



Ashfield District Council

Local Plan Preferred Approach

January 2016

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ASHFIELD DISTRICT COUNCIL

Local Plan 2017 – 2032

Preferred Approach Document

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“The Local Plan replaces policies previously contained in the Ashfield Local Plan Review (2002) considers land use needs for specific uses and identifies sites for development or protection for the period to 2032”

Chapter 1

Introduction

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Ashfield District Local Plan

- 1.1 All future development in Ashfield will be guided by the plans and policies included in this Ashfield Local Plan which has been prepared according to the requirements of planning legislation and an extensive process of evidence gathering and consultation.
- 1.2 The Local Plan replaces policies previously contained in the Ashfield Local Plan Review (2002), considers land use needs for specific uses and identifies sites for development or protection for the period up to 2032. It provides the basis upon which planning applications are determined, outlining the main criteria that the Council will employ in assessing planning proposals within the District of Ashfield.
- 1.3 The Local Plan fulfils the requirements of the Planning and Compulsory Purchase Act and the accompanying Town and Country Planning (Local Planning) (England) Regulations 2012 in preparing a Development Plan Document for the District and has followed the guidance set out in the National Planning Policy Framework and Planning Practice Guidance.
- 1.4 Waste Development Plan Document has been adopted by Nottinghamshire County Council and a new Minerals Plan is being developed by them. As such, these issues do not form part of the Ashfield Local Plan. Any development proposals related to waste or minerals will be assessed by the County Council as the Waste and Minerals Authority.
- 1.5 As the Council's key planning document, the Local Plan performs the following functions:
 - defining the Spatial Vision for Ashfield to 2032;
 - setting out Strategic Objectives to achieve the Vision;
 - setting out key strategic policies, both District and Area Based (split into Hucknall, Kirkby-in-Ashfield and Sutton-in-Ashfield and the Rurals of Selston, Jacksdale, Bagthorpe and Underwood);
 - indicating the numbers and locations of new homes to be built over the plan period to help support economic growth; and
 - providing policies which will guide the determination of planning applications.

Preferred Approach - How we got here & next steps

- 1.6 In December 2013 the Council submitted its Local Plan to the Secretary of State for examination. Following an initial assessment of the Plan by the appointed Planning Inspector, and subsequent dialogue with the Council, the Council chose to withdraw the plan from examination in July 2014.
- 1.7 In order to effectively respond to the concerns and queries raised by the Inspector, the Council has stepped back to the Preferred Approach stage of the plan creation process in order to refresh key elements of its evidence base and revise the draft Plan accordingly.

1.8 This Preferred Approach Local Plan is the outcome of this process. It has utilised the refined, objective evidence base to create what the Council believes is the most sustainable and deliverable means of achieving the Local Plan Vision.

1.9 As outlined below, the Local Plan has gone through a number of stages in its preparation, initially as part of the Local Development Framework process, and latterly according to the Town and Country Planning Regulations 2012:

(Regulation 18)

- preparation of Evidence Base (started Jan 2007 and continuing)
- preparation of Core Strategy Issues and Options (up to June 2009)
- consultation on Core Strategy Issues and Options (June/July 2009);
- preparation of Spatial Growth Options (up to October 2009);
- consultation on Spatial Growth Options (October/November 2009);
- preparation of Core Strategy Preferred Option (up to March 2010);
- consultation on Core Strategy Preferred Option (March/April 2010);
- preparation of Local Plan Preferred Approach (up to September 2012);
- consultation on Local Plan Preferred Approach (September/November 2012);
- preparation of Local Plan Publication (July 2013); and
- preparation of Submission Local Plan (up to December 2013).
- withdrawal of the Submission Local Plan (July 2014)
- **preparation of Preferred Approach Local Plan (up to December 2015)**
- **consultation on Preferred Approach Local Plan (January/ February 2016)**

1.10 As highlighted, the Preferred Approach Local Plan has been prepared for a 6 week period of public consultation during January and February 2016, in accordance with the adopted Statement of Community Involvement (SCI). Following the consultation period, the Local Plan will progress through its plan creation stages as follows, with anticipated dates:

(Regulation 19/20)

- Consultation on Local Plan Publication (May/June 2016)

(Regulation 22)

- Submission of Local Plan to the Secretary of State (August/September 2016)

(Regulation 24)

- Examination in Public of Local Plan (November 2016)

(Regulation 26)

- Adoption of Local Plan by the Council (February 2017).

