfare Institute, Derby Road (The site has planning permission)	0	4	0	1,565	45	Housing allocation.
H1Si Rear Kingsmill Hospital, Sutton-In-Ashfield	2	6	2	n/a	264	Housing allocation.

Policy Ref.	Support	Objection	Comment	Petition Signatures	Potential Yield Housing during Plan Period	Site Type
H1Sj Clegg Hill Drive, Huthwaite	0	9	3	n/a	104	Housing allocation.
H1Sk Sunnyside Farm, Blackwell Road, Huthwaite	1	14	1	n/a	283	Housing allocation.
H1Va Land at Plainspot Farm, New Brinsley, Underwood (Located in the Green Belt)	0	23	2	39	42	Housing allocation.

Table 1; Draft Local Plan Sites receiving more than ten representations

Source: Ashfield District Council

H1Ki - In relation to Annesley Miners Welfare the objections related to the loss of the sports pitch. For clarification, the Local Plan does not propose that the sports pitch is developed as it forms part of the existing planning permission (V/2018/0393) which is being implemented.

H1Hd - For Stubbing Wood Farm, the information provided to the Council on the Strategic Housing and Employment Land Availability Assessment (SHELAA) was incorrect as it was identified that the land was in a single ownership. During the consultation it was brought to the Council's attention that the dwelling on site is in separate ownership and there are rights of access to other properties along the existing access drive. However, it is understood that the dwelling is subject to a covenant that provides a right for the bungalow to be purchased if planning consent is granted. If the site is taken forward, this would be a matter for the proposed developer of the site to resolve.

Alternative Sites promoted through Consultation

The Council received a number of representations regarding other sites, some of which had already been considered when determining which sites to take forward as part of the Draft Local Plan, other sites have been submitted to the SHELAA shortly before, or during the consultation, Table 2. These include both housing sites and additional employment land proposals which are located off the A38 near Castlewood Business Park and near Junction 27 of the M1 Motorway. Further information on the sites identified in Table 2 is set out in the Draft Local Plan Consultation Report 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 includes smaller sites HK001 & HK002	Considered and not taken forward as part of the Draft Local Plan. Site is located in the Green Belt.
Land to the west of Beck Lane, Skegby.	Housing	SA011 and SA078	Considered and not taken forward as part of the Draft Local Plan.
Ashland Road West, Sutton in Ashfield	Housing	SA004	Planning permission has been granted on appeal
Former Quantum Clothing, North Street, Huthwaite.	Housing	-	Not submitted for consideration through the SHELAA. Planning application now submitted for residential development.

Land at Leen Valley Golf Course, Wigwam Lane, Hucknall	Housing	HK045	Considered and not taken forward as part of the Draft Local Plan. Site is located in the Green Belt.
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 now submitted on the site.
Main Street, Nuncargate.	Housing	KA039	Considered and not taken forward as part of the Draft Local Plan. Site is located in the Green Belt.
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 to the East of Lowmoor Road, Kirkby-in-Ashfield	Housing	KA027	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. Site is located in the Green Belt.
Annesley Lane Selston.	Housing	SJU040	Considered and not taken forward as part of the Draft Local Plan. Site is located in the Green Belt.
Stoney Lane , Selston	Housing	SJU021	Considered and not taken forward as part of the Draft Local Plan. Site is located in the Green Belt.
Mowlands, Kirkby-in- Ashfield. Forms part of	Housing	KA021	Considered and not taken forward as part of the Draft Local Plan.
Land at Mansfield Road, Underwood	Housing	SJU029	Considered and not taken forward as part of the Draft Local Plan. Site is located in the Green Belt.
West of Beck Lane.	Housing	SA008	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. Site is located in the Green Belt.
Sites not considered before the draft Local Plan Consultation			
Adjacent to proposed site H1Vg Land north of Larch Close, Underwood.	Housing	SJU043	Site submitted to the SHELAA during the Draft Local Plan Consultation. Site is located in the Green Belt.
Land north of Laverick Road, Jacksdale.	Housing	SJU044	Site submitted to the SHELAA after the Draft Local Plan Consultation. Site is located in the Green Belt.
Land to the south of Sherwood Business Park & north of Mansfield Road Annesley	Employment	KA054	Site submitted to the SHELAA after the draft Local Plan had been finalised for consultation. Site is located in the Green Belt.
Land to the east of Sherwood Business Park A611, Annesley	Employment	KA053	Site submitted to the SHELAA after the draft Local Plan had been finalised for consultation. Site is located in the Green Belt.
38ha of land to the East of Pinxton Lane and South of the A38, Sutton in Ashfield	Employment	SA086	Site submitted to the SHLAA after the draft Local Plan had been finalised for consultation.

