

Ashfield District Local Plan Examination

Matter 10 Hearing Statement

On behalf of Harworth Group.

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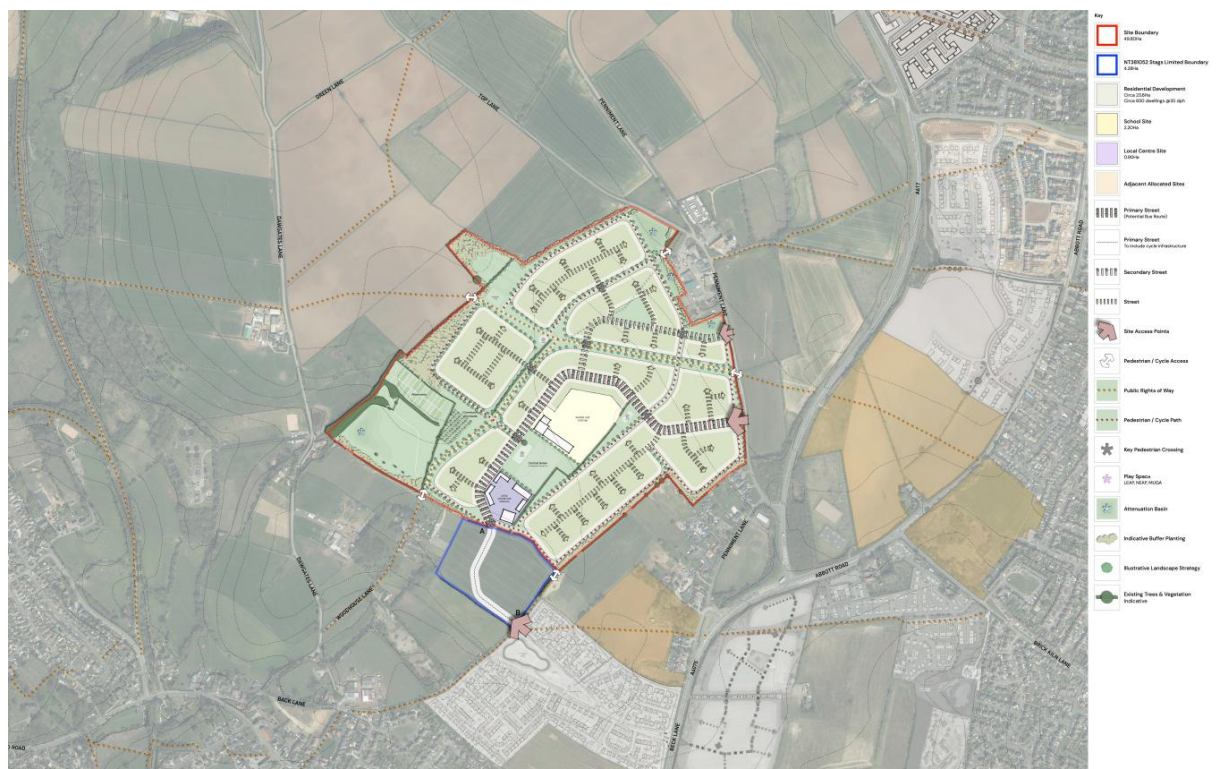
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1. Introduction

- 1.1. This Matter 10 Hearing Statement has been prepared by Pegasus Group on behalf of their client, Harworth Group in respect of their interests in Sutton in Ashfield. The Inspector's supplementary questions set out in document INSO3a have been integrated this statement, including our original response to this matter.
- 1.2. A site location plan is shown below for ease of reference but also appended to this statement.
- 1.3. Harworth Group act as single promoter and master developer. Harworth has an excellent track record of delivering high quality new schemes across the North of England and the Midlands including in Gedling and at Thoresby Vale in Newark and Sherwood.
- 1.4. It is a new development proposal not previously submitted to the Call for Site and is being promoted for over (800) homes with a local centre and a new primary school. All of the site lies outside of Green Belt and adjoins the most sustainable part of the district.
- 1.5. Harworth Group have submitted representations to the Regulation 19 Draft of the Local Plan and have participated in the examination of the Local Plan.



