

## **JUS-t (Selston) Neighbourhood Development Plan Decision Statement**

**The Neighbourhood Planning (General) Regulations 2012 (as amended)**

**Decision: The JUS-t (Selston) Neighbourhood Plan, subject to modifications set out in this Decision Statement, meets the basic conditions and other legislative requirements and must proceed to a Referendum. The area in which the Referendum take place is extended to cover the Neighbourhood Plan Area together with the additional area included within the boundary of the Parish of Selston established on 1<sup>st</sup> December 2016.**

### **1.0 BACKGROUND**

- 1.1 The Independent Examiner has made a Report under The Town and Country Planning Act 1990, Schedule 4B, paragraph 10 in relation to the JUS-t Neighbourhood Plan (Selston Parish Council). Ashfield District Council, as the local planning authority, must decide what action to take in response to each recommendation made by the Independent Examiner's Report<sup>1</sup>. The Council is required to publish the decision and the reasons for it (The decision statement)<sup>2</sup>.
- 1.2 Selston Parish Council was designated as the qualifying body to prepare a neighbourhood plan on 12<sup>th</sup> December 2013. The JUS-t Plan Area equates to the whole of the Selston Parish as at the designation date but it does not include the additional area incorporated within the Parish of Selston on 1<sup>st</sup> December 2016.
- 1.3 The Parish Council undertook pre-submission consultation on the draft Plan in accordance with Regulation 14 between 9<sup>th</sup> July 2016 and 30<sup>th</sup> September 2016.
- 1.4 Following the submission of the JUS-t Neighbourhood Plan to Ashfield District Council on 24<sup>th</sup> March 2017, the District Council publicised the draft Plan for a

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<sup>1</sup> The Town and Country Planning Act 1990 Schedule 4 B (12) & The Neighbourhood Planning (General) Regulations 2012 (as amended) Regulation 17A (4)

<sup>2</sup> & The Neighbourhood Planning (General) Regulations 2012 (as amended) Regulation 18 (2)

period from 28<sup>th</sup> April 2017 to 12<sup>th</sup> June 2017 with representations being invited in accordance with Regulation 16.

- 1.5 This document should be read in conjunction with the JUS-t Neighbourhood Plan 2017-2032 Submission Version and the JUS-T Neighbourhood Plan Independent Examination dated 12<sup>th</sup> July 2017. These documents are available on the Council's website.

## **2.0 INDEPENDENT EXAMINATION**

- 2.1 The Council appointed Mr Christopher Collison BA (Hons) MBA MRTPI MIED MCMI IHBC of Planning and Management Ltd, with the consent of Selston Parish Council, to undertake the independent examination of the JUS-t Neighbourhood Plan and to prepare a report of the independent examination.
- 2.2 The Examiner's Report was received on 12<sup>th</sup> July 2017. The Report concludes that, subject to modifications, the JUS-t Neighbourhood Plan (Selston Parish Council) meets the basic conditions<sup>3</sup> and other requirements. The Report recommends that subject to these modifications the Neighbourhood Plan proceeds to a Referendum.
- 2.3 The Examiner recommended that the Referendum area is extended to include the additional area of land brought in the Parish of Selston on 1<sup>st</sup> December 2016 and, therefore, the Referendum covers the whole of the Parish of Selston.

## **3.0 DECISION AND REASONS**

- 3.1 Schedule 4B, 12 of the Town and Country Planning Act 1990, as amended by the Localism Act 2011, requires that a local authority must consider each of the recommendations made in the Examiner's Report and decide what action to take in response to each recommendation. If the authority is satisfied that, subject to the modifications being made, the draft Neighbourhood Plan meets the legal requirements and basic conditions as set out in legislation, then the Plan must proceed to a Referendum.
- 3.2 The Neighbourhood Planning (General) Regulations 2012 (as amended), Regulation 18 requires the local planning authority to outline what action it is to take in response to the recommendations of an Examiner in relation to a neighbourhood plan.
- 3.3 Ashfield District Council has considered each of the recommendations made in the Examiner's Report and the reasons for them. Table 1 (below) sets out the Examiner's recommendations (in the order they appear in the Examiner's report) and Ashfield District Council's response to the recommendations. Table

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<sup>3</sup> Town and Country Planning Act 1990 Schedule 4b (8)

2 sets out modifications by Ashfield District Council to correct minor errors. In summary:

- The Council agrees with all the Examiner's recommendations other than in relation to Recommended Modification 1.
- No changes to the Plan are proposed in relation to Recommended Modification 1 *'Transfer Aspiration Policies AP1 and AP2, and associated supporting text, to an Appendix of the Neighbourhood Plan'*. Planning Policy Guidance identifies that *'Wider community aspirations than those relating to development and use of land can be included in a neighbourhood plan, but actions dealing with non-land use matters should be clearly identifiable'*. The Aspiration Policies are identified by the Policy name and the supporting text as being aspirational. Paragraph 20.2 of the Neighbourhood Plan Submission specifically identifies that 'Aspiration Policy 1 is not a land use policy'. It is clear that they do not form part of the Land Use Policies which are considered in relation to planning applications. Therefore, following discussions with the JUS-t Steering Group, it is not considered necessary to move the Aspiration Policies into the Appendix of the Plan.
- A number of minor additional modifications are set out by the Council to reflect minor corrections.