Table 2: Draft Local Plan Sites Promoted through the Consultation.

Source: Ashfield District Council

One of the sites submitted to the SHELAA (SJU043) is adjacent to an existing allocation at Underwood H1vg Land North of Larch Close. Information supplied by NCC Highways department suggest that this site potentially could be combined with the land to the rear to form a new link road

between A608 and the B600 to reduce traffic 'rat running' along Sandhills Rd. Under these circumstances, officers recommend the site should be included within the existing allocation.

Additional Site Submitted to the SHELAA (Post consultation)

A number of sites have been submitted to the Council after the Draft Local Plan consultation closed. The sites are identified in Table 3.

Site name	SHELAA Ref.	ha	Proposed Use
Land north of Princess Street, Kirkby	KA055	1.05	Housing
Land at Howlish, Pleasley road Teversal	SA088	1.5	Housing
Land at Penniment House Farm, Skegby	SA089	24.28	Housing
Farley's Lane, Land south of Hucknall Bypass (A611) – Green Belt site	HK052	26	Employment

Table 3: Additional SHELAA Site submitted after the Draft Local Plan Consultation.

Source: Ashfield District Council

Main Urban Area Boundary

In relation to the defined Main Urban Area boundaries in the Draft Local Plan. Representations have been received questioning the boundary at Ashland House, Skegby, see Figure 1.

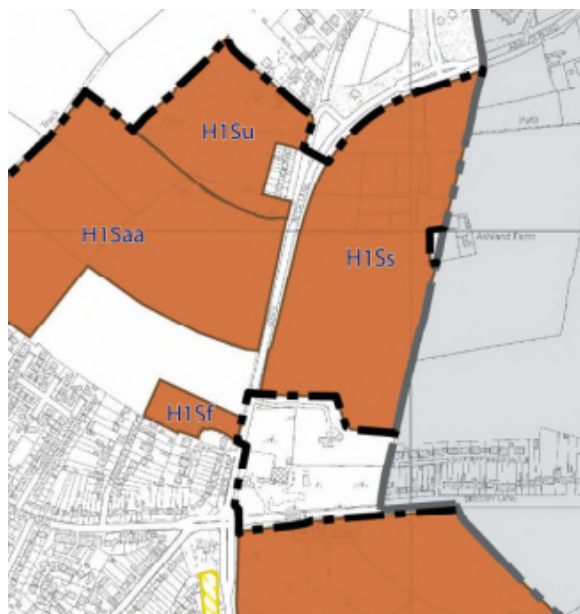


Figure 1: Main Urban Area Boundary Ashland House, Skegby

Source: Draft Local Plan Policies Map – North Sheet

Consideration should be given to whether any amendments should be made to the Main Urban Area Boundary? The implications of removing the area from 'Countryside' designation would change the policy emphasis from one of protection, to one where the principal development would be acceptable subject to suitability and detailed design. At this time, no changes are recommended.

Strategic Approach

The Draft Local Plan 2021

The Draft Local Plan 2021 reflected the following in relation to housing provision:

- A requirement of 457 dwellings per annum. However, under the Government's standard method formula for arriving at housing need, the requirement for Ashfield has risen to 467 dwellings per annum.
- A buffer of approximately 10% in the supply of housing sites to enable choice of sites, allow for non-implementation of allocations (not including those with planning permission), or to help address any future increase in the local housing need. It is considered that including a buffer is both best practice and is expected at Examination. No figure is set out in planning guidance for this, however 10% is widely used – different bodies will typically argue for more or less depending on their standpoint (e.g., Homes Builders Federation usually cites 20%, with some environmental groups and residents often arguing that no buffer is appropriate).

