



DISCLAIMER

This document or some parts of it may not be accessible when using adaptive technology.

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

- email: Forward planning – localplan@ashfield.gov.uk .
- telephone: 01623 457381

Matter 10 – Site allocations

Issue

Whether the proposed site allocations are justified and deliverable/ developable at the point envisaged Relevant Policies –H1, S6a and S6b Questions Site allocations overall

The TSS Neighbourhood Forum wishes to comment on several of the proposed allocated sites within its area but does not intend to prolong the Examination where sites have already been granted planning permission and development has commenced.

The Forum would like to repeat our concerns that where builds are completed or underway many of these are in unsustainable locations, which lacks infrastructure and facilities. Remedies must be considered to address these issues as current and new residents will come to harm living in unsustainable locations.

It is clear from speaking to local residents that in regard to the lack of infrastructure and facilities they feel not listened to and hugely concerned about the limited primary health care and oversubscribed schools, they fear for what will happen when more housing and thus more people live in the area who try to access healthcare and education. A quick look at local Facebook pages highlights many concerns.

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

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.

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?

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?

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?

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? 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?

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?

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?

10.40 What effect might any previous uses of the have on the allocation?

Sutton area site allocations

H1Sf – Rear 23 Beck Lane, Skegby

10.45 What effect does the presence of nearby heritage assets have on the site allocation?

Considerable build has already taken and is taking place which has diminished the historic setting already of Dalesforth House.

10.46 How would the site secure the required access points recommended by the Local Highway Authority?

H1Sg – Former Miners Welfare Sports Ground, Stanton Hill

10.47 Is the allocation justified?

Currently going through the planning process. Extensive build in progress adjacent to this site at H1Sw - Off Gilcroft Street/St Andrews Street/Vere Avenue, Skegby.

No plans for improved infrastructure or facilities. Improvements to infrastructure and strategic action covering the TSS area regarding improvements in the road network (improvements are limited due to the built-up area) the provision of facilities for health, education and social care etc, are required otherwise these locations are unsustainable.

H1Si – Rear Kingsmill Hospital

10.49 What effect does the presence of nearby heritage assets including Dalestorth House have on the site allocation? Is there a need for mitigation to avoid harm to designated heritage assets?

Considerable build has already taken and is taking place which has diminished the historic setting already of Dalesforth House.

10.50 Is the allocation justified?

Adjacent to TSS, no plans for improved infrastructure or facilities, cited at a very busy junction Mansfield Road/A38. Requires improvement to infrastructure and strategic action with all the TSS area regarding facilities for health, education and social care etc, otherwise unsustainable.

H1Sk – Sunnyside Farm, Blackwell Road, Huthwaite

10.51 What effect does the identification of contamination and ground stability as identified in the SHELAA have on the allocation?

10.52 Is it justified?

This site is in Huthwaite which is adjacent to the TSS area. No provision has been made to improve infrastructure of facilities for health, education, social care etc, so as such it is an unsustainable location.

Fackley

All the following allocated housing sites in Fackley could lead to the small settlement of Fackley being absorbed within the Main Urban Area of Sutton.

H1Sl – North of Fackley Road, Teversal

10.53 Is the site at risk of flooding? Has the identification of the site been carried out in accordance with the sequential, and if necessary, the exceptions test?

10.54 Is any mitigation for flood risk necessary? If so, what effect might this have on the allocation?

10.55 Is it justified?

This site is currently going through an appeal. North of Fackley Road frequently floods requiring the road to close and floods surrounding land, gardens and property.

- *Its development will lead to the Fackley settlement being absorbed within the main urban area.*
- *This would lead to the erosion of the green gap identified in the TSS Neighbourhood Plan.*
- *This low-level site receives flood waters from the surrounding land.*
- *Improvements to infrastructure and strategic action covering the TSS area regarding improvements in the road network (improvements are limited due to the built-up area) the provision of facilities for health, education and social care etc, are required otherwise these locations are unsustainable.*

H1Sn – Adj Molyneux Farm, Fackley Road, Teversal

10.57 Is the site at risk of flooding? Has the identification of the site been carried out in accordance with the sequential, and if necessary, the exceptions test?

10.58 Is the allocation justified?

The planning process has not yet commenced. This site is opposite H1Sl on North of Fackley Road which frequently floods requiring the road to close and floods surrounding land, gardens and property. The land floods. It also falls within the TSS NP green gap policy.

Improvements to infrastructure and strategic action covering the TSS area regarding improvements in the road network (improvements are limited due to the built-up area) the provision of facilities for health, education and social care etc, are required otherwise these locations are unsustainable.