The Submission Plan will be amended as set out in Table 1 and Table 2 to form the JUS-t Neighbourhood Plan Referendum Version.

3.4 Ashfield District Council is satisfied that following these modifications the JUS-t Neighbourhood Plan (Selston Parish Council) meets the legal requirements set out in the provisions made under Section 38A, and 38B of the Planning and Compulsory Purchase Act 2004 and the basic conditions set out in the Town and Country Planning Act 1990, Schedule 4B:

- Having regard to national policies and advice contained in guidance issues by the Secretary of State, it is appropriate to make the plan;
- The making of the neighbourhood plan contributes to the achievement of sustainable development;
- The making of the neighbourhood plan is in general conformity with the strategic policies contained in the Ashfield Local Plan Review 2002;
- The making of the neighbourhood plan does not breach and is otherwise compatible with EU obligations; and
- The making of the neighbourhood plan is not likely to have a significant effect on a European site either alone or in combination with other plans and projects.

As, subject to the modifications, the JUS-t Neighbourhood Plan meets the legislative requirements it must proceed to a Referendum.

**Table 1 - JUS-T Neighbourhood Plan Examiner’s recommended modifications and Local Authority’s response**

N.B.

- Examiner’s Main Recommendations - To illustrate the changes in the policy or paragraph (or parts thereof) additional or amended wording is identified in blue font. The policy or paragraph reflects any deletions recommendations by the Examiner. The Policies should be seen in combination with the JUS-t Neighbourhood Plan 2017 – 2032 Submission Version and the Examiner’s Report on the Neighbourhood Plan dated 12<sup>th</sup> July 2017.
- Examiner’s Minor Corrections- To illustrate the changes in the paragraph (or parts thereof) additional or amended wording is identified in blue font. Deletions to the paragraph are crossed through.

Neighbourhood Plan Policy/ paragraph	Examiner’s reference	Examiner’s Recommended Modification	Ashfield District Council Decision/Justification.
Aspiration Policies AS1 and AS2	Recommended modification 1 Paragraph 59	Transfer Aspiration Policies AP 1 and AP 2, and associated supporting text, to an Appendix of the Neighbourhood Plan	<p><b>No change to the Plan.</b> Planning Policy Guidance identifies that <i>‘Wider community aspirations than those relating to development and use of land can be included in a neighbourhood plan, but actions dealing with non-land use matters should be clearly identifiable’..</i></p> <p>The Aspiration Policies are clearly identified by the Policy name and the supporting text as being aspirational. It is clear from the Plan that they do not form part of the Land Use Policies which are considered in relation to planning applications.</p>
Policy NP1: Sustainable Development	Recommended modification 2 Paragraph 87	<p>Modify the Policy to</p> <ul style="list-style-type: none"> <li>• delete “is encouraged” and insert “will be supported”</li> <li>• delete “in the Plan area”</li> <li>• after “housing development” insert “is”</li> <li>• delete “and/”</li> </ul>	<p><b>Modify Plan.</b> Agree with modification for the reasons set out in the Examiner’s Report. Modify the Policy accordingly.</p>

Neighbourhood Plan Policy/ paragraph	Examiner's reference	Examiner's Recommended Modification	Ashfield District Council Decision/Justification.
		<ul style="list-style-type: none"> <li>• add f) consideration of ground stability</li> <li>• add g) consideration of impacts on the highway network through Transport Statements/Transport Assessments</li> </ul> <p>Revised Policy NP1: Sustainable Development</p> <ol style="list-style-type: none"> <li>1. Development that leads to economic, social and environmental benefits and minimises its environmental impact <b>will be supported</b>.</li> <li>2. Sustainable development will demonstrate high quality design.</li> <li>3. Where appropriate, schemes will also demonstrate <ol style="list-style-type: none"> <li>a) housing development <b>is</b> of a size, type and tenure to meet identified local need;</li> <li>b) improved access to the countryside and open spaces;</li> <li>c) respect for the existing landscape character and green infrastructure;</li> <li>d) that it retains or expands local employment opportunities;</li> <li>e) a contribution towards the improvement of public transport services and associated infrastructure.</li> <li>f) <b>consideration of ground stability</b></li> <li>g) <b>consideration of impacts on the highway network through Transport Statements/Transport Assessments</b></li> </ol> </li> </ol>	
Paragraph 12.14	Recommended modification 2 Paragraph 87	Delete the last sentence of paragraph 12.14, that is: 'Schemes that include contributions for improved bus services raised kerbs and waiting facilities, for example, will be given priority over proposals which do not'.	<b>Modify Plan.</b> Agree with modification for the reasons set out in the Examiner's Report paragraph 85. Modify the Paragraph accordingly.
Policy NP2:	Recommended modification 3 Paragraph 92	<p>Modify the Policy:</p> <ul style="list-style-type: none"> <li>• in parts 2. 3. and 4. delete "is encouraged" and insert "should include the following characteristics or demonstrate that these are not appropriate for the scheme concerned"</li> <li>• in part 2a Delete "(where applicable)"</li> </ul>	<b>Modify Plan.</b> Agree with modification for the reasons set out in the Examiner's Report. Modify the Policy accordingly.