1.11 Following this Preferred Approach consultation, the Council will assess representations received and where appropriate amended the Local Plan documents. This process will lead to the creation of a Publication draft Local Plan which will received a further period of public consultation. Following this the Council will compile responses and send them together with the Local Plan and its supporting documents to the Secretary of State. A Planning Inspector will then be appointed to assess the Local Plan through an examination in public. If this examination find the Local Plan to be 'sound', then the Council is able to adopt it.

Evidence base and supporting documents

1.12 The Local Plan is informed by a robust, objective and up-to-date evidence base, which provides relevant detail and information on a range of issues to help support the creation of a sustainable, 'sound' local plan for the District.

1.13 Work on the evidence base is ongoing and will continue up to the Submission Local Plan and beyond adoption, to ensure the Council understands the changing context and needs of the District to inform and update planning documents accordingly.

1.14 Key evidence base studies undertaken include following:

- Infrastructure Delivery Plan (to be updated for Submission)
- Transport Study(to be updated for Submission)
- Strategic Housing Land Availability Assessments (SHLAA)
- Strategic Housing Market Assessments (SHMA)
- Whole Plan Viability Assessment (to be updated for Submission)
- Gypsy and Traveller Accommodation Needs Assessment
- Employment Land Forecasting Study
- Retail Study (to be updated for Submission)
- Strategic Flood Risk Assessment and Watercycle Assessments
- Sustainable Energy & Wind studies (small scale wind study to be carried out for Submission)
- Landscape Character Assessments
- Green Belt Review
- Green Infrastructure and Open Space studies.

1.15 The evidence base broadly falls under 2 categories. The first category focuses on understanding the objectively assessed needs of the District. This relates to housing, gypsy and travellers, employment, retail, leisure and green space requirements. The second category helps the Council understand how and where this need could be met and any subsequent issues and considerations related to meeting those needs. This second category includes studies such as the Landscape Character Assessment, Green Belt Review, Transport Study,

Flood Risk Assessment, and Infrastructure Delivery Plan. These enable the Council to understand the potential suitability of a site for development and any mitigation needed as a result of development. Equally, they also inform where future development may not be acceptable.

Supporting Documents

1.16 In addition to its evidence base, the Local Plan also requires a number of supporting technical assessments as follows:

- Sustainability Appraisal
- Habitat Regulations Assessment (to refresh for Submission Plan)
- Health Impact Assessment
- Equalities Impact Assessment
- Duty to Cooperate requirements
- Statement of Consultation

Sustainability Appraisal

1.17 A Sustainability Appraisal (SA) is an integral part of the plan making process and the Council will undertake an SA for each iteration of the draft Local Plan. The SA is framed around 17 criteria covering the different elements of sustainability (economic, social and environmental). It is used to guide the Plan and ensure it successfully balances the economic, social and environmental considerations of its chosen content and policy direction.

1.18 In developing the Plan's content and policy direction the Council has considered a number of options that have not been taken forward into the Preferred Approach document. Nevertheless, all these options have been assessed by the Sustainability Appraisal which accompanies this Preferred Approach document.

Habitat Regulations Assessment

1.19 A Habitats Regulation Assessment (HRA) has been carried out as part of the Local Plan process to provide an assessment of the potential effects of the plan on European Union designated sites and identify whether proposals in the Local Plan have a negative impact on the integrity of any existing or potential sites (Special Protection Areas and Special Areas of Conservation). There are two EU designated sites within 15 kilometres of the District boundary:

- The Birklands and Bilhaugh Special Area of Conservation located within Sherwood Forest, as part of Newark and Sherwood District Council's administrative boundary
- The South Pennine Moors Special Area of Conservation and Special Protection Area located in the counties of Cheshire, Derbyshire, Lancashire, Staffordshire and Yorkshire.

