

Teversal, Stanton Hill and Skegby Neighbourhood Plan 2016-2031

TSS Neighbourhood Forum



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List of Common Abbreviations

69. ADC – Ashfield District Council
70. NCC – Nottinghamshire County Council
71. SHMA – Strategic Housing Market Assessment
72. SHLAA – Strategic Housing Land Availability Assessment

Foreword

The Teversal, Stanton Hill and Skegby Neighbourhood Plan has been inspired by residents and businesses in Skegby, Stanton Hill and Teversal who wanted more control over their environment. We can't stop things changing, that's inevitable, but residents and businesses wanted to have a say in their area so they came together to form the Teversal, Stanton Hill and Skegby Neighbourhood Forum.

The Neighbourhood Plan they have created hasn't been imposed from above but is a citizen's plan created by local people to reflect the wishes and aspirations of those living and working in the area of all ages and backgrounds.

An extensive public consultation exercise was carried out both online and in local shops and schools, as well as at meetings held throughout the Neighbourhood Area, to understand what residents considered good and bad about the area and the things they most value.

Issues raised included

- the desire to influence the look and layout of housing development,
- to protect the countryside and open spaces and access to them,
- to have a better standard of housing suited to residents' needs,
- a need to ensure public services, transport and the roads system could cope with the potential growth
- the regeneration of the more deprived part of the Plan area.

Some hard decisions have had to be made especially as the Government has imposed housing targets on Ashfield District Council which in turn means that new houses will have to be built in our area. This is why we need a Neighbourhood Plan; it gives us some power to shape this growth so we are not powerless.

Using the views of residents and businesses (and children), together with information from studies commissioned by the Neighbourhood Forum, the TSS Neighbourhood Plan establishes a planning framework that will preserve the features and characteristics of our area most valued by its residents and ensure future development is in keeping with our landscape.

The Plan will guide planning decisions made by Ashfield District Council and the Government that affect our area.

This is a once in a generation opportunity to safeguard what we value the most, begin the process of regeneration for parts of our area that are in desperate need and identify improvements that will offer our children and grandchildren better surroundings and a brighter future.

Mike Vardy,
Forum Chair

1. What is the Teversal, Stanton Hill and Skegby Neighbourhood Plan?

1. The Teversal Stanton Hill and Skegby Neighbourhood Development Plan (hence forward the TSS Neighbourhood Plan) has been prepared by and for local people and businesses living and operating in Teversal, Stanton Hill and Skegby (TSS).
2. The Localism Act 2011 provided new powers for neighbourhood forums to prepare land use planning documents. In March 2015 Ashfield District Council (hence forward ADC) designated the TSS Forum as a qualifying body with the authority to prepare a Neighbourhood Plan. Following consultation with the local community, the extent of the Neighbourhood Plan Area was also agreed and designated by ADC on 23rd February 2015. (The designated area is referred to as the Plan area).
3. This Neighbourhood Plan covers the period from 2016-2031 in line with the emerging Local Plan and will be used by councillors and officers at Ashfield District Council in assessing planning applications and by developers when preparing planning applications for submission.
4. Planning policy has been formulated by Ashfield District Council (ADC) since 1974. Legislation requires ADC to set out the Authority's policies relating to development and the use of land in their area.¹ Both this Neighbourhood Plan and Ashfield's planning policies must be guided by the National Planning Policy Framework (NPPF).
5. These neighbourhood plan policies are also written within the context of District and County policies which also aim to support sustainable development. 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. For example, Nottinghamshire County Council's Policy WCS2 of the Nottinghamshire and Nottingham Waste Core Strategy 2013 and the Nottinghamshire Minerals Local Plan 2005 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.

¹ Planning and Compulsory Purchase Act 2004

Map 1 Designated Neighbourhood Plan Area



All policies should be read in conjunction with District wide adopted policies. No neighbourhood plan policy will be applied in isolation; account will be taken of all relevant policies.

2. Why do we want a Neighbourhood Plan?

6. The TSS Plan area covers 1681 hectares² and has a population of approximately 8991³. This equates to 7.5% of the District's population but is 14% of the geographical area of Ashfield District.
7. Recent planning applications around Skegby have raised awareness of the importance in shaping planning policy to help guide developer decisions about where to build and what development should look like.
8. There remains developer pressure around Teversal and Skegby and the need for development to support the regeneration of Stanton Hill. Local people want to have more say and exert more influence over the policies that will help guide these decisions in the future.
9. The community are already well informed about the process of preparing planning policy following Ashfield District Council's consultation on its emerging District policies. As part of the review of their evidence base to produce a new Local Plan Ashfield District Council commissioned a new Strategic Housing Market Assessment (SHMA), updated their Strategic Housing Land Availability Assessment (SHLAA) and prepared landscape character assessments for potentially suitable and deliverable SHLAA sites located outside the urban/settlement boundaries as defined by the Ashfield Local plan review 2002.
10. The Forum has commissioned 2 studies of the Plan area, a TSS Design Guide and a Housing Needs Assessment⁴. These studies provide an understanding of the local character, how the existing settlements sit within the landscape and an analysis of the type of housing required in the next 15 years.
11. Forum members have undertaken local traffic and heritage surveys and conducted a range of consultation activities. This ensures that the policies in this Plan are based on up to date local evidence and that the community's views are accurately represented.
12. The evidence used to support ADC's emerging Local Plan, the Forum's local studies and community feedback, together form the basis upon which the TSS Neighbourhood Planning policies are prepared.

² based on GIS calculation done by ADC

³ Census 2011

⁴ ADC had a number of concerns about aspects of the AECOM Housing Need Assessment see notes with AECOM report on TSS web site and letter 25th November 2015.

Bottom Up

13. The Neighbourhood Plan consultation process enabled people to think about what they wanted to see in their area over the next 15 years rather than just reacting potential sites proposed to be allocated in the District Council's local plan consultations.
14. Prior to the development of any planning policies several consultation events were held at which people were asked to consider the strengths, weaknesses, opportunities and threats facing the communities of Teversal, Stanton Hill and Skegby over the next 15 years. The comments were ranked and the top issues are listed below.

Table 1: SWOT Analysis

<p>Strengths</p> <ul style="list-style-type: none"> 85% accessible green space Multi use footpaths Conservation area Community centres Doctors surgeries Sports facilities Churches Community Motorway networks Business opportunities 	<p>Weaknesses</p> <ul style="list-style-type: none"> No Local Plan Sewerage/water supply Limited Public transport Limited local employment Limited school places Apathy Communication difficult Low employment
<p>Opportunities</p> <ul style="list-style-type: none"> Planned development can bring houses, schools, doctors Business potential Tourism trails History Regenerate Stanton Hill particularly the High Street 	<p>Threats</p> <ul style="list-style-type: none"> Large housing development with no local input Piecemeal housing development Destruction of heritage, wildlife, open space Developers no local or long term concern

15. Not all of these matters are directly within the scope of this Plan and where applicable they have been included as projects or aspirational policies.
16. Where the concerns raised by local people were substantiated by evidence then it is possible to have a neighbourhood plan response. A summary of the evidence is set out in the next section and a full analysis is in the scoping report (see neighbourhood plan web site).
17. The community concerns and the possible way in which a neighbourhood plan could provide an opportunity to address this concern is set out in table 2.

Table 2: Key Issues

Community Concerns	Neighbourhood Plan Opportunities
Lack of control over where development will go, what it will look like and limited (or no) benefit to local people and a concern that there are inadequate medical facilities locally to support a growing population.	The Neighbourhood Plan enables greater community influence to require specific housing types (based on local evidence of need and the existing supply).
Some sites would be more acceptable than others – some parts of the Plan area like Skegby are already very built up, local people do not want to lose more open space in and around where they live. In Teversal and in the hamlets and open countryside in the north of the Plan area the topography, heritage and landscape sensitivity mean that development must be limited and very carefully undertaken.	Local people accept the need for development but want more say in its location and scale of development. The Forum as a qualifying body for neighbourhood planning can set out policies that can influence the location and scale of development whilst accepting the overall number of houses proposed by ADC based on their robust assessments.
New development should not feel like it has been bolted on, it needs to blend with the existing development.	Design policies that reflect the existing mixture of styles of housing have been devised and development can be integrated where there is a clear understanding of the existing routes and connections and an awareness of the importance of ensuring new connections are safe and do not create areas for antisocial behaviour.
92% of people said that access to the countryside was the top reason why they liked the TSS Plan area. The footpath network particularly the Teversal- Pleasley Trails is a great asset with wide community benefit; but across the Plan area access could be improved. For Skegby and Stanton Hill residents particularly, good access to a range of open spaces within walking distance is required.	Improve and extend the existing network of non-vehicular routes within and out of the town. Require new development to extend such routes where desirable. Seek to identify areas of open space that could be made more accessible to the public. Protect and enhance existing open spaces and areas of nature conservation.
Community and retail facilities are limited; Stanton Hill retail area needs significant improvements.	The Neighbourhood Plan can create land use policies that encourage a wider range of facilities. The provision of significant levels of additional housing will create more demand for local services. This Plan promotes the need for additional facilities to support a growing local population. This Plan also supports the regeneration of Stanton Hill shopping area.

Community Concerns	Neighbourhood Plan Opportunities
Limited employment opportunities within the Plan area.	The Brierley Park Industrial Estate has some expansion room; this Plan can encourage additional employment; improving the general attractiveness of Stanton Hill will make the area more appealing for potential new businesses.
The roads are already very congested with danger spots at certain times of the day. Additional development will put a greater strain on the road system; public transport needs improving.	As this issue does not relate to a proposed development the NP cannot require improvements however the surveys and consultation feedback can be used to set out an aspirational policy and projects that could be delivered (subject to funding).

3. How does the TSS Neighbourhood Plan fit with District and national planning policies?

18. This Neighbourhood Plan is a legal planning policy document and once it has been ‘made’ by Ashfield District Council (ADC) these policies will be used to inform planning decisions relating to development proposals in the Plan area up to 2031. Consequently, the Neighbourhood Plan’s policies will carry statutory weight alongside district wide and national planning policy advice.
19. National Planning Policy Guidance⁵ requires neighbourhood plans to take into account ‘*the reasoning and evidence informing the [new] Local Plan*’. This Neighbourhood Plan has used the most up to date evidence produced for ADC’s emerging Local Plan and the consultation feedback to inform the neighbourhood plan policies.
20. This Neighbourhood Plan has been drafted in collaboration with ADC. The site assessment and preferred site selection process were undertaken by ADC alongside consultation by the Forum about growth in the Plan area.
21. The Neighbourhood Plan Management Group shared feedback from the community consultation with ADC regarding the concerns about the location, amount and type of development particularly in relation to traffic impact and landscape sensitivity.
22. The evidence base produced by ADC to support their Local Plan, particularly the landscape character and heritage policies, are also being used as the basis for this Neighbourhood Plan.
23. This Neighbourhood Plan covers the period until 2031 to align with the emerging Local Plan.

⁵ Paragraph: 009 Reference ID: 41-009-20140306

Sutton Locality Plan 2014⁶

24. The Sutton Locality Plan was developed through consultation with elected members and local communities in the TSS Plan area. It sets out a 5 year plan of social and environmental improvements. Its scope is wider than this Neighbourhood Plan, however many of the actions identified complement the policy areas in this Plan.
25. Some of the projects in the Locality Plan and those identified in Appendix A of this Plan have the same intention. The TSS Forum and partners will seek to work with ADC's Locality team to ensure that the benefits of any funding secured either via the Locality Plan or this Neighbourhood Plan have maximum impact; it is hoped that joint working will extend the benefit of these projects.

Consultation

26. For the purposes of this Neighbourhood Plan various public consultations and surveys have been undertaken by the Forum to gain an understanding of the views of residents and businesses that operate across the Plan area. These views and concerns have been fundamental to the formulation of the policies within the Neighbourhood Plan.
27. All the consultation drop in sessions have taken place in Stanton Hill, Teversal and Skegby and also across all age groups (there have been events at the local schools to seek the views of children).
28. A summary of all the consultation undertaken is set out in the Consultation Statement which is on the TSS web site.⁷ This shows that residents of all ages across the 5 settlements have participated in a range of consultation activities.

4. What is special about the TSS Plan Area?**Location**

29. The Plan area extends to 1500 hectares and covers the northern part of Ashfield District. Its north and west boundary adjoins Derbyshire, its eastern boundary Nottinghamshire. Although the M1 runs only a mile east of the villages, it can only be accessed indirectly via Junctions 28 (south of Sutton) and Junction 29 around 3 miles to the north. The M1 is a 10-15-minute drive to Junction 28 from Stanton Hill.
30. The market town of Mansfield is located to the east of the Plan area and the historic grounds of Hardwick Hall comprise the northern boundary (the Hall itself is outside the Plan area.)