Neighbourhood Plan Policy/ paragraph	Examiner's reference	Examiner's Recommended Modification	Ashfield District Council Decision/Justification.
		<ul style="list-style-type: none"> <li>• in part 5 delete “encourage” and insert “provide for”</li> <li>• in part 6 delete “encouraged” and insert “required”, and insert a footnote to define major developments</li> </ul> <p>Revised Policy NP 2: Design Principles</p> <ol style="list-style-type: none"> <li>1. Development should respect local character.</li> <li>2. In Selston development <a href="#">should include the following characteristics or demonstrate that these are not appropriate for the scheme concerned</a> to; <ol style="list-style-type: none"> <li>a) align streets to give long views out to the wider landscape;</li> <li>b) be arranged in perimeter blocks with buildings presenting their front to the street with building backs and gardens contained within the blocks;</li> <li>c) reinforce the existing street pattern with long sight lines for main routes and shorter, more truncated views along the back streets; and</li> <li>d) ensure that space is allowed within the curtilage of private dwellings so that hedges and trees can be planted; and</li> <li>e) draw inspiration from the older parts of Selston that use a narrow range of styles and materials to reinforce a consistent character.</li> </ol> </li> <li>3. In Jacksdale development <a href="#">should include the following characteristics or demonstrate that these are not appropriate for the scheme concerned</a> to; <ol style="list-style-type: none"> <li>a) incorporate far views where possible to retain the distinct relationship with the landscape;</li> <li>b) avoid overly sinuous streets or streets that have truncated sight lines; and</li> <li>c) ensure that public and private space is clearly delineated using either boundary planting or low walls; and</li> </ol> </li> </ol>	

Neighbourhood Plan Policy/ paragraph	Examiner's reference	Examiner's Recommended Modification	Ashfield District Council Decision/Justification.
		<p>d) ensure that building styles are used in sufficient clusters to produce a level of consistency, (but drawing upon existing pockets of variation to reflect locally distinct building styles); and</p> <p>e) use a locally inspired palette of building materials e.g red brick, clay pantiles</p> <p>4. In Underwood development <b>should include the following characteristics or demonstrate that these are not appropriate for the scheme concerned to;</b></p> <p>a) incorporate visual connections into the wider landscape where possible; and</p> <p>b) reflect the settlement pattern with streets and blocks arranged to follow the contours; and</p> <p>c) ensure that there is space for tree planting and other landscaping in private plots to add richness to the street scene; and</p> <p>d) use a locally inspired palette of building materials e.g. red brick, clay pantiles</p> <p>5. Where possible, new development should <b>provide for</b> sustainable patterns of movement and integrate development into the existing settlement. Direct, safe and pleasant connections are sought.</p> <p>6. For major development, the production of a report to demonstrate that the scheme accords with national design principles (BfL12 or equivalent) and the JUS-t Place Analysis is <b>required</b>.</p> <p>7. The adoption of best practice design solutions to reduce water usage in new homes and in the use of Sustainable Drainage Systems for all new homes is supported.</p> <p><b>Footnote Major development</b>  '<b>As defined in The Town and Country Planning (Development Management</b></p>	

Neighbourhood Plan Policy/ paragraph	Examiner's reference	Examiner's Recommended Modification	Ashfield District Council Decision/Justification.
		<p><a href="#">Procedure) (England) Order 2015, Regulation 2 'Interpretation' 'major development' or as defined in any subsequent amended Order.'</a></p>	
<p>Policy NP3: Protecting the Landscape Character</p>	<p>Recommended modification 4 Paragraph 100</p>	<p>Modify the Policy:</p> <ul style="list-style-type: none"> <li>• in part 3 b delete <i>"on new development or as part of alterations to existing development"</i></li> <li>• in part 4 after the first sentence insert "If significant harm to biodiversity cannot be avoided, adequately mitigated, or as a last resort, compensated for, then planning permission should be refused."</li> <li>• at the end of part 4 insert "Development resulting in the loss of aged or veteran trees should be refused unless the need for, and benefits of, the development in that location clearly outweigh the loss."</li> </ul> <p>Revised Policy NP 3: Protecting the Landscape Character</p> <ol style="list-style-type: none"> <li>1. Development proposals are required to demonstrate that; <ol style="list-style-type: none"> <li>a) the view corridors (Map 4 and Appendix D) that are an important part of the landscape character are protected; and</li> <li>b) the scheme adheres to the Landscape Actions for the relevant Draft Policy Zone as given in the most recent Greater Nottingham Landscape Character Assessment; and</li> </ol> </li> <li>2. Mitigation measures (on or off site) will only be acceptable when it can be demonstrated that no alternative design or location is possible.</li> <li>3. Development proposals that encroach upon existing open countryside should; <ol style="list-style-type: none"> <li>a) contribute to the delivery of additional and improved green infrastructure routes where applicable; and</li> <li>b) introduce or safeguard boundary treatments that are sympathetic to maintaining and enhancing biodiversity (includes</li> </ol> </li> </ol>	<p><b>Modify Plan.</b> Agree with modification for the reasons set out in the Examiner's Report. Modify the Policy accordingly.</p>

