

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

Purpose of Report

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

Recommendation(s)

Cabinet be recommended to :

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

Reasons for Recommendation(s)

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

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

Alternative Options Considered

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

Detailed Information

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

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

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

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

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

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

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

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

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

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

Source: Ashfield District Council

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

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

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

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

Revised Housing Allocations

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

Hucknall Area

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

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

Table 2: Hucknall Housing Allocations, updated August 2023.

Source: Ashfield District Council

Kirkby Area

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

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

Table 3: Kirkby Housing Allocations, updated August 2023.

Source: Ashfield District Council

Sutton Area

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

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

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

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

Table 4: Sutton Housing Allocations, updated August 2023.

Source: Ashfield District Council

Selston, Jacksdale and Underwood Area

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

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

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

Source: Ashfield District Council

Implications

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

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

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

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

Risk:

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

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

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

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

Other Implications: None.

Reason(s) for Urgency: Not applicable.

Reason(s) for Exemption: Not applicable.

Background Papers

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

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