⁶ Available on ADC's web site <http://www.ashfield-dc.gov.uk/>

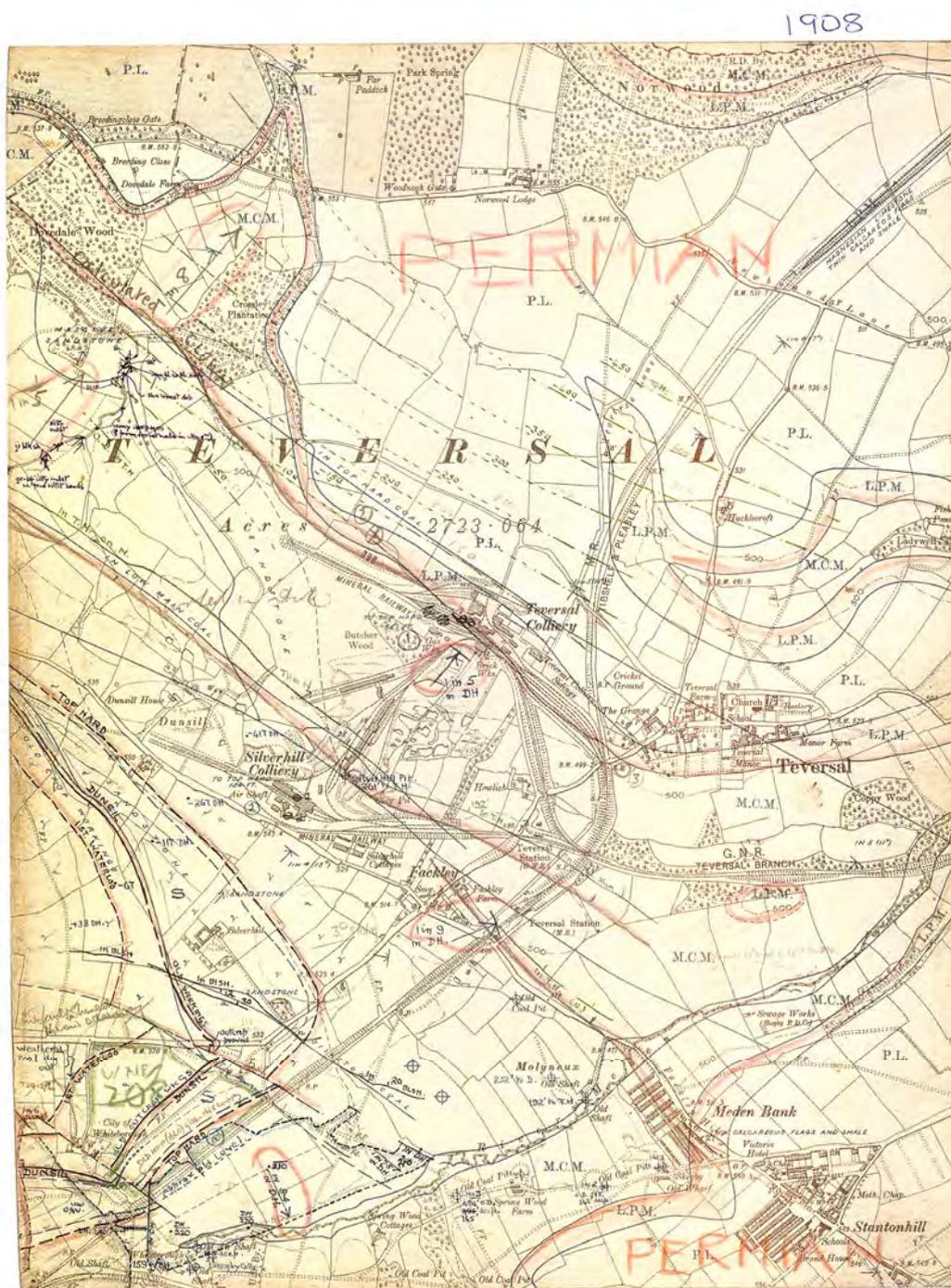
⁷ The Consultation Statement will be submitted with the final version of the Neighbourhood Plan and will also include the responses to the Pre Submission Consultation

31. District policies classify Skegby and Stanton Hill as part of the Sutton Urban Area. Teversal village is a conservation area separated from the urban area by open countryside.
32. The three communities that make up the Plan area are diverse but they share a common history defined by the mining industry.

Coal Mining Legacy

33. Coal mining seams are rich in the area and colliers were recorded living in Teversal in 1610.
34. Stanton Ironworks Ltd sunk pits at Teversal in 1862, Skegby (later known as Sutton Colliery) in 1874 and Silverhill Colliery in 1875. Teversal was famous for having the shallowest shaft in Nottinghamshire and the whole area along the Neighbourhood Plan's western boundary across Wild Hill as far as Hardwick Park and back past Stanley to the start of housing on Silver Hill Lane was extensively open cast in the 1950s and early 60s. Teversal and Silverhill Pits closed in 1980 and 1992 respectively, Sutton Colliery closed in 1989.
35. The huge increase in population in the area (Skegby grew from 805 in 1869 to over 3,000 in 1884) transformed the area from a rural community into one dominated by industry.
36. The legacy in 2016 is a network of walking and cycling trails that are formed from the track beds of the colliery railways; they are rich in wildlife and provide a highly valued recreational asset for local people.
37. Two of the colliery sites have been reclaimed as country parks. Silverhill Wood Country Park (formerly Teversal and Silverhill Collieries) is in the centre of the Plan area and at its summit is the highest point in Nottinghamshire at 205 metres above sea level. The man-made mound of the former spoil heap, now fully reclaimed and restored, dominates the skyline as you look north from Stanton Hill. (This also forms part of the setting of Hardwick Hall – see Atkins Study on the neighbourhood plan web site).
38. Adjoining the Plan boundary to the south west of Stanton Hill is Brierley Forest Park (the site of Sutton Colliery).
39. Today the Coal Authority advises that there are recorded risks from past coal mining activity in the form of 85 recorded mine entries, 14 reported surface hazards, 2 mine gas sites, recorded shallow coal workings, unrecorded probable shallow coal workings, past surface mining, fissures & break lines and thick coal outcrops. These mining legacy features are mostly in the western half of the plan area, although a small number of features are present across the plan area.
40. Map 2 is a 1908 map showing the settlement patterns, local collieries and railway lines.

Map 2: Settlement Pattern and Local Collieries 1908



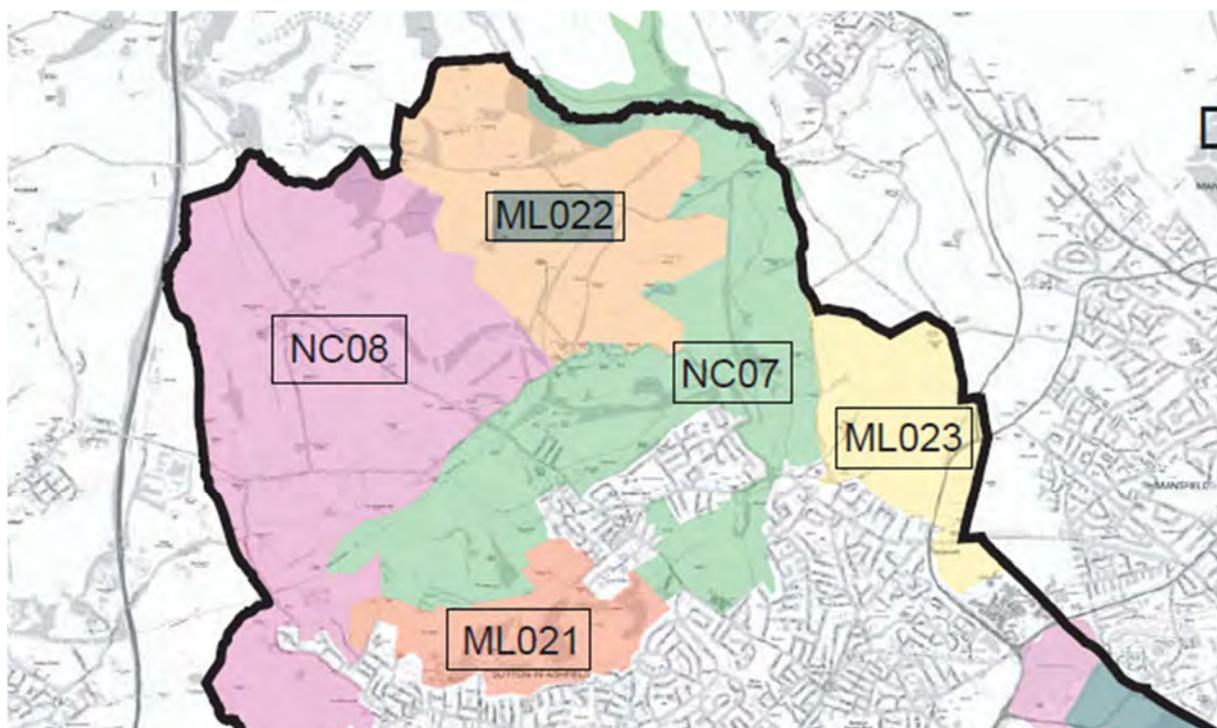
Environmental Context

41. Ashfield District is recognised as one of the most biodiverse in Nottinghamshire due to its varied geological context. Colliery development has fragmented habitats which has created

new opportunities for wildlife in the form of restored sites (Silver Hill Country Park and the Teversal trails are highly valued but their existence is due to the area's industrial past.)

42. The Greater Nottingham Landscape Character Assessment produced in June 2009 separates the geographical area into separate Policy Zones relating to its distinct character, which is then assessed in terms of its condition and strength. The Plan area falls within parts of the Magnesium Limestone Ridge (ML021, MLO22 and ML023) and Nottinghamshire Coalfield character areas (NC07 and NC08). Map 3 shows these Policy Zones over the NP area.
43. The separate Policy Zones shown on the Map are described in more detail at Appendix D.

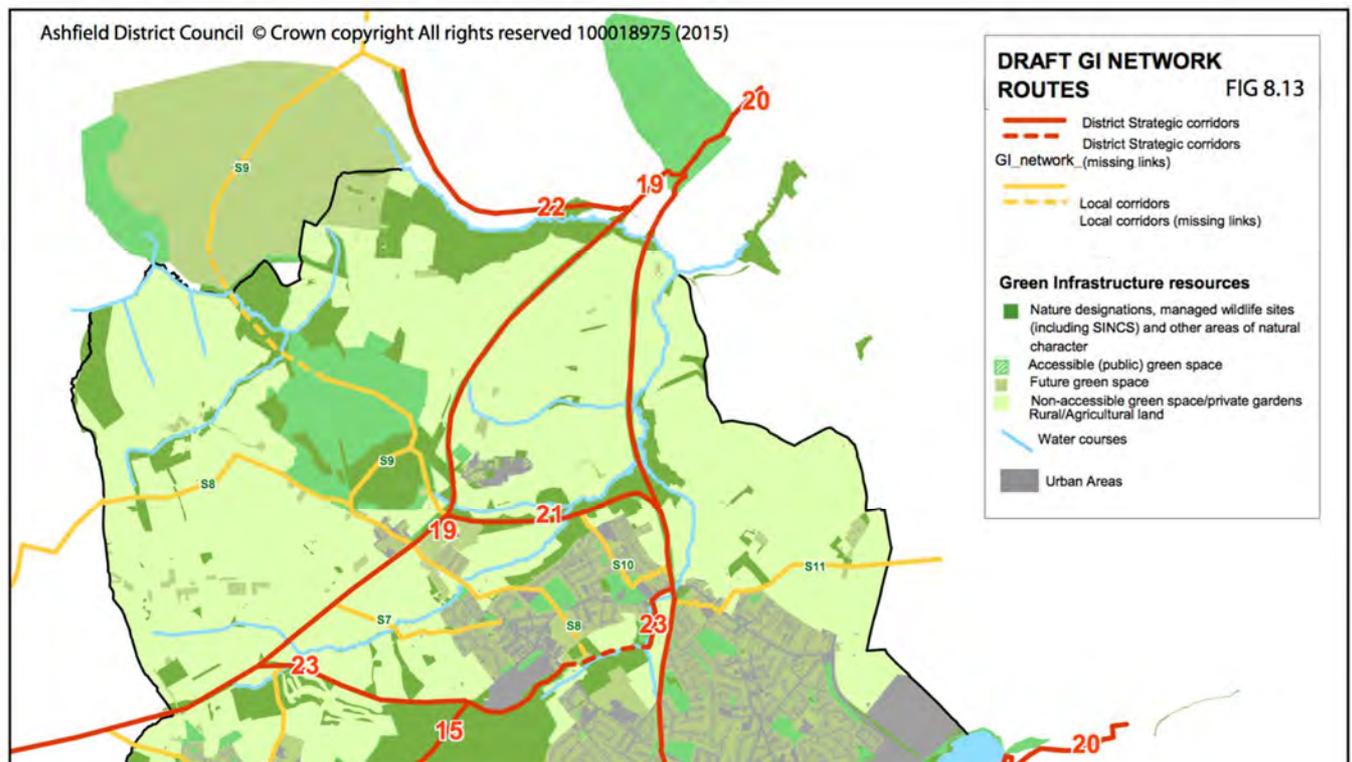
Map 3: Landscape Character Areas from the Greater Nottingham Landscape Character Assessment



44. The Nottinghamshire Coalfield character area was predominantly agricultural until the mid 19C when there was significant levels of development of housing and heavy industry in the area. The Magnesium Limestone Ridge character area is made up of a narrow ridge of limestone that was utilised in construction of many settlements located upon it.
45. A Site of Special Scientific Interest is designated by Natural England and usually contains the best examples of particular habitats in the region. There are three Sites of Special Scientific Interest (SSSI) in the Plan area;
1. Dovedale Wood: This site comprises one of the best remaining ancient ash- elm woods in Nottinghamshire and is of Regional importance. (13.4ha)