Neighbourhood Plan Policy/ paragraph	Examiner's reference	Examiner's Recommended Modification	Ashfield District Council Decision/Justification.
		<p>planting of native trees and hedgerows); and</p> <p>c) provide a soft (green) boundary where the site adjoins the countryside to minimise the impact of development on the setting of the built environment in those parts of the Plan area where open views are part of the landscape character (Selston and Jacksdale).</p> <p>4. Development on sites adjoining existing settlements must assess the impact of the proposals upon local biodiversity. <b>If significant harm to biodiversity cannot be avoided, adequately mitigated, or as a last resort, compensated for, then planning permission should be refused.</b> If there is a significant loss of trees and shrubs as part of the development, then new provision will be expected elsewhere to ensure there is no net loss to biodiversity. <b>Development resulting in the loss of aged or veteran trees should be refused unless the need for, and benefits of, the development in that location clearly outweigh the loss.</b></p>	
Policy NP4: Housing Types	Recommended modification 5 Paragraph 106	<p>Modify the Policy to delete 'starter' and insert 'first'.</p> <p>Revise Policy NP 4: Housing Types</p> <p>1. Development proposals should deliver a housing mix that reflects local identified need based on local demographic composition and the characteristic of local households. This should include a range of house types including two bedroom dwellings to suit older people and for <b>first</b> homes.</p> <p>2. The provision of smaller market dwellings (two bedrooms) especially those suitable for older people, will be supported on sites near (5 -10 minutes' walk) from the main facilities in each settlement.</p> <p>3. The provision of other accommodation (for example assisted living) to meet the growing local and District wide demands of an</p>	<b>Modify Plan.</b> Agree with modification for the reasons set out in the Examiner's Report. Modify the Policy accordingly.

Neighbourhood Plan Policy/ paragraph	Examiner's reference	Examiner's Recommended Modification	Ashfield District Council Decision/Justification.
		ageing population will be supported.	
Policy NP5: Increasing retail and commercial use in Selston village	Recommended modification 6 Paragraph 112	<p>Modify the Policy:</p> <ul style="list-style-type: none"> <li>• delete "Planning permission will be granted" and insert "Development proposals"</li> <li>• delete "which" and insert "will be supported where they"</li> <li>• delete "in this area" and insert "in the vicinity of the Co-op on Nottingham Road"</li> <li>• after "site RA2e" insert "(land to the rear of the Bull and Butcher public house premises in Selston)"</li> <li>• site RA2e should be identified on a map and reference made to that map within the policy</li> </ul> <p>Revised Policy NP 5: Increasing retail and commercial uses in Selston village</p> <ol style="list-style-type: none"> <li>1. <a href="#">Development proposals</a> for retail and other commercial uses (use class A) in the vicinity of the Co-op on Nottingham Road <a href="#">will be supported where they</a> make a positive contribution to the vitality and viability of the village and help to increase the range of shops and local services. Proposals will be required to demonstrate that; <ol style="list-style-type: none"> <li>a) there would not be any significantly adverse impacts on the amenity of local residents; and</li> <li>b) the scheme would complement the existing mix of uses in the immediate area and help to reinforce its positive attributes as a local focus for retail and commercial services.</li> </ol> </li> <li>2. Landscaping and other improvements to the public realm <a href="#">in the vicinity of the Co-op on Nottingham Road</a> to improve outdoor social space will be supported.</li> <li>3. The provision of small retail and other commercial uses on site</li> </ol>	<b>Modify Plan.</b> Agree with modification for the reasons set out in the Examiner's Report. Modify the Policy accordingly.

Neighbourhood Plan Policy/ paragraph	Examiner's reference	Examiner's Recommended Modification	Ashfield District Council Decision/Justification.
		RA2e (land to the rear of the Bull and Butcher public house premises in Selston, Map ??) as part of the development of the site for residential use would be supported.	
Policy NP5	Recommended modification 6	Site RA2e should be identified on a map and reference made to that map within the policy	<b>Modify Plan.</b> Agree with modification for the reasons set out in the Examiner's Report. Map of site RA2e included in the Plan, Referendum Version.
Policy NP6: Supporting Jacksdale's Local Shopping Centre	Recommended modification 7 Paragraph 117	<p>Modify the Policy:</p> <ul style="list-style-type: none"> <li>• delete "Planning permission will be granted" and insert "Development proposals"</li> <li>• delete "which" and insert "will be supported where they"</li> <li>• delete "expected" and insert "required"</li> <li>• in point 1 replace c) and d) with a) and b)</li> <li>• delete "sympathetic" and insert after "supported" continue "where the proposed scheme reflects local character"</li> </ul> <p>Revised Policy NP 6: Supporting Jacksdale's Local Shopping Centre  1. <b>Development proposals</b> for retail and other commercial uses (use class A) in Jacksdale's Local Shopping Centre <b>will be supported where they</b> make a positive contribution to the vitality and viability of the village and help to increase the range of shops and local services. Proposals will be required to demonstrate that;</p> <ol style="list-style-type: none"> <li>a) there would not be any significantly adverse impacts on the amenity of local residents; and</li> <li>b) the scheme would complement the existing mix of uses in the immediate area and help to reinforce its positive attributes as a local focus for retail and commercial services.</li> </ol>	<b>Modify Plan.</b> Agree with modification for the reasons set out in the Examiner's Report. Modify the Policy accordingly.

