



## **DISCLAIMER**

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If you require assistance with accessing the content of the document, please contact the Planning team and quote the document name and the web page you found it on:

- email: [localplan@ashfield.gov.uk](mailto:localplan@ashfield.gov.uk)
- telephone: 01623 457381 or 01623 457382 or 01623 457383.

# Pleasley Community Action Group



PCAG

Councillor Matthew Relf,  
Portfolio Holder for Place, Planning and Regeneration,  
Ashfield District Council  
Urban Road  
Kirkby in Ashfield  
NG17 8DA

29 January 2024

Dear Cllr Relf,

**Re: Ashfield Local Plan (2023-2040) Regulation 19 pre-submission draft**

The Pleasley Community Action Group (PCAG) is a community group currently with 534 on-line followers and set up to hold local decision makers to account regarding the over development in the area. It is not driven by any political party however we give residents a forum and group in which to come together and challenge decision makers.

The following comments relate specifically to the geographic location of A6075 Beck Lane/Abbott Road and the A617 MARR northbound from its junction with the A6075 to the county boarder with Derbyshire unless specifically referenced otherwise.

The group is primarily concerned by the quantum of residential, industrial and other developments planned and proposed for the area and their cumulative impacts on highway, air quality, biodiversity, flood risk and general ecology of the area. Attached as an Appendix is a plan for area summarising all proposed developments, our comments should be read in conjunction with this plan.

The group offer no comment in respect of legal compliance of the Local Plan and trust the council to not knowingly submit anything they believe not to be legally compliant.

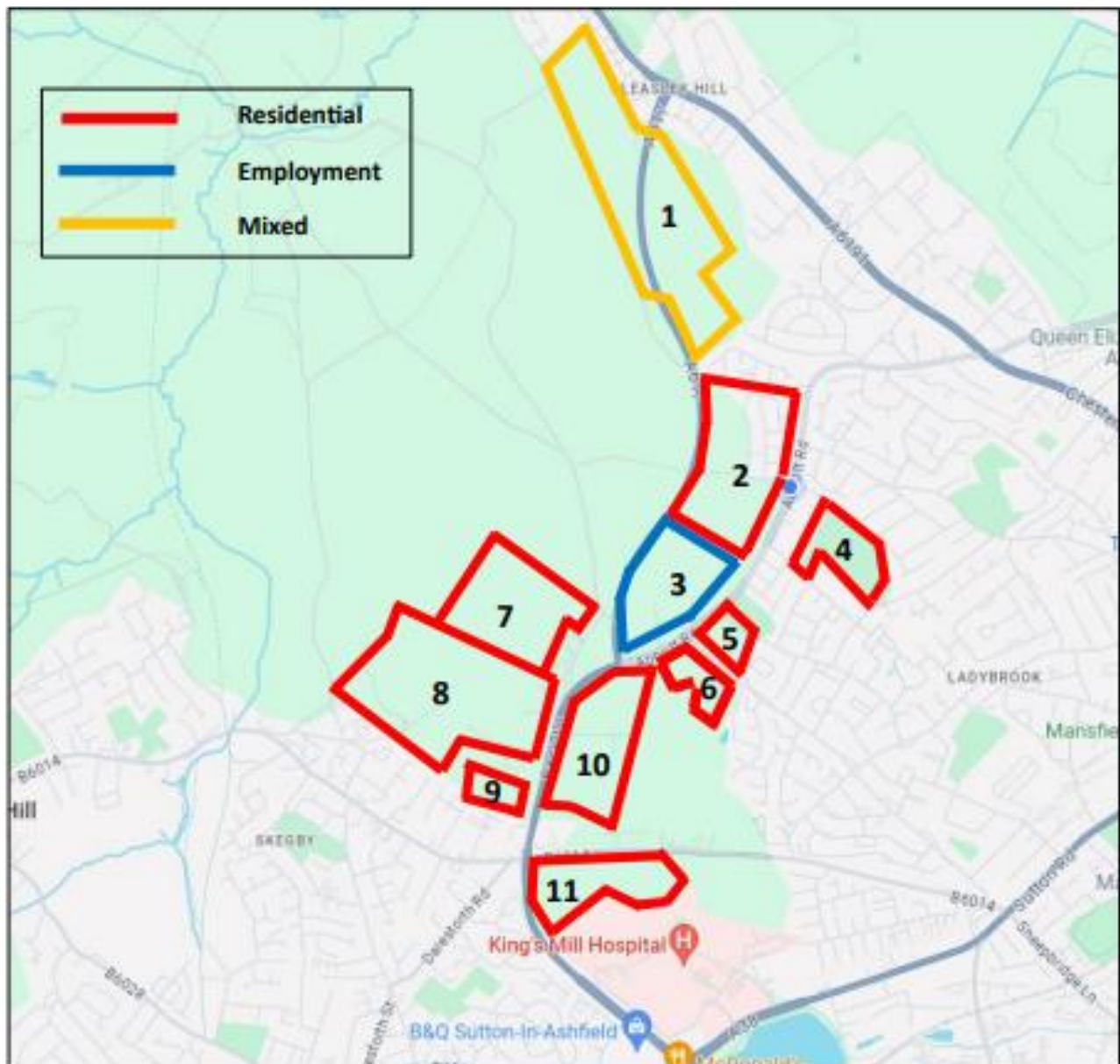
We look forward to receiving your feedback.