1.20 In addition to the two designated sites, there is an additional site within the Sherwood Forest Area, important for breeding woodlarks and nightjar, which is

not currently designated as a protected site, but which has the potential for future classification. Consequently the authority has decided to take a risk-based approach as advocated by Natural England and undertaken a robust assessment of all sites in order to future proof the Plan.

Health Impact Assessment

- 1.21 As an important element of the Local Plan's Vision, the Health Impact Assessment of the Local Plan will be prepared for the Publication Local Plan to help ensure the Plan acknowledges the potential health impacts resulting from its implementation and identified any mitigation which may be required to lesson this. In seeking to realise the Local Plan's Vision, the Council has tried to ensure Health is successfully imbedded. The assessment will also highlight how different environments can affect people's health and mental well-being directly or indirectly; and highlighted that any negative health impacts of the Local Plan could be mitigated. Improved access to open spaces and green infrastructure links will encourage people to use the outdoor areas of their home and work.
- 1.22 Local Plan policies include a number of issues that will benefit health and wellbeing such as improved access to community amenities, heritage and cultural facilities. New facilities, will seek to remove health inequalities within the District, by allowing all members of the community to access health services more easily.

Equalities Impact Assessment

- 1.23 The Local Plan is also subject to an Equalities Impact Assessment to ensure that it meets the needs of all members of the community. Undertaking Equality Impact Assessments allows the Council to identify any potential discrimination caused by its policies or the way in which it works and take steps to make sure that it is removed. Equality Impact Assessments also allow for the identification of opportunities to promote equality.

Working together – Duty to Co-operate

- 1.24 The 2012 Regulations for Local Plans strengthen the requirements for local authorities to cooperate (known as the Duty to Cooperate) on strategic issues. Ashfield Council and its neighbouring authorities have long, well established working relationships that have lead to effective collective working that has benefited all our communities.
- 1.25 The geographical location of Hucknall within the District has led to close working closely relationship with Nottingham City and the Greater Nottingham Authorities of Broxtowe, Erewash, Gedling, Nottingham City and Rushcliffe. Whilst Hucknall has close economic ties to the rest of Ashfield, it also has a connection to the City Core, with a large percentage of residents working within the City. As such the town is considered to fall within the Greater Nottingham Area, which has enabled the town secure its tram connection to the Nottingham and will continue to enhance potential funding opportunities through Greater Nottingham (see Figure 1 below).