Neighbourhood Plan Policy/ paragraph	Examiner's reference	Examiner's Recommended Modification	Ashfield District Council Decision/Justification.
		<p>2. A high standard of design is <b>required</b> in new, altered and replaced shopfronts, canopies, blinds, security measures and other features.</p> <p>3. The design and quality of the shopfront should;</p> <p>a) be appropriate to the building and its location; and</p> <p>b) maintain or enhance the existing character of the Local Shopping Centre.</p> <p>4. As a focal point into the village the renovation of 5 Main Road will be supported <b>where the proposed scheme reflects local character</b>.</p>	
Policy NP7: Community Facilities	Recommended modification 8 Paragraph 125	<p>Modify the Policy to:</p> <ul style="list-style-type: none"> <li>• Delete Part 2</li> <li>• Delete 'in accordance with District policy'.</li> </ul> <p>Revised Policy NP 7: Community Facilities</p> <p>1. Proposals for new or improved leisure facilities (including shared facilities linked to Selston High School) will be encouraged where it can be shown that:</p> <p>a) the proposed development is compatible with adjoining and nearby uses; and</p> <p>b) the proposed development would not cause material harm to the amenity of residents, especially in areas that are primarily residential in nature (particularly by way of noise or congestion).</p> <p>2. An expansion in the provision of support for the elderly will be supported where it meets local need.</p> <p>3. Development that would result in the loss of an existing community facility will be resisted unless it can be shown that there is no demonstrable need for the facility.</p> <p>4. Development that would result in the loss of any existing commercial community facility will be resisted unless a viability assessment demonstrates that the current use is no longer</p>	<b>Modify Plan.</b> Agree with modification for the reasons set out in the Examiner's Report. Modify the Policy accordingly.

Neighbourhood Plan Policy/ paragraph	Examiner's reference	Examiner's Recommended Modification	Ashfield District Council Decision/Justification.
		economically viable and there is no prospect of it becoming viable.	
Policy NP8: Improving Access to the Countryside	Recommended modification 9 Paragraph 130	<p>Modify the Policy to after 'affected by' insert 'the proposed'.</p> <p>Revised Policy NP 8: Improving Access to the Countryside</p> <ol style="list-style-type: none"> <li>1. The improvement and extension of the non-vehicular routes as identified in map 7 will be supported where the proposals respect local landscape character and increase access to the countryside.</li> <li>2. Proposals for housing development will be expected to demonstrate how they protect and enhance existing public rights of way affected by <a href="#">the proposed</a> development and show the opportunities taken to improve linkages between existing routes and from the edge of the existing settlement to the countryside and open spaces.</li> </ol>	<b>Modify Plan.</b> Agree with modification for the reasons set out in the Examiner's Report. Modify the Policy accordingly.
Policy NP 9: Supporting Local Business	Recommended modification 10 Paragraph 137	<p>Modify the Policy to:</p> <ul style="list-style-type: none"> <li>• Replace part 1 with "Development proposals for A2 (financial services) or B1 (business) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) within the built extent of existing settlements will be supported,"</li> <li>• In part 5 replace "and" with a comma; and after "enterprise" continue "meets national and Local Plan policies on the Green Belt"</li> </ul> <p>Revised Policy NP 9: Supporting Local Businesses</p> <ol style="list-style-type: none"> <li>1. <a href="#">Development proposals for A2 (financial services) or B1 (business) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) within the built extent of existing settlements will be supported;</a></li> <li>2. Any development for business use will need to demonstrate that; <ol style="list-style-type: none"> <li>a) the scale, design and form is in keeping with its surroundings;</li> </ol> </li> </ol>	<b>Modify Plan.</b> Agree with modification for the reasons set out in the Examiner's Report. Modify the Policy accordingly.