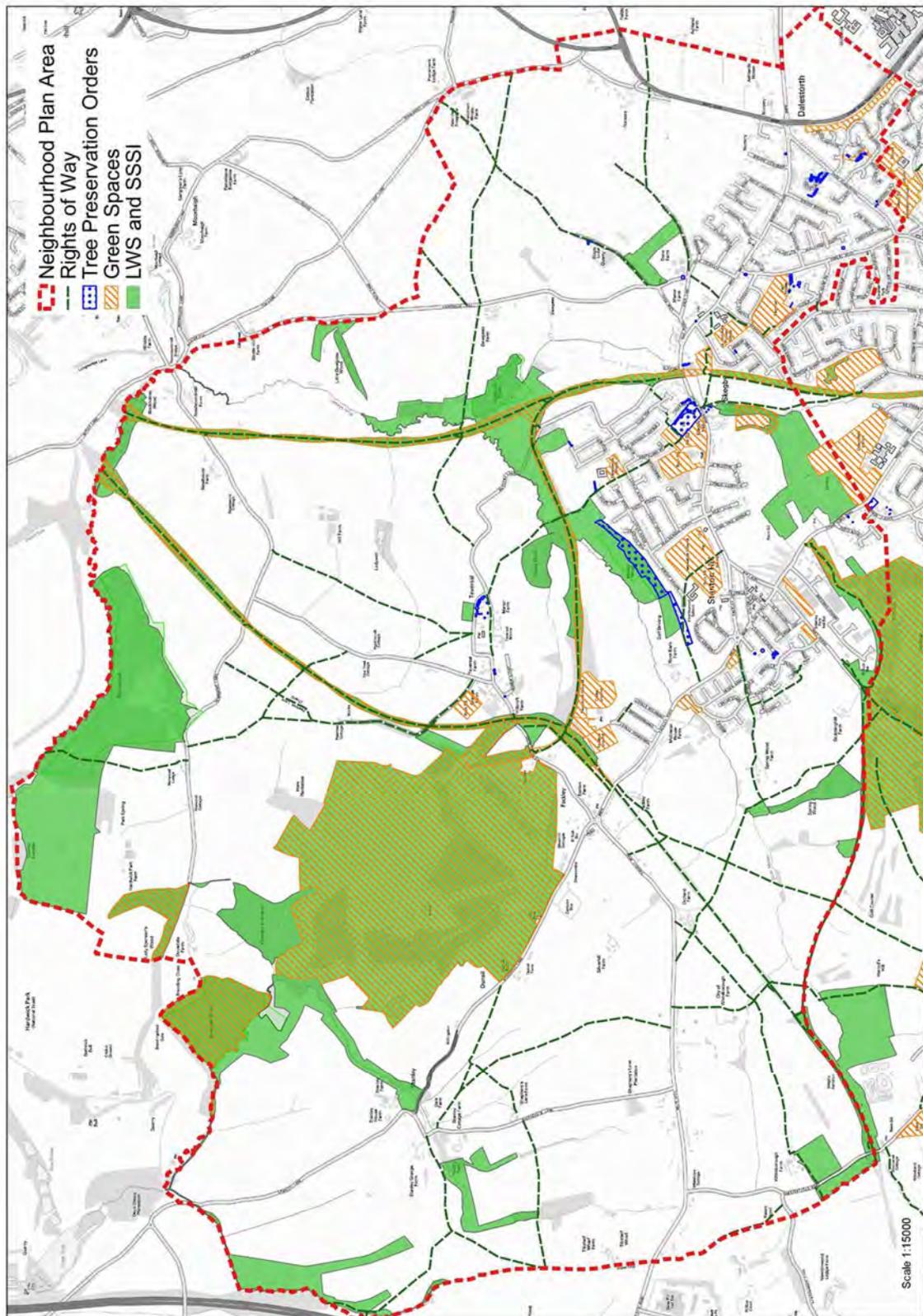
2. Teversal to Pleasley railway: The site comprises one of the few remaining limestone grasslands in Nottinghamshire and is of Regional importance. (5.01ha) (this is also a Local Nature Reserve)
 3. Teversal Pastures: This site includes some of the finest remaining areas of neutral grassland in Nottinghamshire and is of Regional importance. (17.9ha)
46. In addition, there are large Local Wildlife Sites that bound the development boundary of Stanton Hill and Skegby providing easily accessible open spaces that are highly valued by local people.
47. The Green Infrastructure and Biodiversity Technical Paper 2013 identifies both local and strategic corridors across the Plan area. (See ADC's web site for Report)
48. Strategic corridors connect Green Infrastructure resources and run between settlements and across District boundaries. Local corridors connect smaller green spaces and link neighbourhoods to the strategic network.
49. The Pleasley Teversal trails G1-21 and the Skegby Trail GI-23 are identified as strategic corridors. Whilst the former is assessed as having achieved its key opportunity the Skegby Huthwaite trail (which links Skegby and Healdswood with the green space network to the west, and recreational trails into Derbyshire) has not.
50. GI-23 is not a continuous route and a key opportunity is to secure an accessible green link through Skegby quarry/Stanton Hill Grasslands potentially through development. There are two sites with planning permission for residential development either side of the green corridor (see Local Plan proposals map)
51. Map 4 shows the strategic and local corridors.

Map 4: Extract from Green Infrastructure and Biodiversity Technical Paper



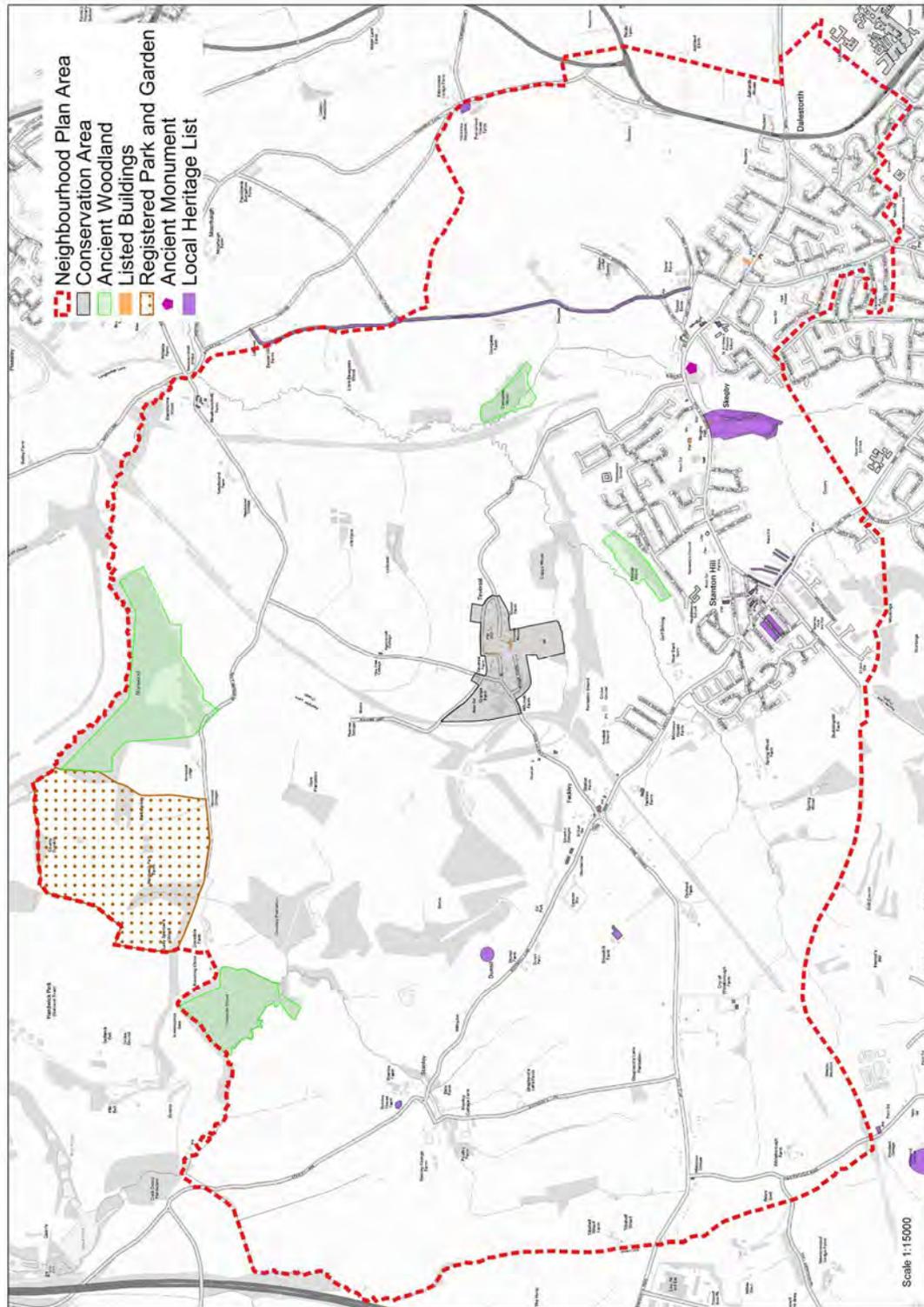
52. Derbyshire County Council note that the potential route shown as S9 to create the missing link between Silverhill Wood and Dovedale Wood was investigated by NCC but there was an issue with owner consent. DCC identify a more achievable route would be along Newbound Lane past Norwood Lodge. Newbound Lane leads to Lady Spencer's Wood and could easily provide a link to the 'Wine Glass' in Hardwick Park, which in turn leads to Hardwick Hall and the new Stable Yard development.
53. The local visitor economy would benefit considerably from the improvement of the link between Teversal Village and Hardwick Estate, as well as exploration of the local DH Lawrence connection. The TSS Neighbourhood Forum will work closely with DCC, NCC and ADC on these issues (see projects in Appendix A).
54. The Neighbourhood Area also contains allotments, parks and recreational open space and a network of footpaths. These are shown on Map 5.

Map 5: Green Spaces



55. The Neighbourhood Area also contains 1 Conservation Area (Teversal) and 17 listed buildings (10 are in Teversal and 7 are in Skegby). In addition, there are several buildings and spaces that have a local designation. Details about the built heritage in these two settlements is provided in the next section.
56. Hardwick Hall's grounds in the northern part of the Plan area are on Historic England's Register of Historic Parks and Gardens; Skegby Hall gardens are considered by ADC to be of local historical interest and are locally listed as a non-registered park and garden. Both these gardens are protected by policies in the Ashfield Local Plan Review 2002 and the emerging Local Plan.

Map 6: Designated and Non-Designated Heritage Sites in the Plan area



5. TSS Plan Area Today

57. A statistical picture of Teversal, Stanton Hill and Skegby today has been captured in the Scoping Report. The data is taken from the 2011 Census. This document is available at <http://tssneighbourhoodplan.org/>.

58. The demographics of the Plan area are an important factor to consider in the production of the Neighbourhood Plan. As the age structure of the population plays an important role in determining what development is required; the type of housing, what kind of local facilities are needed and also what and how many employment opportunities the Plan should potentially support. Table 4 gives an overview of the key demographics.

Table 4: Key Demographics

2011	NP Area	Ashfield District	East Midlands	England
Total Population	8,991	119,497	4,533,222	53,012,456
0 - 15	18.1%	19.1%	18.4%	18.9%
16 - 64	63.4%	63.9%	64.4%	64.8%
65+	18.5%	17%	17%	16.4%

59. The data in figure 2 below is taken from the Sutton North ward area rather than the plan area. This is the nearest fit to the plan area (although the Sutton north ward includes some additional dwellings to the south of Skegby). Use of this data even accepting that it is not exactly the same as the Plan area enables an assessment of the ageing nature of the local population.

60. It is significant to note that between 2001 and 2011 there was a 1% fall in the numbers of children (under 16) but a 3% increase in the proportion of people over 65.

61. The Nottingham Outer 2015 Strategic Housing Market Assessment (SHMA)⁸ provides evidence to show that over the period to 2033 the proportion of older persons in the District is expected to grow, with the population aged over 65 expected to increase by 53%⁹.

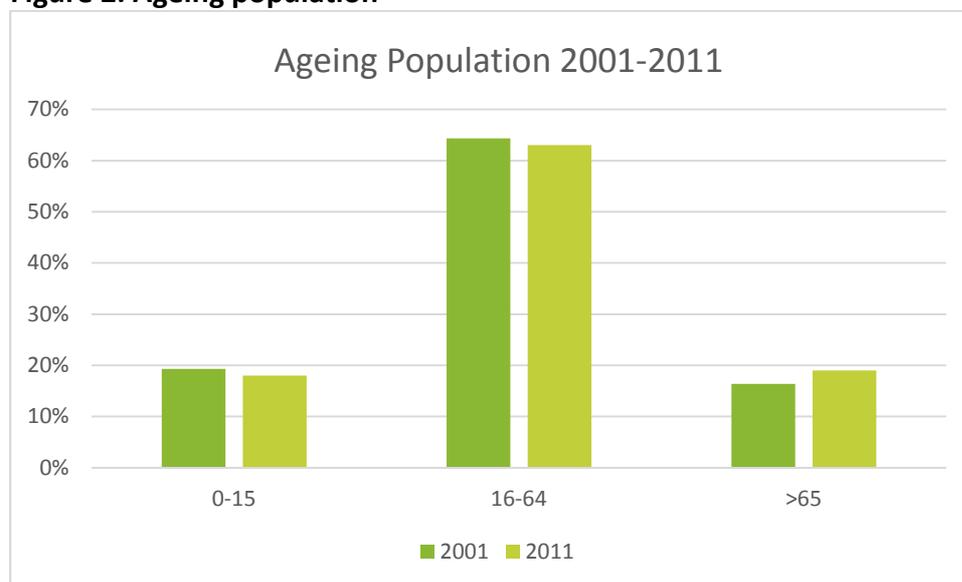
62. In 2011 nearly 19 % of the Ward's population was over 65 compared to 17% across the District. As the Plan area already contains a higher proportion of older people it is expected

⁸ Nottingham Outer 2015 Strategic Housing Market Assessment is available on Ashfield District Council's web site

⁹ Ashfield District Council Strategic Housing Market Assessment, Table 71: Projected Change in Population of Older Persons (2013 to 2033)

that the growth in over 65's households will be greater than the District average. This has implications for the mix and type of housing that should be provided in the future.

Figure 2: Ageing population



63. Table 5 shows that there are 5% more detached dwellings as a proportion of total housing than the District average, fewer semi-detached properties and fewer flats.

64. This Plan encourages development to meet local needs which includes this growing need for housing suitable for older people. Many older households will remain in homes which they have lived in for many years. However, some may wish to downsize, which in turn frees up family size housing. This has been taken into account in the housing type policy.

Table 5: Housing Type

2011	NP Area	Ashfield District	East Midlands	England
Total Dwellings	3,861	50,931	1,895,604	22,063,368
Detached	34.3%	29.1%	32.5%	22.4%
Flats	4.5%	7.9%	11.1%	21.2%
Semi-Detached	39.5%	42.7%	35.5%	31.2%
Terraced	21.3%	20.2%	20.4%	24.5%

Facilities and services

65. The Plan area has a number of important local facilities and services including the following.

Skegby

3 Meeting Rooms
Skegby Post Office,
Skegby Filling Station,
Co-op Supermarket.
3 Primary Schools
1 church

Stanton Hill

6 Meeting Rooms
Healdswood Doctor's Surgery,
Gilbody Pharmacy,
Vine Tree Community Shop,
Co-op Supermarket,
Star Boxing Club,
Riverbank Golf Driving Range,
Skegby and Stanton Hill Library
2 churches