The spatial strategy for future development taken forward in the Plan was based on:

Two new settlements with one in Hucknall's Green Belt (approximately 3,000 dwellings – but with 1,600 dwellings within the Plan period to 2038) and one at Cauldwell Road (approximately 300 dwellings in plan period) with further moderate Green Belt release around Hucknall and more limited development in/adjoining Sutton and Kirkby, and existing rural settlements.

This reflected the look into the future, beyond the Plan period and the opportunities that could be achieved in relation to new settlements as emphasised in the NPPF. A significant implication was that one of the new settlements would be in the Green Belt to the north of Hucknall, taking advantage of its connection to Nottingham and the potential that could be delivered to transport infrastructure in combination with Gedling proposals that have been approved through the planning process. There was also recognition of the likely further use by Gedling of land for housing that has been safeguarded. Please see report elsewhere on the LPDP agenda.

Housing and the Green Belt

The Cabinet Decision of 27th September reflected the implication in Option C that both the housing numbers and the impact on the Green Belt should be reviewed moving forward.

The total area of the District of Ashfield is 10,960 ha of which 4,525 ha are within the Green Belt, (41.29%). The Draft Local Plan 2021 identifies a number of sites that are proposed to be removed from the Green Belt, Table 4. The Table does not take into account any minor changes identified to the Green Belt boundaries or any sites where planning permission has been granted as these sites remain in the Green Belt until such time as a Local Plan amends the boundary of the Green Belt.

Draft Local Plan 2021 Allocations (Reg 18)	Draft Local Plan Allocation Ref	Area ha
Housing		
Whyburn Farm	S6	202.25
Linby Boarding Kennels, East of Church Lane, Hucknall	H1Hb	3.33
Land adjoining Stubbing Wood Farm, Hucknall	H1Hd	8.85

Land north of A611/South Broomhill Farm, Hucknall	H1Hc	31.50
Beacon Farm, Kirkby-in-Ashfield	H1Ka	2.37
Land at Plainspot Farm, New Brinsley	H1Va	2.11
Land Adj the Bull & Butcher PH, Selston	H1Vc	6.62
Adj 149 Stoney Lane, Selston	H1Vd	0.20
Land off Park Lane, Selston	H1Ve	9.42
Between 106-132 Main Road, Underwood	H1Vf	0.32
Land north of Larch Close, Underwood	H1Vg	0.57
		267.54
Employment		
M1, Junction 27 - north east of the Junction	S8	20.54
M1, Junction 27 -south east of the Junction	S8	36.90
		57.44
Total		324.98

Table 4: Draft Local Plan 2021 Strategic Allocations and Site Allocations in the Green Belt.

Source: Ashfield District Council

As a percentage of the existing Green Belt in Ashfield, taking all the potential Green Belt allocated sites in the draft Local Plan forward, including Whyburn Farm would result in a reduction of the Green Belt by 7.18%. If taking Whyburn Farm out of the Plan the percentage figure would fall to 2.71%

The Draft Local Plan 2021 Consultation Report identifies that the proposed new settlement at Whyburn Farm, in the Green Belt to the north of Hucknall, received a large number of objections both individually and through a petition. Not taking the site forward would substantially reduce the impact on the Green Belt.

A further implication of new settlements is that the evidence indicates that they can take a significant period of time before they start to deliver new homes. A key aspect of the Examination will be that the Council has a rolling 5-year housing supply as defined in the NPPF. It also means that housing sites will need to feed through into the housing supply after the initial 5-year period. Consequently, the Council is reliant on smaller housing sites delivering in the initial plan period, and the period 6 to 10 years if the Council is not going to have issues in relation to the 'Tilting balance' set out in NPPF paragraph 11 shortly after any Plan is adopted.

In this context, a partial review has been undertaken to ascertain the position regarding housing requirement (based on the standard method) versus housing land supply. The latter includes sites with current planning permission and proposed site allocations in the Ashfield Draft Local Plan 2020-2038 (Reg 18). Appendices 1 and 2 set out the basis of the assumptions and calculations.

It should be noted that the supply figures are based on a partial review of April 2022 data. All new major permissions granted since that date are included, however, small site information, (or potential lapsed permissions) have not been updated.