Neighbourhood Plan Policy/ paragraph	Examiner's reference	Examiner's Recommended Modification	Ashfield District Council Decision/Justification.
		<p>b) the nature of the operation does not affect the amenity of the surrounding area; and</p> <p>c) it will not create or exacerbate environmental or highway safety problems.</p> <p>3. The retention of existing employment sites in Selston Parish will be given significant weight in accordance with District policy.</p> <p>4. Proposals for the development of small scale home based businesses will be encouraged provided it can be shown that;</p> <p>a) the amenity of nearby residents will not be adversely affected by the nature of the operation, noise or traffic generated; and</p> <p>b) the scale and design is sympathetic to the character of the area; and</p> <p>c) the operation of the business can be contained within the confines of the premises.</p> <p>5. The creation of new businesses in the Green Belt will be supported where the proposal is in accordance with farm diversification; is ancillary to an established agricultural enterprise <a href="#">and meets national and Local Plan policies on the Green Belt.</a></p> <p>6. Development to ensure that fast and reliable broadband is available across the Parish is supported. New development should demonstrate that it provides the necessary means to provide superfast broadband where practicable.</p>	
<b>EXAMINER'S IDENTIFIED MINOR CORRECTIONS TO THE NEIGHBOURHOOD PLAN</b>			
Recommended modification 11			
Page 5		Amend to ' <a href="#">Foreword</a> ' rather than 'Forward'.	<b>Modify Plan.</b> Agree with minor correction. Modify the Foreword accordingly.
Paragraph 2.1		The parish boundary was extended from 1st December 2016.	<b>Modify Plan.</b> Agree with the minor

Neighbourhood Plan Policy/ paragraph	Examiner's reference	Examiner's Recommended Modification	Ashfield District Council Decision/Justification.
		<p>Consequently, the JUS-T Plan Area does not now equate to the whole of the Selston Parish. It is recommended that small changes are made to the text to reflect this.</p> <p>Amended paragraph to delete crossings through</p> <p>2.1 The JUS-t Neighbourhood Plan has been prepared by and for the local people of Selston Parish. Selston Parish is made of up 3 wards; which includes Jacksdale, Underwood and Selston and the smaller settlements of Westwood, Bagthorpe, Jubilee and New Selston. Reference to the JUS t Plan Area equates to whole Selston Parish.</p>	<p>correction. Modify the Paragraph accordingly.</p>
Paragraph 2.2		<p>The parish boundary was extended from 1st December 2016. Consequently, the JUS-T Plan Area does not now equate to the whole of the Selston Parish. It is recommended that small changes are made to the text to reflect this.</p> <p><i>2.2 The Localism Act 2011 provided new powers for parish councils to prepare land use planning documents. <del>Selston Parish is made up of three wards, Selston, Jacksdale and Underwood. This is the designated Neighbourhood Plan Area and Selston Parish Council was designated as a qualifying body to prepare a Neighbourhood Plan in December 2013.</del> Selston Parish Council was designated as the qualifying body to prepare a neighbourhood plan on 12<sup>th</sup> December 2013. The JUS-t Plan Area equates to the whole of the Selston Parish as at the designation date, Map1. It does not include the additional area incorporated within the Parish of Selston on 1<sup>st</sup> December 2016.</i></p>	<p><b>Modify Plan.</b> Agree with the minor correction. Modify the Paragraph accordingly.</p>

Neighbourhood Plan Policy/ paragraph	Examiner's reference	Examiner's Recommended Modification	Ashfield District Council Decision/Justification.
Paragraph 2.7		<p>Modify the paragraph: "These include the Ashfield Local Plan Review 2002, Nottinghamshire County Council's Replacement Waste Local Plan Part 1, Waste Core Strategy 2013 and the Nottinghamshire Minerals Local Plan 2005."</p> <p>Revised paragraph            2.7 These Neighbourhood Plan policies are also written within the context of District and County policies which aim to support sustainable development. <a href="#">These include the Ashfield Local Plan Review 2002, Nottinghamshire County Council's Replacement Waste Local Plan Part 1, Waste Core Strategy 2013 and the Nottinghamshire Minerals Local Plan 2005.</a> For example, Nottinghamshire County Council's Policy WCS2 of the <del>Nottinghamshire and Nottingham Replacement Waste Local Plan Part 1, Waste Core Strategy 2013 02 and the Nottinghamshire Minerals Local Plan 2005</del> requires that all development should be designed, constructed and implemented to minimise the creation of waste, maximise the use of recycled materials and assist the collection, separation, sorting, recycling and recovery of waste.</p>	<p><b>Modify Plan.</b> Agree with the minor correction. Modify the Paragraph accordingly.</p>
Paragraph 3.7		<p>The Parish boundary was amended on 1<sup>st</sup> December 2016 therefore a minor amendments is required to the paragraph. This also links to the proposed changed to paragraph 2.2</p> <p>3.7 The evidence base used to prepare this Neighbourhood Plan has also been used to inform the emerging Local Plan. The Steering Group are committed to an early review of the Neighbourhood Plan upon the adoption of ADC's Local Plan to allow further consideration of the allocated sites. An early review will also enable the small</p>	<p><b>Modify Plan.</b> Agree with the minor correction. Modify the Paragraph accordingly.</p>