H1So – Off Fackley Road, Teversal

10.59 What effect does the topography of the site have on the deliverability of the site?

The planning process has not yet commenced. This site is opposite H1Sl on North of Fackley Road and frequently floods requiring the road to close and floods surrounding land, gardens and property.

Improvements to infrastructure and strategic action covering the TSS area regarding improvements in the road network (improvements are limited due to the built-up area) the provision of facilities for health, education and social care etc, are required otherwise these locations are unsustainable.

H1Ss - Land East of A6075 Beck Lane, Skegby

10.63 What effect does the presence of nearby heritage assets including the Grade II* Listed Registered Park and Garden Hardwick Hall and the Grade II Listed Dalestorth House have on the site allocation? Is there a need for mitigation to avoid harm to designated heritage assets?

10.64 Is this allocation justified?

Considerable build has already taken place and is taking place which has already diminished the historic setting already of Dalesforth House.

Extensive build in progress on the opposite side of Beck Lane. No plans for improved infrastructure or facilities, cited at a very busy junction Mansfield Road/A38. Improvements to infrastructure and strategic action covering the TSS area regarding improvements in the road network (improvements are limited due to the built-up area) the provision of facilities for health, education and social care etc, are required (where possible) otherwise these locations are unsustainable.

H1St - Land off Blackwell Road/Main Street, Huthwaite

10.65 Is this allocation justified?

This site is in Huthwaite which is adjacent to the TSS area. No provision has been made to improve infrastructure of facilities for health, education, social care etc, so as such it is an unsustainable location. TSS area relies on the same health facilities as Huthwaite and therefore the allocation and development of these sites in Huthwaite has implications on TSS.

H1Su – Rear 113 – 139 Beck Lane, Skegby

10.66 Is this allocation justified?

Extensive build in progress. No plans for improved infrastructure or facilities, cited at a very busy junction Mansfield Road/A38. Improvements to infrastructure and strategic action covering the TSS area regarding improvements in the road network (improvements are limited due to the built-up area) the provision of facilities for health, education and social care etc, are required otherwise these locations are unsustainable.

H1Sw - Off Gilcroft Street/St Andrews Street/Vere Avenue, Skegby

Extensive build in progress. No plans for improved infrastructure or facilities, cited at a very busy junction Mansfield Road/A38. Improvements to infrastructure and strategic action covering the TSS area regarding improvements in the road network (improvements are limited due to the built-up area) the provision of facilities for health, education and social care etc, are required otherwise these locations are unsustainable.

H1Sy – Off Brand Lane, Stanton Hill

Extensive build in progress, with a further extension yet to be finally determined. No plans for improved infrastructure or facilities, accessed via a narrow lane with lined with terraced houses and

double side parking. Improvements to infrastructure and strategic action covering the TSS area regarding improvements in the road network (improvements are limited due to the built-up area) the provision of facilities for health, education and social care etc, are required otherwise these locations are unsustainable.

H1Saa - Land at Beck Lane, Skegby

Extensive build in progress. No plans for improved infrastructure or facilities, cited at a very busy junction Mansfield Road/A38. Improvements to infrastructure and strategic action covering the TSS area regarding improvements in the road network (improvements are limited due to the built-up area) the provision of facilities for health, education and social care etc, are required (where possible) otherwise these locations are unsustainable.

H1Sac – The Quarry, 57 Stoneyford Road (adj H1Sw – Off Gilcroft Street/St Andrews Street/ Vere Ave, Skegby

Extensive build in progress. No plans for improved infrastructure or facilities, cited at a very busy junction Mansfield Road/A38. Improvements to infrastructure and strategic action covering the TSS area regarding improvements in the road network (improvements are limited due to the built-up area) the provision of facilities for health, education and social care etc, are required otherwise these locations are unsustainable.

H1Sad – The Pattern House, Crossley Avenue, Huthwaite

This site is in Huthwaite which is adjacent to the TSS area. No provision has been made to improve infrastructure of facilities for health, education, social care etc, so as such it is an unsustainable location. TSS area relies on the same health facilities as Huthwaite and therefore the allocation and development of these sites in Huthwaite has implications on TSS.

H1Sae – Ashland Road West

This site is in Huthwaite which is adjacent to the TSS area. No provision has been made to improve infrastructure of facilities for health, education, social care etc, so as such it is an unsustainable location. TSS area relies on the same health facilities as Huthwaite and therefore the allocation and development of these sites in Huthwaite has implications on TSS.

H1Saf – Quantum Clothing Site, North Street, Huthwaite

This site is in Huthwaite which is adjacent to the TSS area. No provision has been made to improve infrastructure of facilities for health, education, social care etc, so as such it is an unsustainable location. TSS area relies on the same health facilities as Huthwaite and therefore the allocation and development of these sites in Huthwaite has implications on TSS.