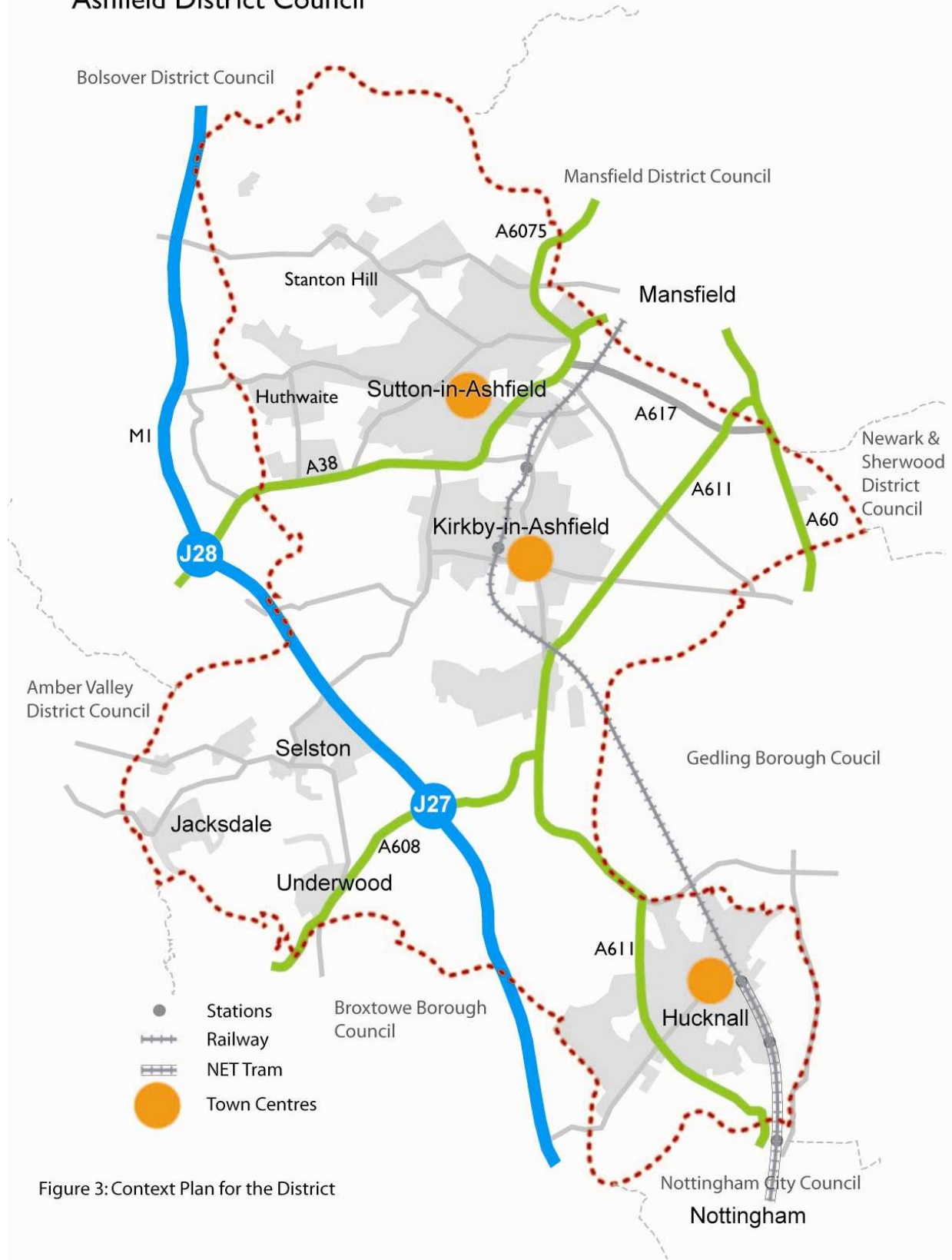
Links with Sustainable Community Strategies

- 1.30 Sustainable Community Strategies are key long-term strategy documents prepared by partnerships of local authorities with local institutions and agencies for improving the quality of life and services in a local area. The purpose of a Sustainable Community Strategy is to set the overall strategic direction and long-term vision for the economic, social and environmental wellbeing of a local area, typically ten to twenty years, in a way that contributes to sustainable development in the UK.
- 1.31 Nottinghamshire County Council's Sustainable Community Strategy (2010 – 2020) outlines six priorities for Nottinghamshire:
- a greener Nottinghamshire
 - a safer Nottinghamshire
 - a place where Nottinghamshire's children achieve their full potential
 - health and well-being for all
 - a more prosperous Nottinghamshire
 - making Nottinghamshire's communities stronger.
- 1.32 The Ashfield Sustainable Community Strategy (2010 – 2026) was developed and agreed by the Local Strategic Partnership (Ashfield Partnership) taking into account the priorities identified in the Nottinghamshire Strategy. The Ashfield Partnership consisted of many key local stakeholders and service providers who have a responsibility to progress the quality of life at a local level, including health and police representatives for example. The Ashfield Partnership was disbanded in 2011 but the Strategy still remains valid and current.
- 1.33 The vision set out in the Ashfield Strategy states: "By 2026, Ashfield will be dynamic, sustainable, healthy, safe and inclusive – a place we can be proud of." The key themes identified to achieve this vision are:
- Ashfield's children achieving their full potential
 - a greener Ashfield
 - a more prosperous Ashfield
 - a safer Ashfield
 - healthy Ashfield
 - stronger communities in Ashfield.
- 1.34 The visions, priorities and themes of both the Ashfield District Council and Nottinghamshire County Council Sustainable Community Strategies have been taken into account in this Local Plan.
- 1.35 The Local Plan vision, strategic objectives and policies seek to deliver the themes, vision and objectives of the Sustainable Community Strategies.