Neighbourhood Plan Policy/ paragraph	Examiner's reference	Examiner's Recommended Modification	Ashfield District Council Decision/Justification.
		extension of the Plan Area ( to <a href="#">consider any implications arising from the meet the anticipated change to the pParish council boundary effective from 1<sup>st</sup> December 2016 ies</a> ).	
Paragraph 7.8		Reference that 'over 65 expected to increase by 53%' is set out in the District Council Strategic Housing Market Assessment Table 71: Projected Change in Population of Older Persons (2013 to 2033)	<b>Modify Plan.</b> Agree with the minor correction. Include reference.
Paragraph 12.5		Reference that ' <i>The villages of Selston, Jacksdale and Underwood have been allocated appropriate levels of development to support rural infrastructure and sustainable growth</i> ' is from the Ashfield Local Plan Publication, paragraph 3.10.	<b>Modify Plan.</b> Agree with the minor correction. Include reference.
Paragraph 13.3		Include footnote to identify the Ashfield Local Plan Publication, Policy CC2 identifies under Water Efficiency 'Residential development proposals will implement water efficiency measures to minimise water consumption, to achieve a requirement of 110 litres per person per day'.	<b>Modify Plan.</b> Agree with the minor correction. Include reference.
Paragraph 13.4		Amend paragraph to identify SuDS, rather than SDS.	<b>Modify Plan.</b> Agree with the minor correction. Modify the Paragraph accordingly.
Paragraph 13.5		Amend paragraph to identify SuDS, rather than SDS.	<b>Modify Plan.</b> Agree with the minor correction. Modify the Paragraph accordingly.
Paragraph 15.3		Reference that ' <i>over 65 expected to increase by 53%</i> ' is set out in the District Council Strategic Housing Market Assessment Table 71: Projected Change in Population of Older Persons (2013 to 2033)	<b>Modify Plan.</b> Agree with the minor correction. Include reference.
Paragraph 15.7		Reference that the <i>report published in January 2016 Generation Stuck: Exploring the Reality of Downsizing in Later Life.</i> Generation Stuck Exploring the Reality of Downsizing in Later Life 2016 Brian Beach, The International Longevity Centre (ILC-UK). <a href="http://www.ilcuk.org.uk/images/uploads/publication-">http://www.ilcuk.org.uk/images/uploads/publication-</a>	<b>Modify Plan.</b> Agree with the minor correction. Include reference.