Yours sincerely



Andrew Miles  
Deputy Chair  
Pleasley Community Action Group

## Appendix - Proposed Developments A617 MARR & A6075 Abbott Rd/Beck Lane



Map Ref	Site Ref.	Site Name	Plan App.	Homes	Employment (m <sup>2</sup> )	Retail/Other (m <sup>2</sup> )
1	2020/0169/OUT	Land At Pleasley Hill Farm	Yes	850	✓	✓
2	2018/0552/OUT	Land At Penniment Farm	Yes	602		
3	2022/0412/FUL	Land Between A617 And A6075	No		36,384	84
4	2023/0271/OUT	Land Rear Of 223A Abbott Road	No	134		
5	Site H1g	Abbott Road, Mansfield	No	102		
6	Site H1c	Fields Farm, Abbott Road	No	200		
7	H1Su	Rear 113 to 139 Beck Lane	No	100		
8	V/2016/0569	Land at Beck Lane (Hawthorns)	Yes	322		
9	H1Sf	Rear 23 Beck Lane, Skegby	No	23		
10	H1Ss	Land East of A6075 Beck Lane	No	212		
11	H1Si	Rear Kingsmill Hospital	No	264		
		Totals		2,809	36,384	84

## Ashfield Local Plan (2023-2040) Regulation 19 Pre-Submission Draft

### Representation Form

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**YOU ARE ADVISED TO READ THE GUIDANCE NOTE BEFORE COMPLETING THIS FORM**

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Ashfield District Council is seeking your comments on the Ashfield Local Plan (2023-2040) Regulation 19 Pre-Submission Draft. Comments received at this stage should be about whether the Plan is **legally compliant, sound, and whether it has met the duty to cooperate**. **All representations must be received by the Council by 5.00pm Monday 29<sup>th</sup> January 2024.**

Please submit comments using this form by the following methods:

- Online form at: <https://www.ashfield.gov.uk/ashfield-local-plan-2023-2040>
- E-mail form to: [localplan@ashfield.gov.uk](mailto:localplan@ashfield.gov.uk)
- Post form to: Forward Planning Team, Ashfield District Council, Urban Road, Kirkby-in-Ashfield, Nottingham, NG17 8DA

This form has two parts:

**Part A** – Personal/Agent contact details and further notification requests.

**Part B** – Your representations (Please fill in a separate part B for each aspect or part of the Local Plan you wish to comment on). Documents to support your representations (optional) should be referenced within Part B.

#### Data Protection Terms

Any personal details submitted as part of a representation will be processed by Ashfield District Council in accordance with the Data Protection Act 2018 and used in connection with the development and adoption of the Ashfield Local Plan. Please note, **the Council cannot accept anonymous responses**. All representations received will be made available for public inspection and therefore cannot be treated as confidential. They will also be:

- Published in the public domain;
- Published on the Council's website;
- Shared with other organisations for the purposes of developing/adopting the Ashfield Local Plan
- Forwarded to the Secretary of State for consideration;
- Made available to the Planning Inspector appointed by the Secretary of State to examine the Local Plan; and
- Used by the Inspector to contact you regarding the Examination of the Plan.

When making representations available on the Council's website, the Council will remove all telephone numbers, email addresses and signatures.

By submitting your Response Form/representation you agree to your personal details being processed in accordance with these Data Protection Terms.

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## Part A

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In circumstances where individuals/groups share a similar view, it would be helpful to the Inspector to make a single representation, stating how many people the submission is representing and how the representation was authorised.

### I. Personal Contact Details

If an agent is appointed, only complete Title, Name & Organisation in section I, and all of section 2.