Monitoring the Local Plan will be fundamental to assessing its effectiveness in delivering the vision and objectives. A Monitoring Framework will be set up and detailed within the Publication Local Plan, once the policies have been assessed and revised following the Preferred Approach period of consultation.

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Ashfield District Council



“Ashfield has a history of industrialised wealth as a result of coal mining and textile industries. Both declined in the 1980s, creating high unemployment and widespread deprivation throughout the District, and although manufacturing employment has fallen over time, it remains one of the largest employers by sector”

Chapter 2

A portrait of Ashfield

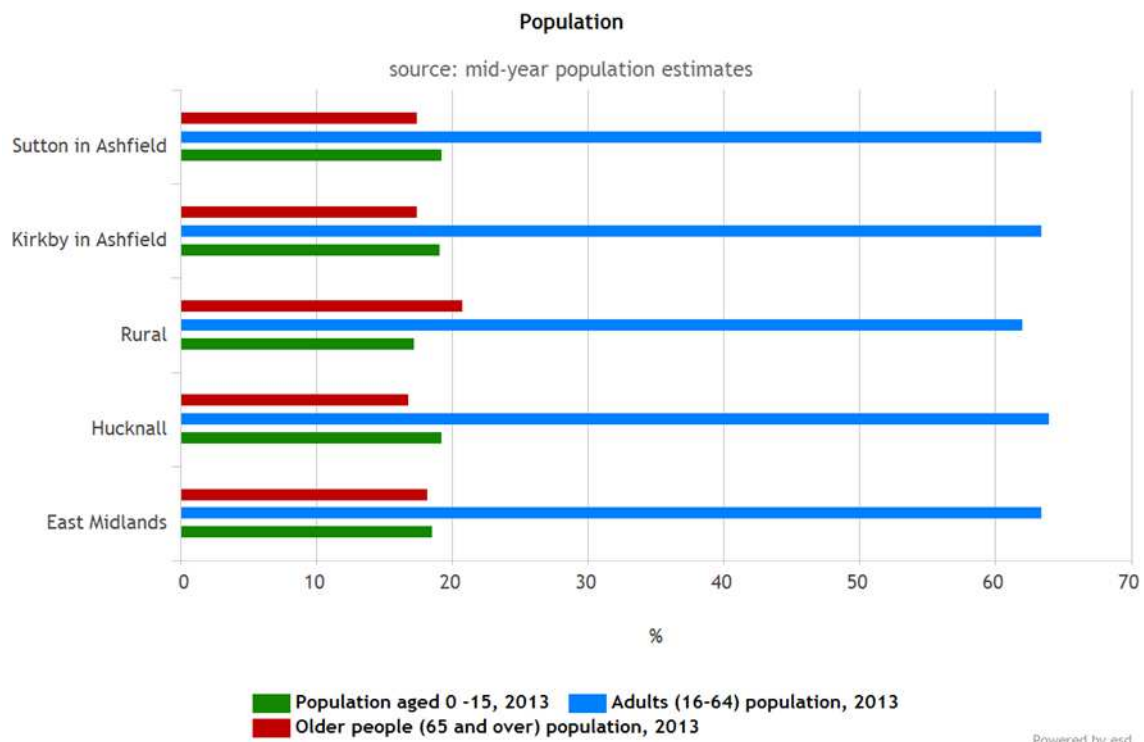
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Ashfield District