Two scenarios have been evaluated and could form the basis for any new spatial approach taken forward by the Council:

1. Include all Regulation 18 housing site allocations with the exception of a new settlement strategic allocation located in Green Belt. (Whyburn Farm).

2. Include all Regulation 18 housing site allocations with the exception any new settlement strategic allocation in the District. (Whyburn Farm and Cauldwell Road/Derby Road)

The scenarios do not take into account any additional sites being taken out of the emerging Local Plan.

As set out in NPPF paragraph 68, local planning authorities should identify a supply of specific, developable sites or broad locations for growth for years 6-10 and, where possible, for years 11-15.

Planning Practice Guidance (Paragraph: 019 Reference ID: 68-019-20190722) sets out that Local Plans and spatial development strategies may be able to satisfy the tests of soundness where they have not been able to identify specific sites or broad locations for growth in years 11-15.

The scenarios are based on a requirement of 467 dwellings per annum and consider the implication is relation to the timescale of the Plan which ideally should cover a period of 15 years from adoption for arriving at the housing demand and the housing supply. (NPPF para. 22)

The scenarios are based on the Government's standard method for assessing housing need but look to proceed on the basis there are housing allocations identified to meet the need for a minimum period of 10 years with a buffer.

Scenario 1: No new settlement in the Green Belt.

This assumes that the housing supply will be reduced by 1,600 dwellings that would have come forward through the new settlement at Whyburn Farm. As Whyburn Farm is a mixed-use site, an approximately area of 13 ha of employment land would also no longer be included in the employment land supply.

With an under provision of 696 dwellings, supply is anticipated to fall below the requirement around 2036/37 - Year 14 from now, or Year 13 post adoption of the Local Plan. However, this does not include any 'buffer' in the supply side to allow for flexibility – this is standard practice but not set out in national policy.

When a 10% buffer is factored into the calculations, supply goes into deficit in financial year 2033/34 with an undersupply of 1474 dwellings. This would mean a bare 10 years' supply. However, this does not preclude any major windfall sites from coming forward as the plan progresses towards submission, and there is also potential to use a smaller buffer.

This scenario would substantially reduce the impact on the Green Belt.

Scenario 2: No new settlements in Ashfield

This assumes that the housing supply will be reduced by 1,915 dwellings that would have come forward through the new settlements at Whyburn Farm and Cauldwell Road/Derby Road.

A new strategic approach which does not rely on any high-risk new settlements gives a broadly similar trajectory graph to Scenario 1, although baseline supply would fall below

need a year earlier around financial year 2035/36, Year 12 post adoption with a deficit of 1011 dwellings.

With a 10% buffer, this would mean a deficit of approx. 1779 dwellings over the plan period, although the trajectory graph illustrates supply will go into deficit in the same year as scenario 1, i.e., 2033/34 with a bare 10 years' supply. This is due to the fact that the proposed non-Green Belt strategic site was only anticipated to commence delivery in the final 3 years of the plan period.

This scenario would substantially reduce the impact on the Green Belt. It would protect against the loss of further countryside pending any changes in the Government's policy for addressing future need. However, it would not assist in future proof the housing supply by planning for beyond the Local Plan period.

More detail with supporting figures can be found in Appendices 1 and 2.

Reflecting the Cabinet's decision to take forward Option C, the two scenarios in relation to the housing provision provide a route to progressing the Local Plan. They could provide a minimum of a 10-year housing supply with a buffer. This should provide sufficient housing numbers whilst the methods and approach to housing requirements and to the Local Plan process are being revised by Government. It would be intended to review the Plan early to pick up on any new legislation.

Under Scenario 1 the new settlement in the Green Belt, Whyburn Farm, is not taken forward in the Plan. Consequently, there would be a substantial reduction in relation to the impact on the Green Belt. On this basis officers would recommend that Scenario 1 is adopted.

A further option the LPDP may wish to consider is set out in Scenario 2, whereby no new settlements are taken forward in the Plan. As well as reducing the impact on the Green Belt it would also reduce the loss of the countryside. However, it also means that addition housing would be removed from the Plan, although this was not anticipated to come forward until the latter part of the Plan.