Title	<input type="text" value="Mr"/>
First name	<input type="text" value="Andrew"/>
Last name	<input type="text" value="Miles"/>
Organisation/Group	<input type="text" value="Pleasley Community Action Group (PCAG)"/>
Number of people representing (if relevant)	<input type="text" value="Currently 534 on-line members but in contact with c700."/>
Address	<input type="text" value=""/>
Postcode	<input type="text" value=""/>
Telephone Number	<input type="text" value=""/>
Email address	<input type="text" value=""/>

### 2. Agent Contact Details

Title	<input type="text"/>
First name	<input type="text"/>
Last name	<input type="text"/>
Organisation	<input type="text"/>
Address	<input type="text"/>
Postcode	<input type="text"/>
Telephone Number	<input type="text"/>
Email address	<input type="text"/>

### 3. Requests for Further Notification

Please tick the relevant boxes below to receive notifications (via e-mail) on the following events:

- Local Plan submitted to the Secretary of State for Inspection. ☒
- Examination in Public hearing sessions ☒
- Planning Inspector's recommendations for the Local plan have been published. ☒
- Local Plan has been formally adopted. ☒

## Part B (Please fill a separate Part B for each individual representation)

Please fill in your Name and Organisation here for every Part B sheet that you submit:

Name: A Miles Organisation: PCAG

### 1. To which part of the Local Plan does this representation relate?

Part of Local Plan:	Tick if Relevant (✓):	Specify number/ part/ document:
Local Plan Paragraph Number		Paragraph Number:
Local Plan Policy Number	X	Policy Number: CC3: Flood Risk and Sustainable Drainage Systems (SuDs)
Local Plan Policy Map		Part of Policy Map:
Sustainability Appraisal		Paragraph Number:
Statement of Consultation		Paragraph Number:
Supporting Evidence Base		Document Name:  Page / Paragraph:

### 2. Do you consider the Local Plan to be LEGALLY COMPLIANT?

Yes ☒ No ☐

### 3. Do you consider the Local Plan to be SOUND?

Yes ☐ No ☒

If you have answered NO, please answer Question 3a.

**3a. The Local Plan is not sound because it is not:**

- |       |                                 |  |
|-------|---------------------------------|--|
| (i)   | Positively Prepared             | <input checked="checked" type="checkbox"/> |
| (ii)  | Justified                       | <input checked="checked" type="checkbox"/> |
| (iii) | Effective                       | <input checked="checked" type="checkbox"/> |
| (iv)  | Consistent with national policy | <input type="checkbox"/>                   |

**4. Do you consider the Local Plan Document to comply with the DUTY TO CO-OPERATE?**

Yes	<input type="checkbox"/>	No	<input checked="checked" type="checkbox"/>
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**5. Please provide precise details of why you believe the Local Plan is, or is not, legally compliant, sound or in compliance with the duty to cooperate, in the below box.**

If you wish to provide supplementary information to support your details, please ensure they are clearly referenced below.

Whilst noting the intention of the Council to follow a sequential approach to flood risk management with the aim of locating development on land with the lowest risk of flooding, we believe recent developments in the area have increased incidences of flooding along the MARR and in Pleasley village itself.

The approved SUDs scheme installed in respect of V/2016/0569 - Land West Of, Beck Lane, Sutton in Ashfield, Nottinghamshire has been overwhelmed on more than one occasion this winter to the extent that the developer is diverting excess water away from the installed Attenuation Storage. It is our view that the approved SUDs specification is inadequate to cope with volumes of surface water experienced locally and more detailed investigation is required before any more development is approved.

Recent history has demonstrated the approach to surface water drainage in the area needs to be designed to exceed storage capacities previously considered acceptable.

There is clear evidence that existing drainage assets are insufficient to cope with what were previously considered extreme weather events but are now becoming more common.

Via East Midlands have commissioned a drainage investigation and is being prioritised alongside approximately 85 similar drainage investigation jobs county-wide. The investigation will look at where water is coming from, where it is going (and part of this will be to identify whether existing drainage assets are appropriate and whether they are functioning). Due to the nature of MARR, it will require substantial planning and lead in.

**6. What change(s) do you consider necessary to make the Local Plan legally compliant or sound or to meet the duty to co-operate, with regards to the issue(s) identified above?**

**Please precisely outline why these change(s) will make the document legally compliant, sound or meet the duty to cooperate. It would be helpful to include suggested revised wording if necessary.**

A detailed and extensive review of recent flooding in are and in Pleasley village to clearly establish root cause and that recent developments are not compounding the problem.

The review should be in conjunction with Mansfield District Council and consider all developments planned and proposed, identified in the Appendix to this note.

The outcome of the Via East Midlands drainage investigation should be incorporated into the Local Plan.