- 2.1 Ashfield District covers an area of 10,956 hectares and is located on the western side of Nottinghamshire in the East Midlands Region. It adjoins seven districts within the County including Nottingham City to the south and Mansfield to the north and east, and Derbyshire to the west.
- 2.2 There are three main urban areas in the District where housing, jobs and services are generally concentrated. The southernmost is Hucknall which lies immediately north of Nottingham. Kirkby-in-Ashfield and Sutton-in-Ashfield are to the north of the District and include the adjoining settlements of Kirkby Woodhouse, Annesley Woodhouse, Nuncargate, Huthwaite, Stanton Hill and Skegby.
- 2.3 Sutton-in-Ashfield, the largest of the three town centres, has been identified as a 'centre of sub-regional importance' by the Ashfield Retail Study Update 2011; with Hucknall identified as a 'major district centre', and Kirkby-in-Ashfield, the smallest of the three town centres, defined as a 'district centre'.
- 2.4 Three villages of Jacksdale, Selston and Underwood also contain significant residential areas, but lack the concentration of employment opportunities and services found in the main centres. The remainder of the District is primarily countryside or Green Belt but contains a number of smaller settlements including New Annesley, Bagthorpe, Teversal and Fackley.
- 2.5 There are two parish councils located within the District; Annesley and Felley Parish Council and Selston Parish Council. There are also two emerging Neighbourhood Plans within the District. One is being produced by the Neighbourhood Group of Selston Parish Council, the other by the Teversal, Skegby and Stanton Hill Neighbourhood Forum.

Population

- 2.6 The 2014 mid-year population estimates showed the District to have a population of 122,500; an increase of 3,000 on 2011 Census (119,500). Of this population approximately 60,000 are male and 62,500 are female. The age breakdown of the District's population is illustrated below. When compared to Census 2001 (15.7%) and 2011 data (16.9%) the aging population continues to increase across the District. The Rural area has a particularly high proportion of its population over 65 and the lowest percentage of young people.