Strategic Spatial Approach

Vision - If the Development Panel determine that one or more of the new settlements are to be retained the Vision will need to be amended. This reflects that the NPPF, which came into force in July 2021 has been amended. Where large scale development, such as new settlements form part of the strategy for the area it requires that policies should be set within a vision that looks further ahead (at least 30 years), to take into account the likely timescale of delivery. In these circumstances, it is anticipated that the Vision could be amended if either of the new settlements are retained by additional wording. *'New settlements will be self-sufficient and healthy places to live and will continue to provide homes, jobs, infrastructure and opportunities for the people of Ashfield beyond 2038.'*

Vision: 'Ashfield, a place to be proud of'

Ashfield is a District where people of all ages are proud to live, study, work, visit and aspire to stay.

High quality design and place making will shape the delivery of new development, responding to the infrastructure requirements of new and existing local communities and rising to the challenge of climate change.

New housing is responsive to local needs, enhancing the built environment and reflecting the distinctive characteristics of Ashfield's towns and villages. The lifestyle of the community will be enhanced by accessible health, leisure, and education opportunities.

Building on our transport links, a more diverse and thriving economy will encourage higher educational attainment, business enterprise, quality jobs and provide opportunities for a skilled workforce.

Figure 2: Draft Local Plan Vision.

Source: Ashfield District Council

Spatial Strategy Options – The Draft Local Plan sets out a spatial strategy option based on two new settlements. This reflected the opportunities that it was anticipated could be achieved in relation to new settlements and which were emphasised in the NPPF. If the Development Panel determine that one or both new settlements are not taken forward, this would necessitate a reconsideration of the spatial strategy options.

The alternative spatial strategy approaches considered and reflected in the SA are set out in Table 4.

1. Containment within existing settlements.
2. Urban Concentration within/adjoining existing settlements with no Green Belt release.

The above approaches were not taken forward as based on the identified housing need there were not enough sites available through the SHELAA process to meet the minimum housing required in the district.

3. Dispersed development (across the District) comprising of smaller sites, each with capacity for less than 500 dwellings (dwgs).
4. One large sustainable urban extension (SUE) adjacent Sutton/Kirkby (1000+ dwgs) with smaller sites (less than 500 dwgs) within and adjacent to existing settlements, with significant Green Belt release.
5. One new settlement (outside Green Belt), one large SUE adjacent Kirkby/Sutton and smaller sites in/adjacent existing settlements, including moderate Green Belt release in Hucknall and Rurals.
6. Two SUEs adjacent Kirkby/Sutton with smaller sites (less than 500 dwgs) in/adjacent existing settlements, with moderate Green Belt release.

7. One new settlement (approximately 3,000 dwgs) in Hucknall's Green Belt and smaller sites (less than 500 dwgs) in/adjoining Sutton and Kirkby, and moderate Green Belt release adjoining existing rural settlement.
8. Two new settlements (approximately 1,250 and 1,750 dwgs) and smaller sites (less than 500 dwgs) in/adjacent Sutton and Kirkby, moderate Green Belt release adjoining Hucknall and existing rural settlements.
9. Three new settlements (approximately 1,250, 1,750 and 3,000 dwgs) including one in Green Belt, with no other large sites over 500 dwellings.

Table 5: Spatial Strategy Options Draft Local Plan

Source: Ashfield Local Plan Sustainability Appraisal Consultation Draft Local Plan (Regulation 18) Sustainability Appraisal Report, September 2021 Wood.

Depending on the scenario taken forward, the Spatial Strategic Options would need to be reconsidered. It is anticipated that if no new settlements are taken forward the approach would reflect dispersed development (Option 3 above), but this would need to be reviewed through the SA in relation to the maximum number of dwellings on a site. If the new settlement at Cauldwell Road/Derby Road is retained, an additional SA spatial strategic option would need to be considered through the SA.

Housing Growth Options & Employment Options – The implications of any recommendations made by the Local Plan Development Panel decisions will need to be reviewed in relation to the Housing and Employment Options to determine whether any additional options need to be considered.