10. Matter 10 – Site Allocations

Issue 1

Whether the proposed site allocations are justified and deliverable/ developable at the point envisaged?

Relevant policies– H1, S6a and S6b

Site Allocations Overall

- 10.1. How were the site allocations chosen? What factors were considered? Is the approach justified? Is it evidence-based??

The approach to site selection is not justified or evidence led.

The significant failings in the process of identifying the preferred dispersed strategy were set out and discussed with in earlier hearing statements and sessions and are not repeated here in detail, but this unjustified threshold was part of the site selection process and is therefore a relevant consideration in understanding why the process of choosing site allocations was flawed.

It is apparent from the Sustainability Appraisal (SDO3) Table 5.5 that large sites in sustainable locations were discounted as they did not align with the preferred strategy and the arbitrary 500 dwelling threshold set.

The reason set out for rejecting the options with an urban extension to Sutton, despite scoring well against the sustainability criteria, is as follows:

‘The urban extension is located in the countryside on the Main Urban Area fringe. The site has been proposed for allocation in a number of draft Local Plans. It has encountered substantial local opposition.’ (page 86-88). (emphasis added)

The reason for rejecting an urban extension to Sutton in Ashfield is not sound or justifiable. Haworth site, north of Sutton-in-Ashfield, is not within Green Belt and is sustainably located which would contribute to meeting the Council’s stated objectives of locating new development the Main Urban Areas to reduce the carbon footprint of the community, with less need to travel to other areas for jobs, services, and facilities. The Pre-Submission Draft Local Plan notes that the growth of the towns will serve to attract inward investment into these areas, assisting in regeneration and improving the opportunities and the lives of people living there. There are opportunities for walking and cycling which this site would benefit from and contribute to, providing new walking and cycling routes which provide access to the town and the Mansfield Railway Station.

This site would meet all the aims of the preferred strategy, it avoids over development of the Named Settlements and isolated development by providing homes in the Main Urban Area.

The site is larger than 500 homes and would not align with the dispersed development strategy the Council arrived at by default following strong objections to two new settlements.

10.2. **In deciding whether to allocate sites for development, how did the Council take into account the effects of development on:**

- **Landscape character;**
- **The availability of best and most versatile agricultural land;**
- **The local and strategic road network;**
- **The need for new and improved infrastructure (including community facilities);**
- **Heritage assets; and**
- **Nature conservation**

This is for the Council to answer, but we reserve our right to comment on the Council's response.

There is no clear justification to pass over sites not located in Green Belt in favour of Green Belt release when, at different scales, sites can meet the the aims of the preferred strategy of avoiding over development of the 'Named Settlements' and isolated development and avoid significant impacts on heritage, landscape or wildlife.

10.3. **How did the Council take into account flood risk? Has the Plan applied a sequential, risk-based approach to the location of development, taking into account all sources of flood risk and the current and future impacts of climate change so as to avoid, where possible, flood risk to people and property as required by paragraph 161 of the Framework?**

No comments.

10.4. **Do the Plan's policies provide sufficient specificity of the requirements expected of the larger site allocations (i.e. those of 100 dwellings and above), particularly for sites where there is no planning permission in place?**

No comments.

10.5. **Do the Plan's policies relating to the site allocations contain sufficient requirements to ensure that sites, particularly those comprised of multiple parcels of land, will be developed in a comprehensive manner?**

No comments.

10.6. **What is the justification for the proposed restriction on development within 400m of the Sherwood Forest Possible Potential Special Protection Area (ppSPA)? Overall, will it be effective?**

No comments.

Changes to the Green Belt boundary

- 10.7. **Why has the Green Belt Assessment not considered sites against the Green Belt purpose of 'assisting with urban regeneration' as set out at paragraph 138(e) of the Framework? Is this justified?**

No comments.