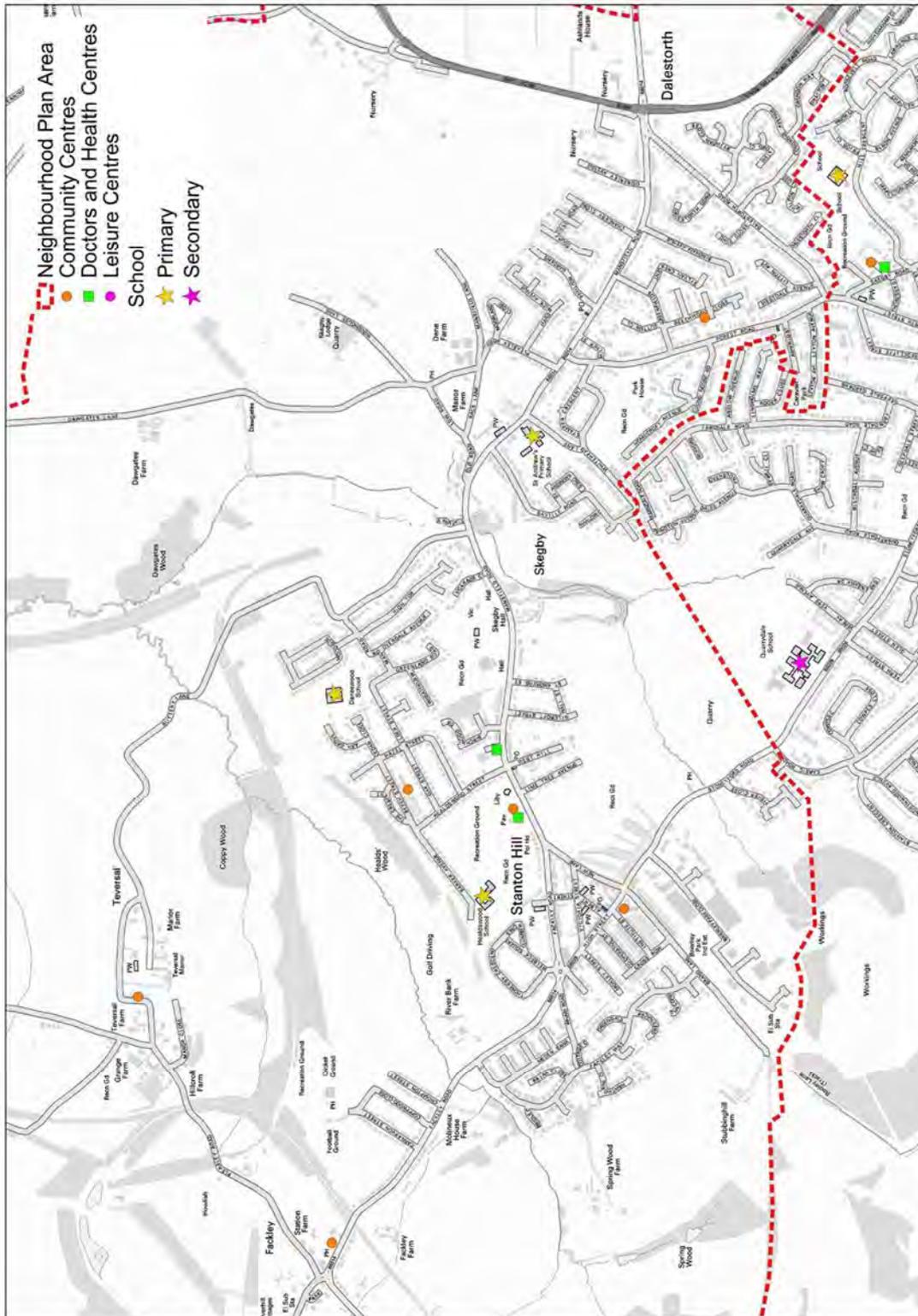
Teversal

2 Meeting Rooms
Teversal Visitor (Trails) Centre,
1 church

66. A secondary school and second doctor's surgery is also located just outside the Plan area to the south of Stanton Hill. A number of these important community facilities and services can be seen on Map 6 on the following page.

67. Consultation revealed a concern about the current access to existing medical facilities and the need to increase this capacity if future development is to be accommodated sustainably in the Plan area.

Map 7: Community Facilities in the Plan Area



Local Employment

68. The only designated employment area is Brierley Industrial Park. Part of the former colliery site it extends to approximately 12 hectares and adjoins Stanton Hill Local Centre. Businesses include offices and warehousing for a plumber's merchant, car repairs, a freight distribution business and various offices. One plot on the site remains undeveloped.
69. Some local employment is provided from the caravan park outside Teversal village as well as from local retailers (there are two Co-ops in Skegby and Stanton Hill and several small convenience stores)
70. There are no proposals in the emerging Local Plan or in this Neighbourhood plan to allocate additional land for employment use.
71. The focus in this neighbourhood Plan is to promote policies that regenerate the retail centre in Stanton Hill – as this requires significant investment and regeneration.

Getting Around

72. The bus service is considered inadequate and this is a significant issue for local people. With 20% of people in households without a car and limited local employment opportunities, the provision of public transport can be crucial to accessing employment and basic services.
73. As part of a wider regeneration strategy this Plan seeks to provide better, more frequent public transport, especially to the facilities in Stanton Hill and Skegby.

6. Teversal, Stanton Hill and Skegby

74. The diversity of the Plan area requires a more detailed description of the three main settlements.

Teversal and surrounding hamlets today

75. Teversal is made up of Teversal village, Fackley and the hamlets of Wild Hill, Stanley and Norwood. The village comprises 43 dwellings (including 8 under construction) and is bounded to the west and the south by the Teversal Trails.
76. Teversal village sits on a hill top looking out over open, rolling countryside that provides wide vistas to Hardwick Hall. The Hall is outside the Plan area but the narrow country lanes provide very pleasant walking or cycling access to the Hall. Part of Hardwick Hall's Registered Park and Garden falls within the Plan area.
77. Fackley nestles at the bottom of the hill and is a hamlet that grew from agricultural origins to serve the colliery railway line that is now the Teversal trail. Directly to the north of Fackley

is Silverhill Country Park which was the site of the former colliery site. It is now landscaped and rises up behind the houses.

78. Teversal village is a Conservation Area (designated in 1970) due to its wealth of historic buildings (there are 8 listed buildings and a listed wall¹⁰). The concentration of 8 listed buildings and listed walled garden represents the largest concentration of listed structures in the District.
79. The Conservation Area was extended in 2012 to include
- the area to the west which is bound by the Teversal Trails. This includes the recreation ground, adjacent field and properties on Grange Close;
 - the cemetery to the north; and
 - the historic field and baths to the south which belong to Teversal Manor.
80. The Teversal Conservation Area Appraisal and Management Plan 2012 describes the village as being made up of three parts.
- a) The main entrance to the village from the west contains a mix of properties dating from the 18C to 20C.
 - b) The oldest section is a quiet tree lined area containing some of the oldest properties in Teversal (12C) including the Grade 1 Listed St Katherine's Church and Teversal Manor.
 - c) Manor Close large houses built in the last 60 years.
81. The village is famous as the setting for DH Lawrence's infamous book, Lady Chatterley's Lover and was home of Lord Carnarvon.
82. A Heritage Report has also been published to support this Plan. For more on the heritage of Teversal see the neighbourhood plan web site for the Heritage Report and the Conservation Area Appraisal on ADC's web site.
83. Map 8 shows the heritage assets and public rights of way in and around Teversal village.

¹⁰ See Teversal Conservation Area Appraisal on ADC's web site

The history of Skegby and Stanton Hill

84. Skegby's rural and historic past is evident from Skegby Hall and what remains of its listed historic gardens and the 6 other listed buildings including a Pinfold and Manor House in Skegby.
85. Stanton Hill was first mentioned in the census in 1871 and then only as a street within Skegby. By 1881 Stanton Hill was described as a hamlet within the parish of Skegby.
86. The sinking of the pits from 1868 onwards saw an influx of workers and a house building programme by the Stanton Ironworks Company to ensure the pits could provide coal for its manufacturing purposes.
87. 132 houses were initially built on Cooperative Street, Institute Street and Cross Row by the Stanton Ironworks Company, beginning in 1877. The company acquired more land at Meden Bank, on which were built a further 120 cottages and allotments for the workforce.
88. The Blackwell Colliery Company also contributed to the housing in the Stanton Hill area, building the terraces of houses named Longden, Bainbridge, Marshall, Gardiner, Cochrane and Scott's. These streets were named after some of the Directors of the Blackwell Company at the time of construction.

Skegby today

89. Growth in the 20C extended Skegby to the south and the east such that there is coalescence with the outer suburbs of the town of Sutton 1.5 miles away to the south. It is the largest of settlements in the Plan area, and is separated from Stanton Hill by the southernmost green corridor.
90. Just outside the Plan boundary but in the immediate vicinity of Skegby, additional development to the east of the A617, including Kings Mill Hospital, has added to this sense of urbanisation. Mansfield is a market town 3 miles to the east. District policy describes Skegby as being part of the main urban area of Sutton.
91. However, the western side of Skegby that runs into Stanton Hill has remained separated from the rest of the Sutton urban area by Skegby Brook which flows into the River Meden.
92. Some of this area is protected from development by District policy, part of it is designated as a Site of Important Nature Conservation (Stanton Grasslands) with the historic gardens at Skegby Hall being identified as a locally listed non-register park and garden. The emerging Local Plan identifies these Gardens together with Stoneyford Trail as protected green spaces and recreational facilities. This green gap runs into Brierley Country Park (just outside the Plan area) and is seen as a green lung which is highly valued by local people.

93. Skegby Gardens, Quaker House and the Troughs are all buildings and spaces in Skegby that are not listed by English Heritage but are valued by local people as part of their heritage and are locally designated. This Plan supports the efforts made by ADC to improve their conservation value and supports their local designation.

Stanton Hill today

94. Stanton Hill is largely a stand-alone settlement south of Teversal village, although it is close to coalescing with Skegby to the east. It has a small retail core, and sits on the Stoneyford / Fackley Road linking to the wider area.

95. It was once a thriving retail centre and is designated in District policies as a Local Centre. The retail offer in Stanton Hill has been in decline since the closure of Sutton Colliery. Now only 31% of the shop units (13 units) in Stanton Hill Local Centre are shops.

96. Stanton Hill is much more deprived than Teversal or Skegby as a review of the local statistics for Stanton Hill¹¹ highlights. The figures in table 6 have been taken from the Census 2011.

97. Unemployment is higher than the District average, long term unemployment is significantly higher and 8.4% of the population have poor health.

98. Nearly 20% of people work in poorly paid occupations and nearly a quarter live in private rented property (more than double the District average). In Stanton Hill private rented property tends to be more poorly maintained and is often owned by absentee landlords.

99. ADC recognise that the poor quality of a lot of the private rented housing stock is a key factor in contributing to the poor quality of much of Stanton Hill. From February 2017 parts of Stanton Hill will be designated as a selective licencing area. To rent out property landlords will need to prove that they are maintaining their houses to an agreed standard to secure a licence.

100. This initiative is part of a wider regeneration strategy for Stanton Hill including the policies in this Neighbourhood Plan. It is recognised that the TSS Forum members will have a positive role to play in assisting ADC in delivering a range of initiatives to regenerate Stanton Hill.

¹¹ Lower Layer Super Output Area approx. 1500 dwellings does not cover the whole of Stanton Hill but the majority and represents the best fit

Table 6: Statistics for Stanton Hill

2011	Stanton Hill Area¹² %	Ashfield District %	East Midlands %	England %
No Qualifications	36.6	31.4	24.7	22.5
Private Rented	24	11.6	13.6	15.4
Social rented	7.2	12.7	10.1	9.4
Working in Elementary occupations	19.7	14.0	12.7	11.1
Never worked and Long term unemployed	8.8	5.3	4.9	5.6
Bad or very bad health	8.4	7.2	5.6	5.5

101. The diversity of the Plan area in terms of socio economic mix is seen most strikingly in the comparison of average house prices across the 3 main settlements from June 2014-June 2015.

¹² Lower Layer Super Output Area approx. 1500 dwellings does not cover the whole of Stanton Hill but the majority and represents the best fit;

Table 7: House Prices

Settlement	Properties Sold ¹³ (June 2014 - June 2015)	TOTAL	Average Sale Price (June 2014 – June 2015)
Teversal	Detached: 5 (71.4%) SD: 2 (28.6%) Terrace: 0 (0%) Flat: 0 (0%)	7	£172,571
Stanton Hill	Detached: 7 (29.2%) SD: 3 (12.5%) Terrace: 14 (58.3%) Flat: 0 (0%)	24	£88,125
Skegby	Detached: 31 (45.6%) SD: 28 (41.2%) Terrace: 8 (11.8%) Flat: 1 (1.5%)	68	£125,944
NP Area	Detached: 43 (43.4%) SD: 33 (33.3%) Terrace: 22 (22.2%) Flat: 1 (1%)	99	£128,880
Sutton-in-Ashfield	Detached: 187 (34.9%) SD: 202 (37.7%) Terrace: 144 (26.9%) Flat: 3 (0.6%)	536	£121,725
Mansfield	Detached: 428 (37%) SD: 442 (38.2%) Terrace: 231 (20%) Flat: 56 (4.8%)	1157	£132,140

102. Over the Plan period there will be additional housing growth in Stanton Hill to meet District housing need. An increase in population will bring more potential customers to the area and this Neighbourhood Plan encourages the regeneration of Stanton Hill local centre to better serve the existing and future residents of the area.

7. TSS Design Guide

103. The TSS Design Guide (TSS DG) was commissioned by the Forum and consulted on as part of the pre-submission consultation on the Plan. It forms part of this Plan (Appendix C) but due to file size it is a separate document. The document is available on the neighbourhood plan web site <http://tssneighbourhoodplan.org/>

¹³ Obtained from *rightmove.co.uk* (08/07/2015)

104. The TSS Design Guide (TSS DG) divides the Plan area into
- a) Stanton Hill
 - b) Skegby
 - c) Teversal Village
 - d) Stanley and Fackley
105. It provides both a description of the character of each settlement, how local buildings relate to the land form, their layout and landscaping and the use of materials. Based on this analysis the TSS DG sets out design criteria to help developers and that should be used in the preparation of planning applications.
106. It also provides analysis of the green corridors that separate Skegby from the rest of the Sutton built up area and assesses the impact of any further development in this area.
107. Finally, it provides design guidance on improvements to the public realm in Stanton Hill that will assist in its rejuvenation as a retail centre.
108. This analysis underpins the neighbourhood plan design policy and should be read in conjunction with it.

8. Status of Projects

109. One of the immediate benefits of preparing this Neighbourhood Plan is that the Forum has identified a series of projects directly related to the Plan policies which will play a key part in the implementation of this Plan. These tasks are important to the community and whilst they are not part of the Neighbourhood Plan they are listed in Appendix A.
110. Their implementation will be taken up by Forum members and partners of the Forum.
111. There will be significant development over the next 15 years. It is hoped that this will generate opportunities to lever in other investment including public funds. The identification of projects as part of the Neighbourhood Plan process also serves to show local people how the Forum proposes to focus any additional investment.

9. Community Vision

112. This vision has been prepared and endorsed by the community and is based on workshops and consultation with the community in 2015. It is a shared vision that highlights what local people want Teversal, Stanton Hill and Skegby to be like.

Community Vision

In 20 years' time the TSS Plan area will be a prosperous and thriving community. It will value its rural heritage and high quality natural environment. It will provide people with employment, education and relaxation. It will be a regenerated place where everyone can fulfil their potential.

113. The Community Objectives break down the various land use themes in the vision. The Community Objectives are the basis upon which the Neighbourhood Plan policies have been prepared.

114. The objectives cover a range of economic, social and environmental issues that together will ensure that the Plan area can grow sustainably. The objectives reflect the key issues for the community in managing growth in the area. These are

- protecting environmental assets,
- mitigating the impact of existing and future traffic levels
- and ensuring development is well designed and sensitively sited.