Next Steps

In the context of Option C, the Draft Local Plan Consultation Report and moving the emerging Local Plan forward, the Local Plan Development Panel recommends that:

- The Council takes forward a housing requirement which provide a minimum of a 10-year housing supply with a buffer.
- The new settlement in the Green Belt (Whyburn Farm) is not taken forward in the Plan. An alternative option for the LPDP to consider whether both new settlements (Whyburn Farm and Cauldwell Road/Derby Road) are removed from the Local Plan.
- Strategic Policy S3 Location of Development is reviewed to include a spatial strategy within the Policy.
- SHELAA (SJU043) adjacent to an existing allocation at Underwood H1vg Land North of Larch Close is included in the Local Plan.
- No changes are made to the Main Urban Area boundaries.

It is stressed that any recommendations from the LPDP are subject to consideration of the proposals through the Sustainability Appraisal to consider the social, environmental, and economic effects of a Plan and inform the decision-making process.

Implications

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

Legal: The Planning and Compulsory Purchase Act 2004 (as amended) and the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) sets out the legislative requirements in bringing a local plan forward. The Act includes a legal duty on local planning authorities, county councils and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters. Under Section 19, the Council is required to undertake a sustainability appraisal, which also take into account the requirements set out in the Environmental Assessment of Plans and Programmes Regulations 2004 (SEA Regulations). Whichever option is taken forward, it will be necessary to meet the statutory requirements set out in this legislation. [RLD 04/11/2022]

Finance: There are no financial implications arising as a result of this report.

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

Risk:

Risk	Mitigation
In relation to the recommended approach there is a high level of risk as the authority is not providing a 15-year housing land supply of identified sites. The Inspector may see this as not meeting requirements of legislation. It will need to be justified by a clear approach and an early review of the plan to consider	In order to seek to address this risk, the strategy would need to optimise the density of development in line with the policies in NPPF chapter 11 including whether policies

<p>clarity and legislation emerging from the Government. However, the greater risk is not to provide a strategic plan to guide development to create properly shaped places and to provide certainty for both residents and developers.</p> <p>The Draft Local Plan 2021 identified that risk stemmed from the Plan's strategy being heavily reliant on the release of Green Belt land in the vicinity of Hucknall and particularly a new settlement. The proposal for moving the Plan forward take the new settlement out of the Plan substantial reduces the area of the Green Belt which would be developed and thereby reduces risk. Nevertheless, there are still inherent risks with the housing allocations and employment land in Green Belt but there is clear evidence of lack of supply for employment land at key transport corridors and hubs.</p>	<p>promote a significant uplift in minimum density standards in town centres and other locations well served by public transport, something which the plan encourages.</p> <p>The Strategy will need to be justified with robust evidence, for example Green Belt and transport infrastructure constraints, with a commitment to an early review of the Local Plan.</p> <p>The proposed scenarios reflect a Plan which would reflect a supply of housing site for a period of 10 years and consideration should be given to identifying broad locations for growth for the years 11-15 of the Plan.</p>
---	---

Human Resources: There are no direct Human Resource implications within the report.

Environmental/Sustainability: Sustainability is at the heart of the planning system and the Plan has been prepared with the aim of delivering sustainable development in the District in accordance with the requirements of paragraphs 7 and 8 of the National Planning Policy Framework, 2021. The Local Plan is informed by a Sustainability Appraisal considering the economic, social and environmental objectives of sustainability.

Equalities: An equalities impact assessment of the Draft Local Plan was undertaken and was made available as part of the consultation documentation. The equalities assessment will be updated to take account of any changes proposed to the emerging Local Plan.

Other Implications: None.

Reason(s) for Urgency: Not applicable

Reason(s) for Exemption: Not applicable

Background Papers

The Draft Local Plan and consultation documents are available on the Council's website.
The evidence that supports the emerging Local Plan is available on the Council's website.

Report Author and Contact Officer

Neil Oxby & Lisa Furness
FORWARD PLANNING OFFICERS
neil.oxby@ashfield.gov.uk
01623 457381
lisa.furness@ashfield.gov.uk
01623 457383

Sponsoring Director

Robert Docherty
DIRECTOR OF PLACE & COMMUNITY
robert.docherty@ashfield.gov.uk
01623 457183