- 10.8. **Taking each site proposed to be released from the Green Belt in turn, what would be the extent of the harm to the Green Belt if the boundaries were changed in the locations as proposed? Are there any ways in which harms could be minimised or mitigated?**

No comments.

- 10.9. **Taking each proposed change to the Green Belt boundary as set out in document ADC.02a in turn, has it been clearly defined, using physical features that are readily recognisable and likely to be permanent as required by paragraph 143 of the Framework?**

No comments.

H1KI – Central Avenue, Kirkby

- 10.10. **Is the proposed allocation justified?**

No comment.

H1Km – Abbey Road, Kirkby

- 10.11. **Proposed additional site reference H1Km would be located within the Green Belt. Do exceptional circumstances exist that would justify amending the Green Belt in this location?**

It should be noted that application has a resolution to grant planning permission, but has been called in by the Secretary of State. At this stage, it would be prudent not to include this site within the supply pending the outcome of this process.

H1Kn – Southwell Lane, Kirkby

- 10.12. **Is the proposed allocation justified?**

The Council's own Brownfield Land Capacity Assessment concluded that the site should not be an allocation, noting that there has been little recent activity and therefore uncertainty surrounding realistic delivery. The site should therefore be removed from the Council's supply.

H1Ko – Former Kirkland's Care Home, Fairhaven, Kirkby

- 10.13. **Is the proposed allocation justified?**

This site was considered through Background Paper 1 (BP.01) which notes that "Ashfield Council has been proactive in approaching the landowners, but have not received any

submission for the site to be assessed for development potential". This is clear indication that the site will not come forward for development and should not be included within the Council's supply.

H1Kp – Pond Hole, Kirkby and H1Kr – Ellis Street, Kirkby

- 10.14. **Proposed additional site allocations referenced H1Kp and H1Kr fall within the Kirkby development opportunity site area as shown on page 78 of the plan. Have these sites already been accounted for elsewhere in the proposed housing trajectory having regard to their status under policy S11?**

These sites lie within limits to development and have had positive planning framework, but haven't come forward despite the efforts of the Council. These sites should not be relied upon within the proposed housing trajectory.

H1Kq – Former Wyvern Club site, Lane End, Kirkby

- 10.15. **Is the proposed allocation justified?**

The Council's Consultation on Additional Housing Site Allocations does not provide any evidence of deliverability, and for this reason this site should not be included within the Council's housing land supply.

H1Kr – Ellis Street, Kirkby

- 10.16. **Is the proposed allocation justified?**

The Council's Consultation on Additional Housing Site Allocations does not provide any evidence of deliverability, and for this reason this site should not be included within the Council's housing land supply.

Sutton area site allocations

H1Sai – Pendean Way, Sutton

- 10.17. **Is the proposed allocation justified?**

No comment

H1Saj – Between Redcliffe Street and Leyton Avenue, Sutton

- 10.18. **Is the proposed allocation justified?**

No comment

H1Sak – Rookery Lane, Sutton

- 10.19. **Is the proposed allocation justified?**

No comment

H1Sal – Newark Road/ Coxmoor Road

10.20. **Is the proposed allocation justified?**

No comment.

H1Sam – Beck Lane South, Skegby

10.21. **Would the proposed additional site have any effects on the Teversal Pastures SSSI? If so, what mitigation measures would be required to avoid harm to the designated site? How would these be secured?**

In the absence of any evidence about the impact of the Site on Teversal Pastures SSSI, this site is not justified or effective.

It should also be noted that Consultation on additional Housing Site Allocations document identifies problem with securing suitable access. Given these uncertainties, the site should not be included within the Council's supply of developable sites.

H1San – Radford's Farm, Dawgates Lane, Skegby

10.22. **Would the proposed additional site have any effects on the Teversal Pastures SSSI? If so, what mitigation measures would be required to avoid harm to the designated site? How would these be secured?**

In the absence of any evidence about the impact of the Site on Teversal Pastures SSSI, this site is not justified or effective and should be excluded from the Council's housing trajectory.



Appendix 1: Concept Masterplan

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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