**7. Do you wish to participate at the hearing sessions at Examination?**

Yes

☐

No

☒

*If you have answered YES, please answer Question 7a.*

**7a. If you wish to participate at the hearing sessions at Examination, please outline in the box below why you consider this to be necessary.**

**Please Note:** the Planning Inspector will determine who will be invited to speak at the examination hearing sessions.

Signed: ..... *A.S. Miles*.....

Date: ...29...../.....01...../.....2024.....

Please refer to the first page of this questionnaire for the submission information.

**If you require any further information or assistance in completing this Representation Form, please contact the Forward Planning Team at:**

Website	<a href="https://www.ashfield.gov.uk/planning-building-control/local-plan/">https://www.ashfield.gov.uk/planning-building-control/local-plan/</a>
Telephone	01623 457 302
E-Mail	<a href="mailto:localplan@ashfield.gov.uk">localplan@ashfield.gov.uk</a>
Post	Forward Planning Team, Council Offices, Urban Road, Kirkby-In-Ashfield, Nottingham, NG17 8DA.

## Part B (Please fill a separate Part B for each individual representation)

Please fill in your Name and Organisation here for every Part B sheet that you submit:

Name: \_\_\_\_A Miles\_\_\_\_ Organisation: \_\_\_\_PCAG\_\_\_\_

### I. To which part of the Local Plan does this representation relate?

Part of Local Plan:	Tick if Relevant (✓):	Specify number/ part/ document:
Local Plan Paragraph Number		Paragraph Number:
Local Plan Policy Number	X	Policy Number: S10: Improving Transport Infrastructure.
Local Plan Policy Map		Part of Policy Map:
Sustainability Appraisal		Paragraph Number:
Statement of Consultation		Paragraph Number:
Supporting Evidence Base		Document Name: Page / Paragraph:

### 2. Do you consider the Local Plan to be LEGALLY COMPLIANT?

Yes ☒ No ☐

### 3. Do you consider the Local Plan to be SOUND?

Yes ☐ No ☒

If you have answered NO, please answer Question 3a.

**3a. The Local Plan is not sound because it is not:**

- |       |                                 |  |
|-------|---------------------------------|--|
| (i)   | Positively Prepared             | <input checked="checked" type="checkbox"/> |
| (ii)  | Justified                       | <input checked="checked" type="checkbox"/> |
| (iii) | Effective                       | <input checked="checked" type="checkbox"/> |
| (iv)  | Consistent with national policy | <input type="checkbox"/>                   |

**4. Do you consider the Local Plan Document to comply with the DUTY TO CO-OPERATE?**

Yes	<input type="checkbox"/>	No	<input checked="checked" type="checkbox"/>
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**5. Please provide precise details of why you believe the Local Plan is, or is not, legally compliant, sound or in compliance with the duty to cooperate, in the below box.**

If you wish to provide supplementary information to support your details, please ensure they are clearly referenced below.

There is no clear evidence contained within recent planning applications there is any cooperation with neighbouring authorities regarding transport or highways matters.

Both Ashfield District Council and Bolsover have expressed concern regarding the potential adverse highway impact developments under consideration by Mansfield, will have on the highway infrastructure in their areas.

Considering the ADC comments (6/4/23) in respect of Mansfield planning application 2018/0552/OUT which concluded:

‘The Council (ADC) therefore wishes to raise significant concerns in respect of the cumulative this proposal and others in the vicinity will have on the highway network. It is therefore requested that these matters be fully assessed before the decision on the application is taken’.

ADC clearly have concerns yet there are no specific actions detailed within the draft local plan to address their concerns.

**6. What change(s) do you consider necessary to make the Local Plan legally compliant or sound or to meet the duty to co-operate, with regards to the issue(s) identified above?**

**Please precisely outline why these change(s) will make the document legally compliant, sound or meet the duty to cooperate. It would be helpful to include suggested revised wording if necessary.**

A detailed area wide strategic transport assessment and plan prepared in conjunction with neighbouring authorities and considering the cumulative impact of all developments identified in the Appendix to this note on the existing highway infrastructure with specific emphasis on the A6075 Beck Lane/Abbott Road and the A617 MARR/Chesterfield Road North, Pleasley.

**7. Do you wish to participate at the hearing sessions at Examination?**

Yes

☐

No

☒

*If you have answered YES, please answer Question 7a.*

**7a. If you wish to participate at the hearing sessions at Examination, please outline in the box below why you consider this to be necessary.**

**Please Note:** the Planning Inspector will determine who will be invited to speak at the examination hearing sessions.

Signed: ..... *A.P. Miles* .....

Date: ...29...../.....01...../.....2024.....

Please refer to the first page of this questionnaire for the submission information.

**If you require any further information or assistance in completing this Representation Form, please contact the Forward Planning Team at:**

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