Community Objective 1: To ensure that future housing growth meets the needs of the local community whilst minimising the impact on the natural and built environment.

Community Objective 2: To ensure that new housing developments integrate easily with the existing settlement pattern.

Community Objective 3: To ensure that new development sustains and where necessary enhances local facilities to ensure that the capacity of local facilities (doctors and schools) is sufficient to meet local needs.

Community Objective 4: To ensure that development proposals reflect local character, topography, landscape sensitivity and views, as detailed in the TSS Design Guide.

Community Objective 5: To seek solutions to the problems of congestion and road safety in the Plan area and to ensure that these problems are not made worse by future housing growth.

Community Objective 6: To encourage investment in and regeneration of Stanton Hill shopping centre.

Community Objective 7: To protect and maintain the trails, open spaces and access to the open countryside that make the TSS area so special.

Community Objective 8: To ensure that all the built heritage of the Plan area, but particularly the character of Teversal village, is protected.

Community Objective 9: To ensure the Forum is consulted early in the planning application process (at pre application stage) via the mechanisms outlined in this Neighbourhood Development Plan.

10. Consulting the Community: A Key Principle

115. This Plan is a reflection of the community's need to have greater involvement and influence in development proposals that come forward between 2016 and 2031. The importance of pre-application consultation is endorsed in paragraph 188 of the National Planning Policy Framework.
116. This community knows its area and wants to be involved constructively in ensuring new development is well designed. The key principle set out below is intended to encourage applicants who are submitting plans for new build or replacement buildings to talk to the Forum prior to a scheme being submitted for planning permission.
117. Encouraging consultation between the developer and the Forum at an early stage in the planning process will be of benefit to the applicant as issues can be discussed and resolved at an early stage in the process. This process should result in a scheme that is more acceptable to the community and is more likely to secure approval by ADC.
118. The Forum has the same status as a Parish Council in relation to planning applications and will necessarily be consulted on planning applications once submitted to ADC.¹⁴ This key principle seeks to get engagement with developers before the significant costs submitting an application have been incurred when it is hoped that there will be more opportunity to influence proposals.
119. It is acknowledged that pre-application consultation is encouraged but is not a statutory requirement.
120. Due to the varied nature of the area and the resources of the Forum pre-application consultation is encouraged on major development¹⁵ in Stanton Hill and Skegby but for all applications in Teversal village due to its Conservation Area status.

¹⁴ Once The Neighbourhood Planning Act 2017, Section 2 'Notification of applications to neighbourhood planning bodies' comes into force.

¹⁵ Major development defined by the GPDO 1995 is 10 or more dwellings, sites 0.5 hectares or larger or buildings 1,000 sq. metres or bigger

121. The requirements necessary to constitute 'community consultation' as referred to in this key principle are also set out below.

Key Principle: Pre-application Community Consultation

- 1. Applicants submitting development proposals are encouraged to actively engage in consultation with the TSS Forum and the community as part of the design process at the pre-application stage.**
- 2. In consulting with the community, it will be considered best practice for the applicant to involve and engage with local people and other stake holders, and particularly the TSS Forum, in consultation about any proposals before detailed plans are prepared.**
- 3. The planning application should include a short document explaining how the proposals being submitted following this consultation have addressed the views of and any issues or concerns raised by local people and the TSS Forum.**

11.Sustainable Development

122. The Plan area is part of the emerging Local Plan area of Sutton in Ashfield and Kirkby in Ashfield where Area Policies form part of the Local Plan's Strategic Policies. The housing allocation proposed by the District Council will be required to meet the needs of this whole sub area. As Skegby and Stanton Hill are on the edge of Sutton and much of Sutton is built up, it is likely that sites around the edge of Skegby and Stanton Hill will be required to contribute towards meeting that housing need.
123. Wider District constraints relating to Green Belt designation around other settlements also make it more likely that development will be directed to the edge of Skegby and Stanton Hill.
124. Given the likelihood that there will be a substantial number of additional houses built across the Plan area to meet District requirements as part of the housing policy in the emerging Local Plan it is an important function of this Neighbourhood Plan to set out the planning criteria that must be met for any development to be acceptable.
125. The existing capacity of the doctors and schools was raised as a concern throughout the consultation process. Whilst it is for the education and health agencies to ensure that there is adequate provision a key part of sustainable development is ensuring that the social needs of a community are met.
126. Local people are also concerned about the volume of traffic on the roads, pedestrian safety and the limited public transport provision. Improving public transport could reduce car usage and improve road safety.

127. Given the significant growth expected in the Plan area over the next 15 years' developer contributions should be sought to improve public transport services and infrastructure.
128. Where the site is on the edge of the settlement, it is important that the layout of new development still maintains some visual connection from the existing settlements to the countryside although this will need to be balanced with good integration with the edge of the existing built settlement.
129. The withdrawn Local Plan 2013 acknowledged that there was a '*current public perception that Sutton ...has a poor standard of design and lacks local identity.*'¹⁶
130. One of the drivers to do this Plan was the local concern that more development might diminish the quality of the area. The policies in this Plan set out a framework that will improve the quality of new development both in the design and in the way development should connect to the existing settlements.
131. The analysis in sections 5 and 6 revealed there is significant deprivation in Stanton Hill. It is notable that 25% of residents live in private rented housing in Stanton Hill. The SHMA identifies there is a need for affordable housing across Ashfield and it is anticipated that market housing will help to deliver the affordable housing that local people need.
132. The NPPF places a substantial emphasis on viability and the 2016 Act introduced the concept of Starter Homes as a new type of Affordable Housing.
133. The TSS Neighbourhood Plan will take a positive approach to development where this brings forward housing of a type and tenure¹⁷ to meet Objectively Assessed Need. This will ensure the TSS Plan area remains an attractive and vibrant place.¹⁸

NP 1: Sustainable Development

- 1. Development that leads to economic, social and environmental benefits is encouraged.**
- 2. Sustainable development in the Plan area will demonstrate high quality design.**
- 3. Where appropriate schemes will also demonstrate;**
 - a) housing development of a size, type and tenure to meet identified local need¹⁹;**

¹⁶ Para 13.9 Withdrawn 2013 Local Plan

¹⁷ tenure should be seen in the context of the widened definition of Affordable Housing to include starter homes and the evidence from ADC's Whole Plan Viability and Community Infrastructure Levy Viability Assessment July 2016.

¹⁸ Two intermediate pressure gas distribution pipelines fall within the Plan area 32840

Annesley/Glapwell/Mansfield and 32880 Sapa Saw Pit Lane – IP Pipeline. National Grid advises that none of the development sites proposed in the Local Plan and supported in this Neighbourhood Plan interact with these pipelines.

¹⁹ See questionnaire responses showing need for smaller homes, retirement homes and starter homes see also more details in policy 3

- b) improved access to the countryside and open spaces;
- c) respect for the existing landscape character;
- d) delivery of a range of social facilities to meet local need where necessary;
- e) a contribution towards the improvement of public transport services and infrastructure.

12. Design Principles for Residential Development

134. The TSS Design Guide (TSS DG) provides a detailed study of the Plan area looking particularly at design, materials used, movement and connections and how the built environment sits in the landscape. This document should be used by developers to help them design schemes that maintain and where possible enhance the qualities that make Stanton Hill, Skegby and Teversal distinctive.
135. Integrating new development with the existing settlements is a key principle of good design; it can reduce car usage by providing more direct access to facilities whilst improving social cohesion between existing and new residents. However, care must be taken to ensure that footpath connections do not create anti-social spaces that become unsafe spaces for residents. In parts of Skegby and Stanton Hill there is a history of antisocial behaviour with motorbikes being used on connecting alleyways creating no go areas for local residents. Routes that are poorly over looked, that run adjacent to the back fences of private gardens or that are unnecessarily indirect should be avoided.
136. Design solutions should be sought to ensure that good connectivity is established between new development and the existing settlement for pedestrians without creating routes and spaces that attract anti-social behaviour.
137. The TSS Design Guide provides an analysis of the existing character. New development should reflect the existing character, particularly the scale and massing of the surrounding settlement.
138. Consultation feedback throughout the Neighbourhood Plan process expressed concern that new development of 3 storey houses, which is not in keeping with the existing settlements, would only erode the character of the Plan area. 3 storey houses may also reduce privacy for existing residents if the height of new development creates overlooking onto existing properties. This would be most marked in new development adjoining single storey houses (Brand Lane for example).
139. The specifics of each settlement are set out below.

Skegby

140. Development in Skegby tends to line the main streets (Mansfield Rd, Forest Rd, and Dalestorth Rd) with gridded infill occurring between these main routes. Most of the area is a deformed grid pattern of streets, although some cul-de-sacs are also present. The grid uses set junctions, connected by straight or lightly segmented streets rather than by sinuous curves. The diagram below taken from the TSS Design Guide shows the strong building lines with very regular arrangements of buildings that define the street edges.
141. This grid like settlement pattern should be continued in new development to fully connect with the existing.



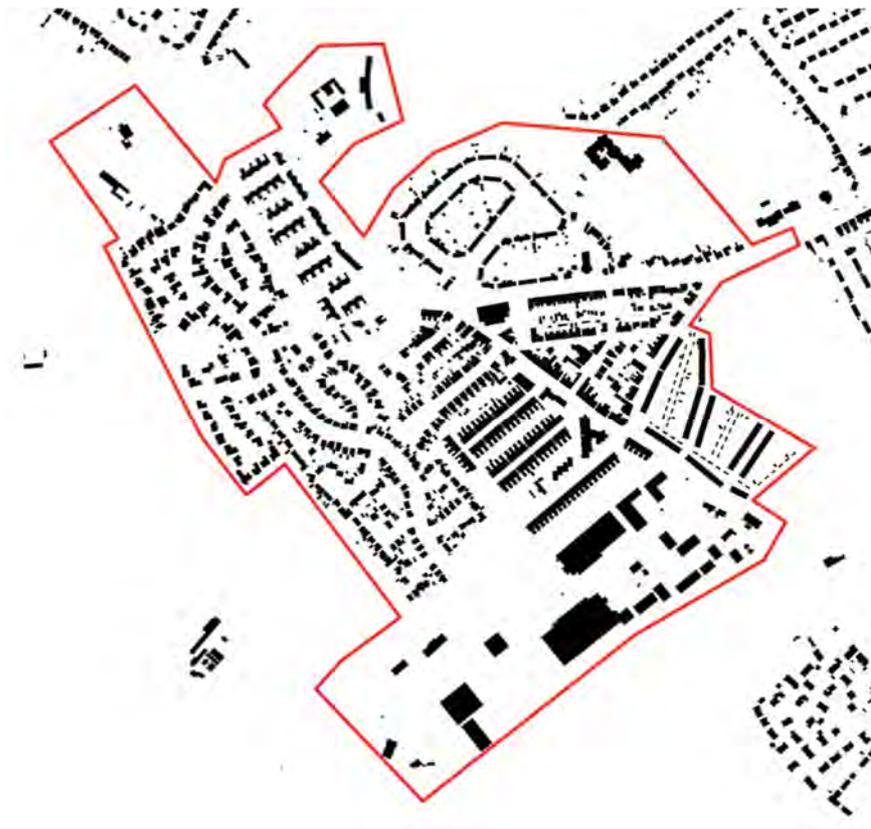
142. Long sight lines, straight street segments and no road markings are commonplace, and the length of the sight line is reflective of the role of the street in movement in and around the area, with longer sight lines on major routes and more truncated views for local access.
143. Most boundaries in the area are low walls, some with hedging behind. Some hedge boundaries also occur, but these are less frequent, and open frontages are less common still.
144. Materials tend to be clustered within the street segment, with similar treatments on buildings along the same street. Red brick, pantiles in red or brown clay, and concrete roof tiles are common. Cast stone window and door headers are also used frequently. Some of

the buildings have brick course banding and bond detailing that give them a feel of craftsmanship when viewed up close.

145. Although there are a range of building types and styles in Skegby, they tend to be of a similar period and exhibit commonalities such as the narrow range of materials, design detailing and the way similar buildings are clustered in groups.

Stanton Hill

146. Stanton Hill is a clearly nucleated settlement, with development forming around the major nodal point between Fackley Road, Wharf Road, and Stoneyford Road. The main streets in Stanton Hill are long and straight, with only minor deflections to their routes. They are narrow, and the buildings generally sit close to the back edge of the footpath, giving the spaces a sense of enclosure. Side and back streets are formed into a regular grid, with straight street segments interlinked at 90 degrees, with cross-road junctions commonplace.
147. Newer development along Fackley Way uses more sinuous street geometry, which is not characteristic of the wider area. Meden Bank uses straight streets, but these are not interconnected for vehicles, instead linking together via a segregated footpath system that provides a confused front-and back relationship.
148. This mixture of different street layouts is seen clearly in the figure below taken from the TSS Design Guide.



149. The TSS Design Guide identifies that *'Because many of the streets are straight and aligned to run 'with' the underlying topography, long views to the countryside beyond are common, so although enclosure within the street is high, the connection to open countryside helps avoid the area feeling overly 'closed in'.*
150. This is a positive aspect of how the settlement sits within the landscape and should be reflected in new development.
151. For the older parts of Stanton Hill, boundaries tend to be made up of either low walls with some coping and piers, or of buildings that are placed hard up against the back edge of the footpath. The newer areas have open frontages, with grass gardens to the street edge.
152. Rarely, hedges make up the street edge, but where they do they add greenery to the street scene, which is otherwise low in planting, giving the area a hard, urban feel. Some trees either in the street or within private plots are scattered through the area, and these do a great deal to soften the otherwise urban look and feel of the area.
153. The range of buildings in Stanton Hill is narrow. There is a high degree of repetition within parts of the settlement, with whole streets being comprised of a single handful of similar building types. This gives the place a regularised feel, helping to distinguish its various parts from one another and aiding way finding.

