

Report To:	Local Plan Development Committee
Date:	3RD JULY 2023
Heading:	LOCAL PLAN SETTLEMENT BOUNDARY, LARCH CLOSE UNDERWOOD AND MAIN URBAN AREA BOUNDARY, BECK LANE, SKEGBY
Executive Lead Member:	AT APPLICABLE
Ward/s:	ALL WARDS
Key Decision:	No
Subject to Call-In:	No

Purpose of Report

To consider proposed changes to the Draft Local Plan Named Settlement boundary at Larch Close, Underwood and the Main Urban Area Boundary at Beck Lane/Skegby Lane, Skegby.

Recommendation(s)

Cabinet be recommended to adopt the changes to the Main Urban Area boundary and the New Settlement boundary in the Regulation 19 Local Plan as set out in the Report.

Reasons for Recommendation(s)

The location of the boundary of the Main Urban Area at Beck Lane, Skegby and the Named Settlement boundary at Underwood were raised at the Local Plan Development Panel Meeting of 15th November 2022 in the Emerging Local Plan – Next Steps Report. The recommendation reflects the Panel’s decision to consider an amended Main Urban Area boundary at Beck Lane/Skegby Lane, Skegby and to allocate an addition housing site at land to the north of Larch Close, Underwood.

Alternative Options Considered

To make no amendments to the Regulation 19 Local Plan in relation to the boundaries in question.

Detailed Information

Beck Lane/Skegby Lane, Skegby

The emerging Local Plan proposes allocations to the north of Ashland House in Policy H1Ss. In combination with proposed allocations H1Su, H1Saa and H1Sf, this will extend the built up area of Skegby to the north (Figure 1). This would leave a small enclave comprising Ashland House, Beck Lane and Dalestorth House, Skegby Lane/Beck Lane in the countryside – shown with a green edge in Figure 1. The land adjoins development along Skegby Lane to the east, which is located within Mansfield District. As and when the proposed housing allocations are built out, this would leave an isolated parcel of land designated as ‘Countryside’ which is surrounded on all boundaries by built development.

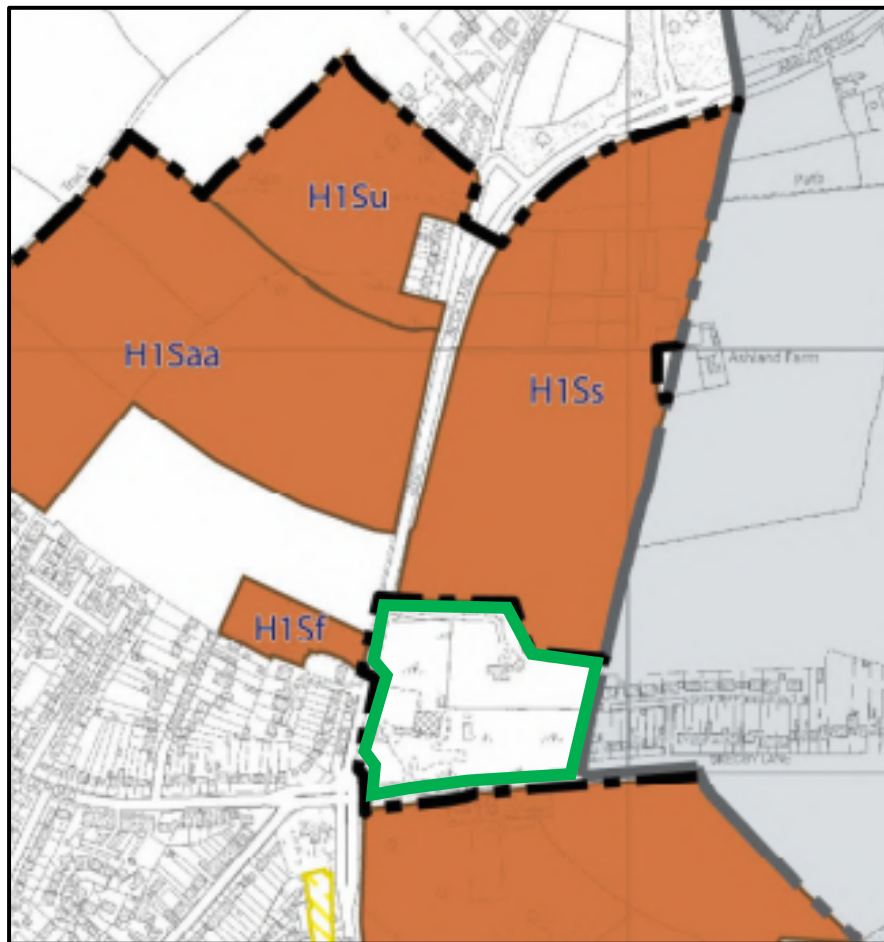


Figure 1: Draft Local Plan Regulation 18 - Main Urban Area Boundary Ashland House, Skegby (black hatched line). Green-edged parcel of land lies outside of the Main Urban Area in the Reg 18 Plan

Source: Draft Local Plan Policies Map – North Sheet

This aspect was raised as part of the consultation responses to the Regulation 18 Local Plan in late 2021, identifying the “anomaly”, and also proposing this area as a potential housing site. The Local Plan Development Panel (LPDP) considered this matter at its meeting of 15th November 2022. It recommended that “changes are made to the Main Urban Area boundary at Skegby subject to a masterplan/design brief being developed to protect the setting of the listed building at Dalestorth House.” The LPDP did not propose that Ashlands House should be allocated for housing.

The implications of removing the area from a 'Countryside' designation would change the policy emphasis in the emerging Local Plan from one of protection, to one where the principal development would be acceptable subject to suitability and detailed design.