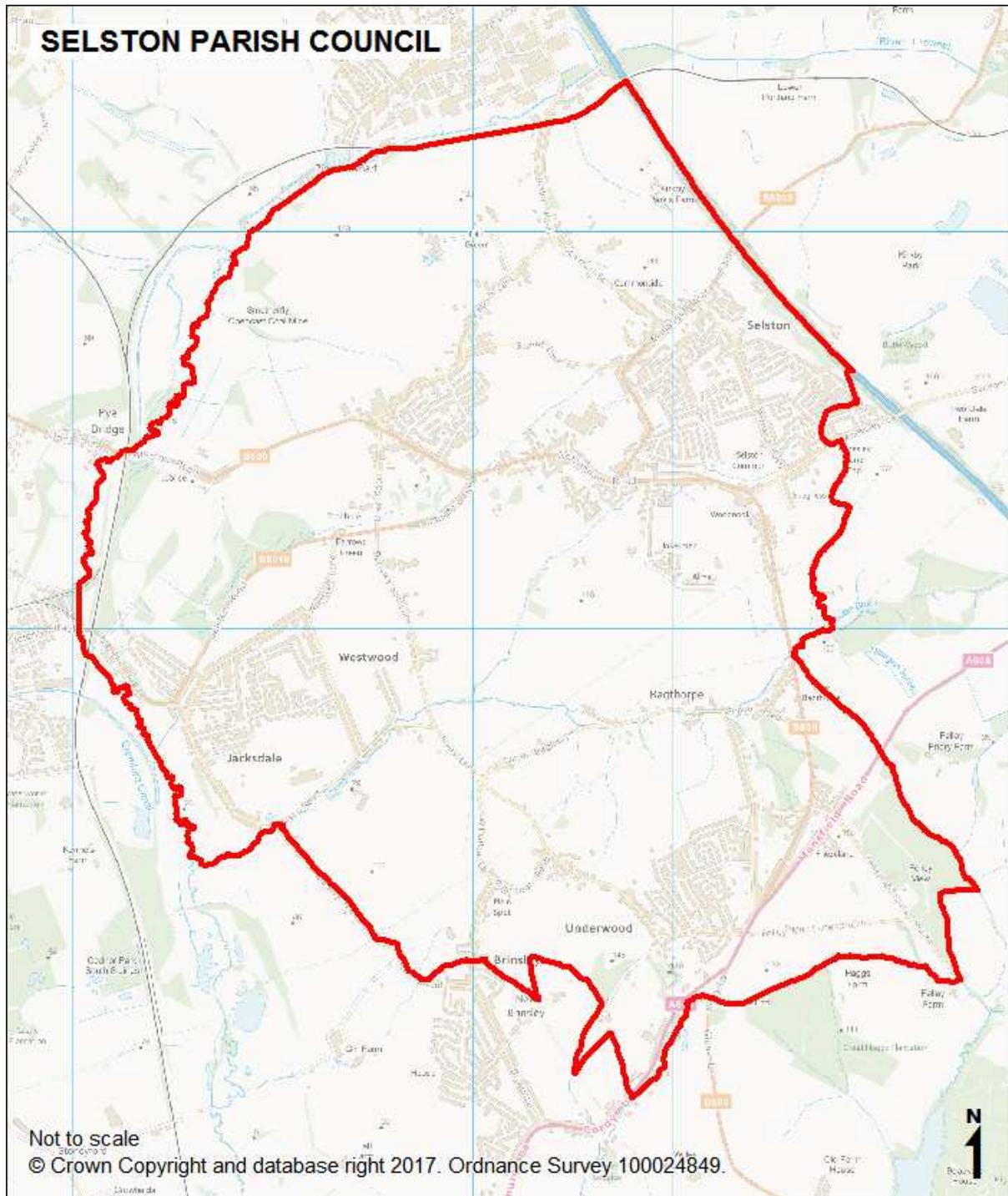
Neighbourhood Plan Policy/ paragraph	Examiner's reference	Examiner's Recommended Modification	Ashfield District Council Decision/Justification.
		pdfs/Generation_Stuck.pdf	
Paragraph 16.9		<p>For clarity add <i>site RA2e identified in the Ashfield Local Plan Publication 2016, Policy RA2</i></p> <p>16.9 In Selston, the encouragement of additional retail and commercial uses should be focused near the existing retail uses around the Co op on Nottingham Road to improve the viability of this area as a retail centre and/or on site RA2e <a href="#">identified in the Ashfield Local Plan Publication 2016, Policy RA2</a> as part of the development of that site.</p>	<b>Modify Plan.</b> Agree with the minor correction. Include reference.
Paragraph 17.5		<p>Since the Plan was submitted the Council has undertaken further work on the Ashfield Playing Pitch Strategy 2017. Update to paragraph 17.5 to delete the existing text and replace with</p> <p><a href="#">17.5 Ashfield District Council and Selston Parish Council monitor bookings and requests for pitches. Pitches can be converted when a demand is identified for a different pitch type if a pitch is identified as surplus. Although the current supply and future demand calculations for the rural area did not identify a need for additional pitches the Parish Council has identified a lack of training slots, particularly when cricket and football teams are training and in particular football winter training. Floodlighting might help to address some of the issues but maintenance would also need to improve to offset the additional wear on the pitches. Consequently, the Parish believes that additional football pitches may be needed to ensure that demand can be met.</a></p>	<b>Modify Plan.</b> The Examiner identified a change of wording to paragraph 17.5 as a minor correction. Further to discussions with the JUS-t Steering Group, it is not considered by the Steering Group that this reflects the position in Selston. Consequently, a revised form of wording has been agreed as a minor correction. Modify the Paragraph accordingly.

**Table 2; Amendments made by Ashfield District Council's in relation to Minor updates, Clarifications and Corrections**

N.B. To illustrate the changes in the paragraph (or parts thereof) additional or amended wording is identified in blue font. Deletions to the paragraph are crossed through.

<b>Page/para of the Neighbourhood Plan Submission</b>	<b>Change proposed</b>	<b>Decision/Justification</b>
Titles and dates amended	'Submission' version changed to 'Referendum version, and date of document updated	<b>Modify Plan.</b> To reflect the latest stage of the Plan.
Table of Contents	Amend 'Forward' to 'Foreword'. Amend page numbers as appropriate to reflect the modifications set out in Table 1	<b>Modify Plan.</b> To reflect the latest stage of the Plan.
General	Amend any text to reflect that the Plan is the Referendum version.	<b>Modify Plan.</b> To reflect the latest stage of the Plan.
Footnote 16	Delete footnote 'Is the same as Selston Parish' and replace with <a href="#">'Scoping Report JUS-T Neighbourhood Development Plan 2015 – 2030 reflecting data from the 2011 Census.'</a>	<b>Modify Plan.</b> Minor clarification to reflect the source of the Table and the changes to the Selston Parish boundary. Selston Parish boundary was amended on 1 <sup>st</sup> December 2016. It is assumed the data relates to the Parish boundary prior to 1 <sup>st</sup> December 2016.
Footnote 26	Amend footnote 'smaller sites may come forward for housing: ADC only allocate housing sites for more than 10 dwellings to <a href="#">'smaller sites may come forward for housing: ADC only allocate housing sites for 10 or more dwellings.'</a>	<b>Modify Plan.</b> To correct minor error.

- 3.5 The Council is required to consider whether to extend the area to which the Referendum is to take place under Regulation 18(1e). The Council agrees with the Examiner's recommended that the Neighbourhood Plan should proceed to a Referendum based on the area of Selston Parish that was established on 1st December 2016. A map of the area subject to the Referendum is set out below.



Map One: Area for the Referendum of the JUS-t (Selston) Neighbourhood Plan where Selston Parish Council is the Qualifying Body.