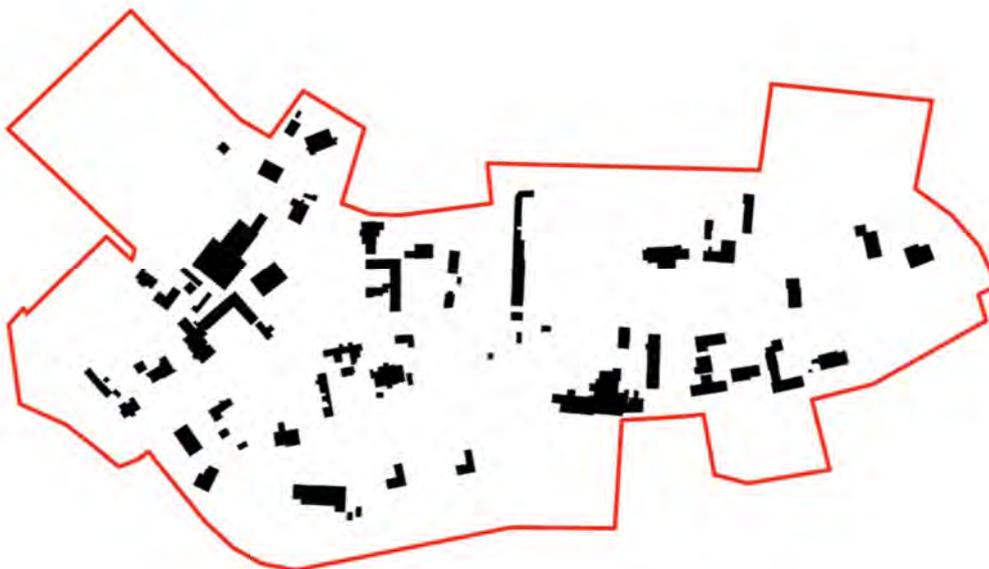
154. A narrow range of materials helps to unify the townscape of Stanton Hill. Most buildings are finished in red brick or a skim of painted render, although some newer development uses buff brick. Roofs are either red pantile or concrete interlocking tiles. Some stone headers and brick course detailing helps to add interest to buildings. Introducing new materials and styles weakens the overall character of Stanton Hill and should be avoided.

Teversal

155. Teversal is a loosely nucleated settlement, with development clustering around the main streets of Pleasley Road and Buttery Lane. Some backland development occurs to the south, with large properties occupying plots that back directly on to the Meden valley. From the street, the pattern of the settlement is not easy to discern, with most of the street edge defined not by buildings but by boundaries and trees.

156. Should new development occur here, then this loose knit approach, with an informal relationship between plots and streets should be adopted so as to ensure that the irregular and fragmented look and feel are maintained. As Teversal village is a Conservation Area and a lot of the buildings are listed, policy relating to development in Teversal is also addressed in section 15 'Protecting and Enhancing Heritage Assets.'

157. This fragmented and scattered layout is shown in the figure below taken from the TSS Design Guide.



Fackley

158. The four main streets that form Fackley - Silverhill Lane, Pleasley Road, Fackley Road, and Tibshelf Road - have quite different characters that help to make Fackley a transition point from the more urbanised areas to the south into the open countryside and hamlets to the north. The form of the settlement is therefore highly informed by the movement system, and although backland development has occurred in some places, most of the development sits on the main street network.
159. There are two groups of plot types; narrow plots, with burgage-type dimensions and a narrow range of widths and wide, square plots that present long edges to the street. The latter tend to be clustered, with most of the narrow plots found along Fackley Road and the larger plots more concentrated to the north as you move towards open countryside.
160. Fackley has boundaries that are generally green, often a formally clipped monoculture hedge or low wall with greenery behind. This helps to give the area a more rural feel.
161. The buildings in Fackley are varied, but tend to be relatively modern in terms of style, materials and detailing.
162. Red brick and render are the main materials, with some bay windows and hip roofs adding detail. Front-projecting gables on hip-and-valley roofs are also a key feature in the village, and these are not found commonly elsewhere in the Plan area.

Stanley

163. Stanley is a dispersed settlement, with most of the buildings sitting away from the main lines of movement within their own private yards, reflecting their agricultural origins. The hamlet is clustered around the junction between Shepherds Lane and Silverhill Lane, with short access lanes leading onto plots and farmland spaces. This arrangement sets it apart from other settlements in the area and gives it its own character.
164. Stanley is characterised by its narrow, rural lanes that have no footpaths or street lighting. These rural lanes lead towards Hardwick Hall and Stanley and the surrounding area is identified as significant to the setting of Hardwick Hall in the Atkins Study (see TSS NP web site).
165. Almost all boundaries are some form of rural hedge or hedgerow, with some three-bar paddock fencing also visible. This boundary tends to be close to the edge of the carriageway, giving a real sense of enclosure and intimacy to lanes that run through the village. A hard boundary has been introduced to the west of Shepherd Lane, although this is uncharacteristic of the rural approach in the rest of the settlement.

166. Whilst there is a high degree of variety in the buildings, the majority of properties are detached. The detached properties tend to be set to the centre or rear of their plots and they generally have small outbuildings associated with them. Unifying features are the hip and valley roofs, simple pallet of materials and relatively wide building faces. There are also 7 properties that are semi-detached.
167. The impression when in the street space is that of enclosure, despite the high degree of setback for the buildings. This is due to the hedge rows that line this space, which feature large trees and high greenery that closes down the space and makes for only glimpses of nearby hills and fields.

Building for Life 12

168. This Plan also encourages the use of Building for Life 12 (BfL 12) by developers in the preparation of their planning applications. BfL 12 is the industry standard endorsed by government for well-designed homes and neighbourhoods that local communities, local authorities and developers are encouraged to use to help create good places to live. It can be used at all stages in the design process to check that new development is meeting the standards required.
169. BfL 12 comprises 12 easy to understand questions that are intended to be used as a way of structuring discussion about proposed development. There are four questions in each of the three chapters:
- a) Integrating into the neighbourhood
 - b) Creating a place
 - c) Street and home
170. Based on a simple 'traffic light' system (red, amber and green) proposed new developments should aim to:
- a) Secure as many 'greens' as possible
 - b) Minimise the number of 'ambers' and;
 - c) Avoid 'reds'
171. The more 'greens' that are achieved, the better a development will be. A red light gives warning that a particular aspect of a proposed development needs to be reconsidered. 9 greens are considered the acceptable threshold for a well-designed scheme.
172. The TSS Design Guide considers the design of the three main settlements and the two hamlets of Fackley and Stanley. It provides a guide to the sort of considerations that need to be taken into account when planning future development. The document is Appendix C to this Plan.

Water

173. In the SWOT analysis, local people had concerns about water usage. Building regulations requires new homes to consume no more than 125 litres of water per person per day. Comments from Severn Trent Water on this Plan provided advice on how specifically designed water efficient fittings should be installed in all areas of the property. Severn Trent Water identified the following opportunities:
- Single flush siphon toilet cistern and flush volumes of 4 litres
 - Showers designed to operate efficiently and with a maximum flow rate of 8 litres per minute
 - Hand wash basin taps with low flow rates of 4 litres or less
 - Water butts for external use in properties with gardens.
174. Managing the impact of climate change is a key issue for the Local Plan for Ashfield and issues like surface water run-off will have an increasing impact on the Plan area. This neighbourhood plan supports the commitment to require Sustainable Drainage Systems (SuDS) for new development that is in the emerging Local Plan.
175. SuDS should use native non-invasive planting to reduce the effect on the quality and quantity of runoff from developments and provide amenity and biodiversity benefits.
176. The Local Plan will only allocate sites for more than 10 dwellings. Over the Plan period there will be small scale residential schemes of 1-10 dwellings. These are sometimes called windfall sites. NP 2 sets out the design requirement for any residential development within the Plan area. (In Teversal there will be additional Conservation Area requirements).

NP 2: Design Principles for Residential Development

- 1. Development should respect local character. The scale, height and massing of a proposal will be assessed to ensure that the development makes a positive contribution to local character and does not significantly harm the amenity of nearby residents.**
- 2. In Skegby development should;**
 - a) look to fully connect into the neighbourhood to ensure the continuation of the grid-like settlement pattern; and**
 - b) ensure that geometry and treatment of the streets reflects the role of the street (i.e. streets with longer sight lines are used on major routes with more truncated views for local access routes) to help establish a street hierarchy that reflects the local approach; and**
 - c) establish a strong delineation between public and private space; and**
 - d) avoid an overly complex distribution of building types, and should instead seek to create similarity at the building level, using local materials and detailing (red brick, pantile in red or brown clay, and concrete roof tiles and cast stone window and door headers).**

3. In Stanton Hill development should;
 - a) seek to use the classically arranged streets, regular grid and interconnected layouts that typify the settlement core; and
 - b) use a strong boundary treatment that allows for a clear separation of garden space from public streets; and
 - c) use a locally inspired pallet of materials to help support the look and feel of the area.
4. The rural location and heritage attributes of Teversal village means that development will be limited. Any development that is permitted should;
 - a) use sandstone, stone headers, sash windows, traditional chimney styles and red clay or grey natural slate roof tiles to reflect existing styles; and
 - b) establish a strong delineation between public and private space using low rubble stone walls or hedges; and
 - c) avoid overly infilling sites to maintain the irregular, and fragmented pattern of development.
5. The rural location and small scale of the existing hamlet of Fackley means development will be limited. Any development that is permitted should;
 - a) face the main street providing a strong frontage, rather than forming backland yards that have no relationship with the rest of the village; and
 - b) make provision for strong green boundaries with driveways reflecting the rural setting; and
 - c) cluster plot types and use them in a way that reinforces the transition from urban to rural; and
 - d) draw from local examples of design detailing such as front projecting gables on hip and valley roofs and bay windows to reinforce local distinctiveness.
6. In the hamlet of Stanley development will be limited and is encouraged to;
 - a) provide large irregular plots to continue the dispersed and fragmented approach; and
 - b) make provision for strong green boundaries with driveways reflecting the rural setting; and
 - c) follow the local building style so that the area continues to reflect its agricultural heritage; and
 - d) use a narrow range of materials (render, red brick, stone returns and red clay or grey natural slate roof tiles) to reflect the local style.
7. Development across the Plan area will be encouraged to demonstrate;
 - a) layout that maximises opportunities to integrate development into the existing settlements by creating new connections and improving existing ones where this allows for safe, easy, direct movement for people of all ages to and from local services and facilities; and
 - b) layout that maximizes opportunities to maintain some visual openness to the countryside; and

- c) streets which encourage low vehicle speeds and which can function as safe social spaces.
- 8. The use of industry standards for good design (Building for Life 12 or the most recent national standards) in both developing design concepts and in testing the final design proposal for quality will be encouraged for all residential development.
- 9. 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.

13. Housing Type

177. The TSS Forum commissioned its own Housing Needs Assessment which considered both the amount and type of housing. As the Forum is not seeking to allocate sites, the amount of housing is not a matter for this Plan. However, the assessment of housing need with respect to both type and tenure substantiated the 2015 SHMA evidence in terms of the type of housing required and reflected local consultation findings.
178. In addition, a 2009 Study on the Strategic Approach to Older People's Housing in Ashfield has also provided some additional useful contextual information (see report on ADC's web site). Although it is noted that this was produced prior to the last census and does not form part of the Council's Local Plan evidence base.
179. Where housing is suitable for older people it will be important to assess the location of the proposed site in relation to local amenities and public transport. 400 metres is considered a 5-minute walk, 800 metres is a 10-minute walk.
180. The key points from the SHMA 2015 and the Strategic Approach to Older People's Housing 2009 are:

a) Housing for younger people

The HNA noted that there were very few flats in the Plan area compared to local and national averages. However, ADC advise that developers are reluctant to build flats in the district as there is limited demand for them.²⁰

In the consultation, local people were concerned to ensure that younger people could access affordable housing if necessary. (See more on affordable housing below.)

However, terraced houses in the Plan area can be purchased relatively cheaply (£50,000) but they are avoided by first time buyers and investors as the cost of bringing them up to a high standard is high. (Source local estate agent quoted in HNA).

²⁰ see ADCs Reg 14 response to the pre-submission neighbourhood plan consultation.

b) Housing for older people

The Plan area already has a higher proportion of people over 65 than the District average and the SHMA noted that the number of people over 65 would increase by 53% up to 2031²¹. There is an identified need for new development to provide houses for older people over the life time of the Plan. There is a shortage of mid-price bungalows with very little turnover of bungalow stock.

The HNA also identified a need for a range of specialist housing for those aged over 75. However, this type of housing needs to be near a range of amenities and it was considered that the majority of this sort of housing would be better located nearer the centre of Sutton.

c) Family housing

The majority of houses should be 2 or 3 bedroom dwellings. This is in keeping with the existing housing stock and this size provides flexibility to accommodate both the needs of a growing family and is suitable for people looking to downsize.

Census data indicates that families have decreased in number between 2001 and 2011²² and that there was a much bigger increase in single family households over 65. This could also be an indication of a lack of suitable smaller dwellings for downsizing which in turn prevents families moving into the area.

d) Affordable Housing

District policy, reflected in the Ashfield Local Plan Review 2002, requires that in the Plan area 10% of all market housing on schemes of 15 units or more should to be affordable.²³ Whilst feedback from the consultation expressed concern about the availability of affordable housing, particularly for younger people, the HNA analysis draws the conclusion that District policy will deliver the amount of affordable housing required across all types and tenures based on the amount of development proposed over the Plan period.

²¹ See SHMA para 9.11 table 71

²² see table 15 of the AECOM HNA

²³ affordable housing is defined in the Annex 2 of the NPPF as Social rented, affordable rented and intermediate housing. The definition was expanded in 2016 to include Starter Homes specifically for first time buyers aged between 23 and 40 and will be sold at 80% of open market value capped at £250,000. Affordable housing is provided to eligible households whose needs are not met by the market.

NP 3: Housing Type

- 1. Development proposals for housing schemes are required to deliver a housing mix that reflects the local identified need. This should include smaller market dwellings to suit older people (for example bungalows) and for homes for first time buyers.**
- 2. The provision of smaller market dwellings (two bedrooms) especially those suitable for older people, will be particularly encouraged on sites that are 5 to 10 minutes' walk from the Local Centre at Stanton Hill.**

14. Protecting the Landscape Character

181. Section 4 'Environmental Context' has described the environmental quality of the Plan area. Skegby and Stanton Hill are separated from the urban edge of Sutton built up area by a green gap that is part of the strategic corridor G1-23.

182. The TSS Design Guide looks at the green corridors in the Plan area and demonstrates the important function they perform.

*'The green corridors that separate Stanton Hill from both Teversal to the north and Skegby to south are integral to the character of the wider area, serving to both bring the countryside into the more urbanised areas and as important wildlife corridors that connect habitats and spaces in the wider area. They also help to keep the settlements in the Plan area distinct, allowing each to have its own sense of place and providing easily accessible amenity space for residents and visitors.'*²⁴

Map 9 shows the two green corridors identified by the community as highly valued.