As it is not proposed to allocate the land in question for housing and given the requirements set out in national planning policy in relation to designated heritage assets, it is not considered necessary to undertake a development brief. If a planning application is submitted, NPPF paragraph 194 requires that *"in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting."* Paragraph 199 requires that *"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."* However, it should be noted that a planning application for four self-build dwellings in the garden of Ashlands House was considered at appeal with a decision dated 11th December 2018. The application was refused on various grounds but, in relation to the proposed development of 4 self-build plots, it was identified that due to its distance from the site and level of screening around the proposed development, the proposal would not harm the setting of the Listed Building.

Given the context, it is proposed that the boundary of the Main Urban Area is amended so that it is located in the same position as to the District boundary with Mansfield District Council, as set out in Figure 2 and identified by the blue dashed line.

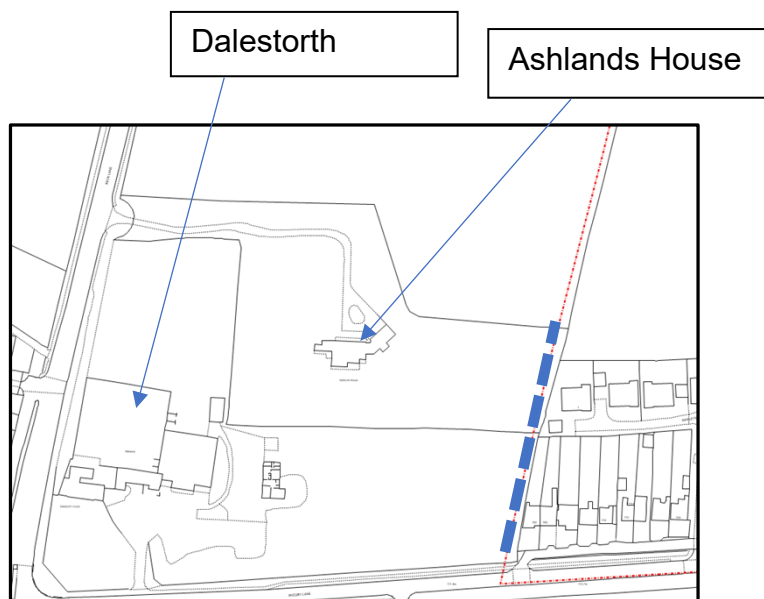


Figure 2: Ashland House, and Dalestorth

Source: Map That

Land North of Larch Close, Underwood

A site was submitted to the Strategic Housing and Economic Land Availability Assessment (SHELAA), reference SJU043, during the Draft Local Plan Regulation 18 consultation. The site is substantially in the Green Belt and is located adjacent to an existing proposed allocation at Underwood identified as site H1vg Land North of Larch Close (Policy H1). Information supplied by

Nottinghamshire County Council Highways Department indicates that this site potentially could be combined with the land adjacent to form a new link road between A608 and the B600. This is anticipated to reduce traffic 'rat running' along Sandhills Road. The matter was considered at the Local Plan Development Panel of 15th November 2022, which recommended that "SHELAA (SJU043) adjacent to an existing allocation at Underwood H1vg Land North of Larch Close, be included in the emerging Local Plan." The implication is that the Named Settlement boundary will be amended in the Regulation 19 Local Plan to the position identified on Figure 3 by the blue line.

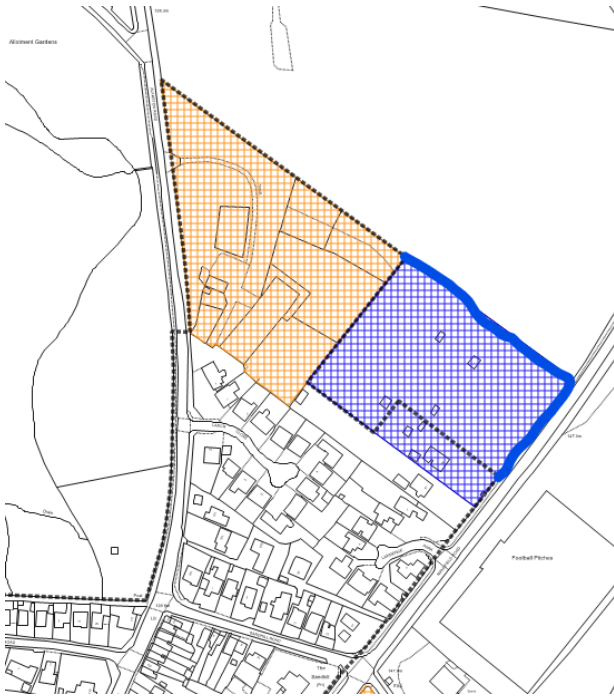


Figure 3: Larch Close Amended location of the of the Named Settlement boundary.

Source: Map That

It is proposed that Cabinet is recommended to adopt the changes to the Main Urban Area boundary and the New Settlement boundary in the Regulation 19 Local Plan, as set out in the Report.

Implications

Corporate Plan: Planning, and the Local Plan has a cross cutting role to play in helping to meet and deliver the six priorities identified in the Corporate Plan. In particular, the Local Plan has a key responsibility in delivering the outcomes around the supply of appropriate and affordable homes, improving town centres, facilitating economic growth especially around transport hubs, 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. Under Section 20 of The Act, an authority must not submit a Local Plan unless they have complied with any relevant requirements contained in the regulations and the document is ready for independent examination. [RLD 15/06/2023]

Finance: There are no direct financial implications arising as a result of this report. [CWH 15/06/23].

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
As with all Green Belt sites, it will be necessary to demonstrate there are exceptional circumstances to justify changes to the Green Belt boundary.	

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

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

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

Other Implications: None.

Reason(s) for Urgency: Not applicable.

Reason(s) for Exemption: Not applicable.

Background Papers:

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

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