²⁴ TSS Design Guide Appendix C

Map 9

183. Maps 10 and 11 shows the green corridor between Stanton Hill and Skegby (the orange arrow in map 9) in more detail. Map 10 shows the area where this gap is narrowest in the north east and Map 11 shows where the gap is narrowest in the south west. Development proposals should be managed carefully to avoid coalescence of the two settlements. This would erode the landscape character of both settlements.
184. Map 12 shows three areas where this green corridor is likely to be narrowed over this Plan period, emphasising the importance of resisting future development that will encroach further on this important open space.

Map 10



Map 11



Map 12



185. Maps 13, 14 and 15 show in more detail the green corridor between Teversal and Stanton Hill (the area covered by the yellow arrow in map 9)

Map 13



186. Map 14 shows one part of this green corridor that is particularly sensitive. The tree belt to the rear of Barker Avenue helps to screen the urbanised area of Stanton Hill from the rural spaces beyond. It is visually prominent space and should development occur it would be highly visible eroding the landscape character of the valley.

Map 14



187. Map 15 shows the area around Fackley Road where the Teversal Trails intersect. Pockets of development along Fackley Road (Carnarvon Street, etc.) have begun to encroach into the valley and the trail centre and cricket club, whilst mainly green space, add buildings and hard standing. Further development in this area would need to maintain the sense of openness and not erode the rural nature of the trails.

Map 15

188. Beyond the northern boundary of Skegby and Stanton Hill is open countryside with Silverhill Country Park (and the highest point in Nottinghamshire) in the distance. Teversal is nestled on a ridge and is surrounded by the green fingers of the Teversal -Pleasley trails that extend across the Plan area and out to the north east
189. The area north beyond Teversal village is undulating open countryside criss-crossed by single track lanes and occasional hamlets. At the most northerly point of the Plan area are the historic park and gardens and ancient woodland that is part of Hardwick Hall.
190. The Hardwick Setting Study 2016 (commissioned by the National Trust and done by Atkins) focuses on the setting of Hardwick and the interventions that may impact on the significance of heritage assets. It does not make an assessment of the sensitivity of landscape character, per se, but considers the landscape as part of the setting around the Hall and Gardens. Area B Stanley and Silverhill and Area C Sutton Plateau are within the Neighbourhood Plan area. The report notes that Area B *'forms a key part of views southwards from Hardwick... this area is therefore sensitive to change in terms of affecting the setting of Hardwick'* and Area C *'provides an important rural buffer between Hardwick and the urban area of Sutton in Ashfield'*.²⁵
191. In addition, Teversal village has heritage significance and the Conservation Area boundary around the village was extended in 2012 to include part of the wider setting.
192. The adopted Conservation Area Appraisal 2012 notes that *'In terms of its setting, the landscape surrounding the conservation area plays a significant role in the character of*

²⁵ The Hardwick Setting Study is on the neighborhood plan web site see page 22 and 23 for fuller descriptions of areas B and C.

Teversal. The village is surrounded by an undulating, agricultural landscape which is practically unblemished due to the lack of man-made vertical structures. This helps to emphasise the old English rural character of Teversal.'

193. The landscape around Teversal village relating to the Conservation Area is covered specifically in section 15 below.
194. The TSS Design Guide provides a detailed analysis of both the character of the existing settlements and how they relate to their landscape. The settlement morphology, views and connections work together to shape the experience of being in the Plan area; this is an integral part of the character of the built environment.
195. There is limited opportunity for development within Stanton Hill and Skegby. The emerging Local Plan²⁶ indicates that some sites in the open countryside that adjoin the existing development boundary will be allocated.
196. Any development adjoining the existing settlement of Stanton Hill and Skegby should minimise the impact on this landscape character.
197. ADC has undertaken landscape character assessments for those SHLAA sites that were potentially suitable and deliverable and located outside the urban settlement boundaries. These studies are available on ADC's web site and provide additional detail on the landscape in relation to particular sites. Taken together and with the Green Infrastructure and Biodiversity Technical Paper 2013 and the TSS Design Guide, there is much detailed analysis of settlement character and how this impacts on the landscape around Stanton Hill and Skegby.
198. There are also the publicly accessible views valued by local people (in addition to those relating to Hardwick Hall and Teversal village). The view from Brand Lane to Silverhill Country Park is significant and the layout of any future development should ensure that views are still afforded from this urban edge to the Country Park.
199. NP 4 sets out a policy framework that requires developers to demonstrate they have taken into account and mitigated the impact of new development on the landscape character.

NP 4: Protecting the Landscape Character

- 1. Development proposals are required to demonstrate that;**
 - a) landscaping and boundary treatments reflect and where possible enhance existing landscape character; and**
 - b) connections with and to the surrounding countryside are maintained; and**

²⁶ See The Preferred Approach 2016 on ADCs web site

- c) the layout provides public views into and out of the development to identified landscape features.
2. The character and quality of the green corridors between Stanton Hill and Skegby and between Teversal and Stanton Hill (see Maps 10 to 15) are sensitive as they prevent coalescence between the settlements and provide opportunities for biodiversity. Development is required to maintain this sense of openness.
 3. Contributions will be sought for the improvement of Strategic Corridor G1-23²⁷ from developments in the vicinity of that Strategic Corridor in accordance with the tests as set out in the Community Infrastructure Levy Regulations 2010.

15. Protecting and Enhancing Heritage Assets

200. Whilst Teversal village has the largest concentration of heritage assets section 6 has identified 17 listed buildings and 32 non-designated but locally important heritage assets outside Teversal village.
201. The TSS Heritage Report provides a comprehensive assessment of all the heritage assets in the Plan area and identifies a further 11 locally significant buildings that should be considered by ADC as non-designated heritage assets. A project in this Plan is to submit these for local designation (and those 4 that have been nominated by ADC) where they meet ADC's criteria.
202. A map and a description of the non-designated heritage assets are in the TSS Heritage Report. Those identified by the Forum in 2016 can be found at Appendix B. A project in this plan is to work with ADC's Conservation Officer to secure these local listings. For an up to date list of those heritage assets that are listed please see <https://historicengland.org.uk/listing/the-list/>. For locally listed heritage assets please see Ashfield District Council's website.
203. The grounds of Skegby Hall have some historic significance locally and have varied biodiversity. The Forum supports ADC's proposals to improve Skegby Hall gardens and will work with ADC to ensure their implementation.
204. With sweeping views across to Hardwick Hall from the Plan area, the Hardwick Setting Study (see para 190) identifies particular vistas within the Plan area that should be protected to safeguard this setting.

²⁷ identified in Ashfield District Council's Green Infrastructure and Biodiversity Technical paper 2013 (or any replacement study)

Teversal Village

205. Teversal scored the lowest in ADC's Accessible Assessment Study²⁸. Due to its location, there is less opportunity to access services and facilities. It is also an area of restraint due to the need to protect the setting of the Conservation Area and the high-quality landscape character, particularly to the north.
206. Due to these constraints development in recent years has been on sites for farm and ancillary buildings and spaces. Remnants of Teversal's agricultural past are disappearing, for example the farm yard at Manor Farm has been redeveloped for a small residential development and other farm outbuildings have been converted into residential properties. The cumulative effect of this has been to erode the rural character of the Conservation Area.
207. Planning applications involving the loss of agricultural buildings and farmyards should be handled sensitively in terms of the design and layout of new development in order to retain as much of the original rural character as possible. Avoiding overtly suburban characteristics of detailing is also necessary.
208. The 2012 Conservation Area Appraisal and Management Plan provides a detailed analysis of the extended Conservation Area. The prevailing materials are sandstone and red brick with red pan-tiles. The Conservation Area Appraisal also identifies chimneys and high and low sandstone walls as important characteristics of the Conservation Area.
209. The key findings and recommendations in the TSS Design Guide provide advice to developers on how to produce schemes that contribute to the character of the area.
210. The importance of keeping the fragmented nature of the village (and avoiding overly infilling) the boundary treatment with public and private space clearly defined, and the use of Teversal specific design cues, design detailing and materials are key recommendations.
211. Teversal needs to remain a vibrant village and the Church and Manor Rooms are well used, providing a focal point for social gatherings. However, there is no off-street parking for either of these community buildings and cars park on the grass verges which damages them and sometimes blocks the road through the village all together.
212. This Plan supports the provision of a public car park for users of the Church and Manor Rooms where the location, design and materials do not harm the setting of the listed buildings or Conservation Area.

²⁸ See ADC's web site

NP 5: Protecting and Enhancing Heritage Assets

- 1. Gardens and open spaces form part of the special interest of Teversal Conservation Area. Development will only be permitted on gardens and open spaces between buildings within Teversal Conservation Area where development shall not harm the character and appearance of the Conservation Area.**
- 2. Development adjacent and within the setting of Teversal Conservation Area should not cause substantial harm to the character and appearance of the area and/or the setting of the Listed Buildings unless there are exceptional circumstances as outlined in the National Planning Policy Framework. New development within the Conservation Area and/or its setting should reflect the historic character of the village in terms of site layout, scale and boundary treatments.**
- 3. The provision of a public car park in Teversal in the vicinity of the Church and Manor Rooms is supported where;**
 - a) any harm caused by the proposed development to the setting of the Conservation Area or Listed Buildings would be less than substantial and would be outweighed by a wider public benefit; and**
 - b) the surfacing and boundary treatment is in keeping with the Teversal Conservation Area Appraisal guidelines.**
- 4. The effect of a proposal on the significance of non-designated heritage assets, including their setting, will be taken into consideration when determining planning applications. Applications that are considered to be harmful to the significance of a non-designated heritage asset, including full demolition, will require a clear and convincing justification. Proposals should minimise the conflict between the heritage asset's conservation and any aspect of the proposal.**
- 5. Development should conserve and enhance the setting of Hardwick Hall and its Registered Historic Park and Garden, responding positively to the rural and historic character of the setting. No harm or loss should be allowed to key views of and from Hardwick that contribute to the significance of the heritage asset.**
- 6. Proposals to maintain or improve Skegby Hall Gardens will be supported where the scheme has special regard to the desirability of preserving the asset and its setting and any features of special architectural or historic interest.**

16. Improving Access to the Countryside

213. Improving access to the countryside is a key objective in this Plan; the benefits of 'incidental exercise' to health and well-being for all age groups are well evidenced.

214. The NPPF requires planning policy to seek to promote healthy communities. The Nottinghamshire Joint Strategic Needs Assessment (JSNA) provides a picture of the current and future health needs of the local population and states the importance that the natural and built environment has on health.²⁹
215. The ‘Spatial Planning for Health and Wellbeing of Nottinghamshire’ document approved by the Nottinghamshire Health and Wellbeing Board in May 2016 confirms that local planning policies play a vital role in ensuring the health and wellbeing of the population and how planning matters impact on health and wellbeing locally. In addition, a health checklist is included to be used when developing local plans and assessing planning applications.³⁰
216. The Forum and local people are equally aware of the improved quality-of-life and health benefits that come from being able to access local services and facilities and/or go on walks into the countryside without needing to use the car.
217. Earlier sections of this Plan have outlined the landscape character of the Plan area. 92% of respondents to the questionnaire liked living in the Plan area because of the access to the countryside along the Teversal Trails and to both county parks within and in the vicinity of the Plan area.
218. Maps 4 and 5 show the main non-vehicular routes through the Plan area.
219. The layout of development can improve these connections by creating or extending access to the countryside and this is reflected in earlier policies in this Plan. Funding from S106 contributions (and CIL where applicable) from development can also be used, in part, to fund such initiatives. There are also key places of interest just outside the Plan area in Derbyshire like Hardwick Hall, Pleasley Pit Country Park and Pleasley Vale and the network of walking and cycling routes to the west.
220. The area covered by the Plan area forms a key part of a cycling/walking multi-user network; the Teversal Trail is part of the Phoenix Greenways³¹ (which includes the Silverhill Trail, Five Pits Trail, Skegby Trail, the Link Track and the Brierley Branch) and connects to the Archaeological Way.³²
221. Officers at Derbyshire County Council are working with officers from the North Derbyshire and North Nottinghamshire Visitor Economy Consortium, to secure funding to develop a ‘Destination Plan’ for the area between Chesterfield, Worksop and the north of

²⁹ see <http://jsna.nottinghamcity.gov.uk/insight/StrategicFramework/NottinghamshireJSNA.aspx>.

³⁰ see <http://www.nottinghamshire.gov.uk/caring/yourhealth/developinghealthservices/healthandwellbeing/board/strategy/>

³¹ http://www.derbyshire.gov.uk/leisure/countryside/access/greenways/phoenix_greenways/

³² <https://www.derbyshire.gov.uk/leisure/countryside/access/greenways/archaeologicalway/default.asp>

Nottingham. The project is called 'Visit, Sleep, Cycle, Repeat.' and is centred around the promotion of the area as a destination for cyclists.

222. The TSS Forum wants to encourage increased walking and cycling in the area recognising the economic benefits of attracting people to the area as well as the social and health benefits for local people.
223. The Forum will work with Nottinghamshire County Council, Derbyshire County Council and Ashfield District Council to improve and extend the routes identified in Map 4 and 5 to encourage the continuation of these routes outside the Neighbourhood Plan area to key places of interest.

NP 6: Improving Access to the Countryside

- 1. Development which is directly related to improving or extending the non-vehicular routes will be supported where the proposals:**
 - a) do not detract from the landscape character or ecological value as defined in the most recent Landscape Character Assessment Study; and**
 - b) are for the purpose of improving non-vehicular routes; and**
 - c) would not harm local habitats.**
- 2. Proposals that extend the multi user routes as part of the Visit, Sleep, Cycle Repeat initiative will be encouraged.**
- 3. Proposals for housing development will be expected to demonstrate how they protect and enhance existing public rights of way affected by those developments 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.**

17.Strengthening the Retail Centre in Stanton Hill

224. Within the Neighbourhood Plan Area, the only designated Local Centre (District policy) is at Stanton Hill. Skegby evolved as a residential area and does not have a retail or commercial core. However, since the closure of Sutton Colliery in 1989 the shopping area has fallen into a steep decline.
225. The TSS Design Guide sums up the key constraints in the retail core. *'Traffic volumes are reasonably high, and the narrowness of the space makes passing traffic a potential impediment to socialising within the street space. Narrow pavements limit the opportunities for sitting out, and the southern edge of the street is largely made up of blank walls or properties that do not interact well with the street.'*
226. Map 15 shows the extent of the Local Centre boundary, as defined by ADC and the number of retail units still in operation. Of the 46 units in the Local Centre only 19 are still

trading as retail units and a further 7 are take aways or cafes. 19 units have been converted to residential use.

Map 15: Stanton Hill Local Centre

Note: As at 10th July 2017 the former Co-operative Store is utilised as a boxing club falling within Class D2 of the Town and Country Planning (Use Classes) Order 1987, as amended.



227. There is a lack of confidence amongst landlords and shop keepers about the future viability of retail in Stanton Hill; there has been no take up of ADC's shop front grant scheme (which offers shop keepers and landlords a 50% grant to improve their shop fronts). Shop keepers advise that this is not considered a sufficient subsidy to risk the investment.
228. The relocation of the Co-op to a unit on the edge of the Local Centre facing onto Fackley Road (a through road that does not go through the main run of small shops) has further reduced the foot fall along the High Street.
229. The social and economic issues facing Stanton Hill have been identified in section 6³³.
230. The Forum acknowledges that the regeneration of Stanton Hill requires a coordinated response from a range of public sector agencies and substantial direct investment.
231. This is beyond the scope of this Plan. However, with the likelihood of a substantial number of houses in the vicinity of Stanton Hill, there will be an increase in the local population which will provide a potential pool of new customers.
232. The TSS Design Guide includes a SWOT Analysis and identifies incremental improvements that could be made to the public spaces and a possible traffic management proposal that would make the High Street one way. These proposals are based on the successful regeneration of local retail centres elsewhere.
233. Proposals need to create space along the high street for wider pavements, staggered parking bays with build-outs for tree planting, and a pedestrian-priority set of crossings. This would help moderate traffic speeds whilst making this space more appealing for users. Incidental on-street parking would enable the local retailers to attract passing trade allowing them to capitalise on the connectivity advantages the area enjoys.
234. Table 8 below is taken from the TSS Design Guide

³³ see particularly Table 6 and 7 page 29 and 30

Table 8

Strengths	Weaknesses
<ul style="list-style-type: none"> • Excellent local and area wide connectivity. • Southerly aspect to the main retail side of the street. • Bus services to the area. 	<ul style="list-style-type: none"> • Underinvestment in the buildings that line the street. • Single-sided. • Narrow space and footways. • High traffic volumes and speeds.
Opportunities	Threats
<ul style="list-style-type: none"> • Widen pavements and narrow the traffic lanes. • Provide more parking for stops at the shops. • Improve the public realm and signage to stores. 	<ul style="list-style-type: none"> • Funding for area-wide initiatives is hard to come by. • Store owners may not wish to collaborate. • People may seek to use other retail centres due to poor image.

235. It is incumbent upon ADC to find creative solutions and to seek funding sources (that should include S106 monies) to begin forward a programme of environmental enhancements. The ideas in the TSS Design Guide are intended as a starting point but will require further analysis.

NP 7: Strengthening the Retail Centre in Stanton Hill

- 1. Planning permission will be granted for development that;**
 - a) supports the vibrancy and vitality of Stanton Hill by diversifying and enhancing the range of local shops and related commercial services;**
 - b) improves public spaces**
- 2. Development proposals in the local centre to increase the provision of off street parking will be supported.**

18. Improving Digital Connectivity

236. Across the Plan area broadband speed varies considerably. In Skegby and Stanton Hill access to superfast broadband enables people to access the internet for business, social networking and to access services.

237. However, in the rural settlements particularly Teversal and Stanley broadband speeds are much slower and effectively limit the capacity of people to run businesses or access services over the internet from home.

238. Over the Plan period the need to access services and information via the web will only increase and with the advance of information technology will be the growing expectation that people can run their businesses from home.
239. The NPPF paragraph 42 supports the development of high speed broadband technology noting it plays a *'vital role in enhancing the provision of local community facilities and services'*. Providing infrastructure to enable people to work from home is a key part of promoting sustainable development as it reduces the need to travel by car to work which is a key objective of land use planning. It also enables people to access services (retail and community services).
240. The community supports efforts made by the Forum and others to ensure that local people are able to have the fastest broadband connection to support the economic and social well-being of residents wherever they live in the Plan area.

NP 8: Improving Digital Connectivity

- 1. Proposals that provide access to superfast broadband to serve properties and business developments across the whole of the Plan area will be supported.**
- 2. New development, where viable and practicable, should provide the necessary means for residents to access the superfast broadband network when it becomes available and, if possible, contribute to improvements in the service for existing residents and businesses.**

19. Getting Around

241. The only employment site in the Plan area is Brierley Park Industrial Estate. There is no additional proposed allocation in the emerging Local Plan. 4% of residents work from home. This means that currently, most of the 4,000 local people in employment have to travel to work. Given limited public transport, 79% (3190 people) travel by car to work.³⁴
242. AP 1 is aspirational because the issues relate to various parts of the road network and improving public transport; not all areas identified are directly related to new development. Nevertheless, transport policies *'have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives.'*³⁵
243. Road safety and limited public transport were both in the top three issues of concern expressed by residents in the household survey 2015.

³⁴ See scoping report p.33 and Census 2011

³⁵ NPPF para 29

244. The Neighbourhood Plan is required to set out policies in relation to the development and use of land. Whilst the policies in this Neighbourhood Plan can only require highway improvements or increased public transport as a consequence of development, AP 1 reflects the concern of local people and is based on local evidence. AP 1 identifies those areas that local people consider need improving as part of the growth of the Plan area.
245. Appendix A identifies opportunities for projects that might be funded as part of a wider programme by the District or Nottinghamshire County Council, or may form the basis of a bid for other funding sources (i.e. lottery) to improve road safety and make it easier for people to get around on public transport.

Congestion and Road Safety

246. Local people are very concerned that additional development will only put more strain on what is already a very congested road network. The consultation identified areas where congestion, lack of pedestrian crossings, speeding, lack of parking or inadequate street lighting made areas unsafe.
247. The B6014 runs from Skegby to Mansfield. Section 6 has shown that there is limited local employment and most people drive east either to Mansfield or Nottingham to work. The B6014 Mansfield Road is the main through route.
248. Section 18 has identified that Skegby does not have a local centre. However, there is a cluster of retail and commercial uses (2 hairdressers, a Post Office, garage and petrol, station and a Coop and bread shop) and a school, within a small area around Mansfield Road near the Coop.
249. Forum members have undertaken a traffic study to show the volume of traffic on three roads (including Mansfield Road) in this area. The survey identified the lack of sufficient off street car parking in this area and the prevalence of on street parking which creates more congestion (particularly at school drop off and pick up time). The survey results are available on the TSS web site.
250. Further consultation with Forum members confirmed these findings. Table 9 identifies the traffic hot spots in the Plan area.

Table 9

pedestrian crossing on Mansfield Road near the Skegby Coop	Kings Mill Road East and Beck Lane junction needs improvement - right turn lane onto Mansfield Road too short causes congestion
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the provision of parking bays on Mansfield Road extending east towards the Fox and Crown (where Mansfield Road meets Beck Lane) and west towards St Andrews Primary School.	Access onto Mansfield Road from Omberley Avenue near junction with Kingsmill Road East due to blind bend and on street parking causes queuing traffic at peak times.
improvements to the junction of Forest Road and Mansfield Road to accommodate high volumes of traffic to include a slip road for those turning left.	On street parking on Chancery Lane also hinders safe access to Mansfield Road
HGVs accessing M1 through Wild Hill, Fackley and Stanton Hill and along Shepherds Lane these routes reduce to single width in places with minimal sight lines and the presence of HGVs is a significant road safety hazard.	Poor road access to Brierley Park Industrial Estate
Parked vehicles, HGVs and narrow roads through Stanton Hill particularly Stonyford Road and Fackley Road create access difficulties through Stanton Hill and on New Lane	Traffic calming solution to improve pedestrian safety along Stonyford Road through Stanton Hill.
speeding on Medan Bank – due to road lay out creates road safety issues (although speeding signs have improved this to some extent)	lack of street lighting on Low Road at the junction with Back Lane and Dawgates Lane

251. A Transport Study to consider the impact of the scale of development proposed in the Local Plan will inform future planning policy and it is anticipated that some of the traffic issues identified may be resolved as part of new development. For example, any major development adjoining Beck Lane /Kingsmill Road East is likely to require improvements to the capacity of the B6014 junction.

252. However, the Forum will work with the Nottinghamshire County Council and ADC to secure highway design solutions for the all traffic hot spots identified in Table 9.

Public Transport

253. 20% of the population of the Plan area do not own a car. Whilst this is lower than the East Midlands average, the Plan area is not well served by public transport given that the vast majority of local people work outside the Plan area.

254. The inadequate bus service to and from Brierley Industrial Estate also constrains the growth of these local businesses.

255. With an ageing population, public transport to enable people to shop, socialise and access health services will become increasingly important over the lifetime of the Plan.
256. Concern about the provision of public transport is why the Forum supports development that includes a contribution towards the improvement of public transport services and infrastructure (see NP1 (3)e).

AP 1: Road Safety and Public Transport

- 1. The TSS Forum will work with partners including Nottinghamshire County Council and Ashfield District Council to seek design solutions to improve road safety and increase parking provision in those areas identified in table 9.**
- 2. The TSS Forum will work with partners including Nottinghamshire County Council, Ashfield District Council and local bus operators to improve the frequency and routes of bus services to reduce car usage and to enable people to access local facilities.**

19. Implementation and Review

257. The policies in this Plan will be implemented by Ashfield District Council as part of their development management process. Where applicable the Forum and its partners will also be actively involved.
258. Whilst Ashfield District Council will be responsible for development management, the community and planning legislation requires development management decisions within the Plan area to be decided in accordance with the development plan (comprising the Ashfield Local Plan and the TSS Neighbourhood Plan) unless there are material considerations that indicate otherwise.³⁶
259. The use of section 106 agreements and planning conditions by the District and County Councils will be expected to assist in delivering the objectives of this Plan. In the future, a Community Infrastructure Levy may also meet infrastructure needs. For a Section 106 Agreement to be enforceable legislation requires that infrastructure must arise from the requirements of development. The NPPF requires this to also be seen in the context of viability.³⁷
260. The Forum and its partners will use this and other monies as leverage to secure funding from other programmes, for example the Lottery and other government initiatives

³⁶ Ref Section 70(2) of the TCPA 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004

³⁷ See ADC's Council's Whole Plan and Community Infrastructure Levy Viability Assessment July 2016

as they become available to deliver projects that have been identified through the preparation of this Plan. These projects are listed at Appendix A.

261. As the Neighbourhood Plan will become part of a hierarchy of planning documents the Forum will also look to District and Nottinghamshire County Council investment programmes where a policy and/or project can be shown to be delivering District and County objectives.
262. As part of the implementation of this Plan, the Forum and its partners will actively seek external funding (e.g. Lottery) to bring forward particular projects. However, given the inevitably opportunistic nature of external funding and the variable nature of the projects some may be delivered ahead of others because funding has been secured or it becomes possible to do them.
263. The impact of the Neighbourhood Plan policies on influencing the shape and direction of development across the Plan area will be monitored by the Forum. If it is apparent that any policy in this Plan has unintended consequences or is ineffective it will be reviewed. Any amendments to the Plan will only be made following consultation with Ashfield District Council, local residents of the TSS Plan area and other statutory stakeholders as required by legislation.

Appendix A: List of Projects

To support the Plan policies, the following projects will be implemented with the support of the Forum over the Plan period (where funding and partnership working allow).

1. Promote an environmental improvement programme to enhance public space in Stanton Hill Local Centre
2. Support ADC to improve Skegby Hall Registered Gardens
3. Work with ADC, NCC and local bus operators to improve and extend the local bus service
4. Work with ADC, NCC to seek solutions to the highway safety and parking issues identified in this Plan.
5. Seek local listing of those buildings identified by the Forum or that have been nominated by ADC but not yet listed.
6. Explore ways to secure Skegby Bottoms as public open space in recognition of its value to local people.
7. To work with DCC, NCC and ADC to improve the link between Teversal village and the Hardwick estate

Appendix B: Proposed Non Designated Assets

Skegby troughs	Old Road, Skegby	Skegby	Not yet nominated
Rifle Volunteer PH	Forest Road, Skegby	Skegby	Not yet nominated
White cottage adj Rifle Volunteer	Forest Road, Skegby	Skegby	Not yet nominated
Park House	Forest Road, Skegby	Skegby	Not yet nominated
Kelham Cottages	Mansfield Road, Skegby	Skegby	Not yet nominated
The Maypole PH	Dawgates Lane, Skegby	Skegby	Not yet nominated
Church Farm	Mansfield Road, Skegby	Skegby	Not yet nominated
Skegby GN station House	Buttery Lane, Skegby	Skegby	Not yet nominated
Orchard farm Cottages	Wild Hill, Teversal	Teversal	Not yet nominated
Miners statue, Silverhill Woods	Silverhill Woods, Teversal	Teversal	Not yet nominated
Hamlet of Stanley	Stanley, Teversal	Teversal	Not yet nominated

Appendix C: TSS Design Guide separate file due to size

Appendix D: Landscape Characters in the Plan Area

Landscape Character Summary³⁸

Policy Zone ML022: Sutton Plateau – gently rolling landform rising to a broad plateau with an open character. The area includes long wide views, Teversal village is in this policy zone and is characterised by a distinctive church and older buildings constructed of limestone and enclosed by tall stone wall. Teversal is not visually prominent as it is screened by trees. The northern edge includes parts of the Hardwick Hall Estate. This Policy Zone is identified as being good and the landscape strength as strong, the recommended action is therefore to conserve this landscape.

Policy Zone ML023: Skegby Upland Plateau – an area of farmland on land rising to a broad plateau, land falls sharply at the western edge where it adjoins the River Meden. Built development is limited restricted to a small group of dwellings and scattered farms. The northern fringes of Skegby adjoin the character area at the southern edge and have a localised urbanising influence. The landscape condition of this Policy Zone is identified as being good and the landscape strength as strong, the recommended action is therefore to conserve this landscape.

Policy Zone NC07: Stanley & Silverhill – strong undulating ground with prominent hills and ridges interspersed with steep narrow valleys. Distinctive woodland covered domed hill on a restored spoil heap at former Silverhill Colliery. The settlements of Stanley and Fackley are small and on lower ground between hills. The landscape condition of this Policy Zone is identified as being good and the landscape strength as moderate, the recommended action is therefore to conserve and enhance this landscape.

Policy Zone: NC08: River Meden Valley – gently sloping narrow valley landform; predominantly rural character but extends to urban fringes in the south. The raised linear feature of the railway embankment with scrub woodland is a feature through the area. B roads cross the character area at Skegby and Stanton Hill and have an urbanising effect; there are many narrow country lanes which are sunken in places and often enclosed by hedges. The landscape condition of this Policy Zone is identified as being moderate and the landscape strength as moderate, the recommended action is therefore to enhance this landscape.

³⁸ Taken from 2009 Landscape Character Assessment Study