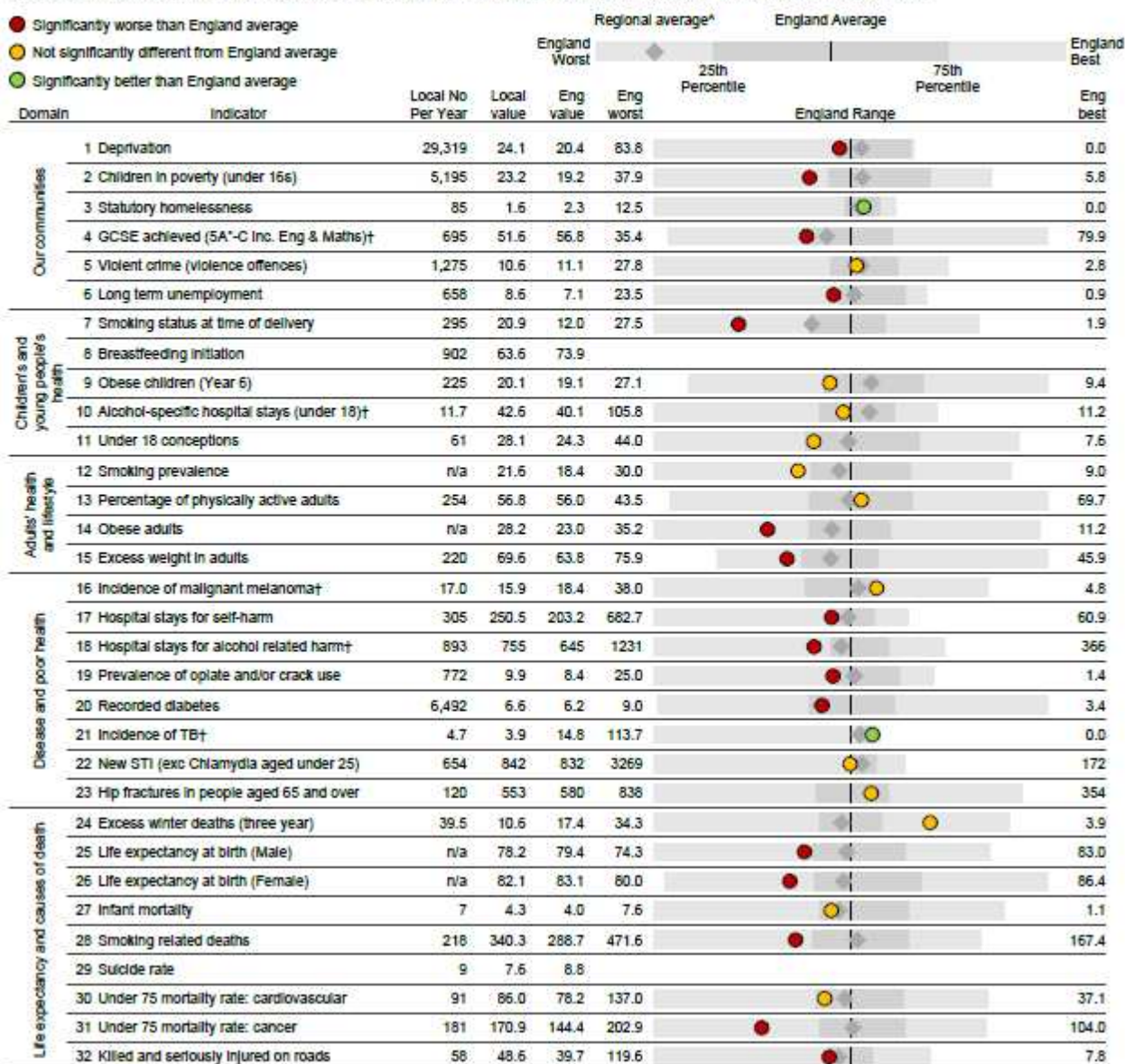
2.7 The 2011 Census showed that the majority of the District's population are of a white ethnicity.

	Residents who are White	Residents who are Mixed/multiple ethnic groups	Residents who are Asian/Asian British	Residents who are Black/African/Caribbean/Black British	Residents who are Other ethnic group
	2011	2011	2011	2011	2011
	people	people	people	people	people
Hucknall	31,165	374	336	196	28
Kirkby in Ashfield	27,167	256	235	98	25
Rural	12,718	69	45	22	10
Sutton in Ashfield	45,683	360	483	156	71

Health, Education and Crime

Health summary for Ashfield

The chart below shows how the health of people in this area compares with the rest of England. This area's result for each indicator is shown as a circle. The average rate for England is shown by the black line, which is always at the centre of the chart. The range of results for all local areas in England is shown as a grey bar. A red circle means that this area is significantly worse than England for that indicator; however, a green circle may still indicate an important public health problem.



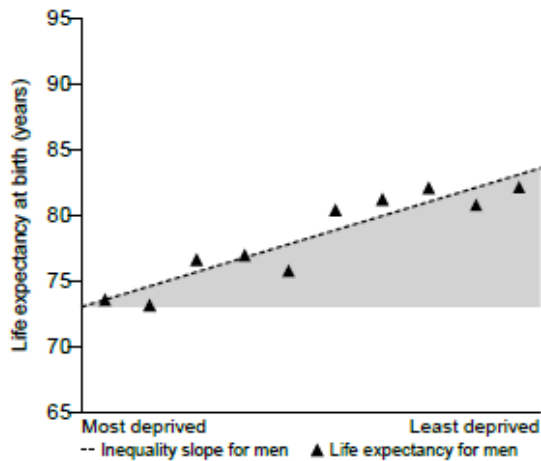
Source: Public Health England Ashfield Profile 2013

2.8 The Council's approach to health will be informed by the Nottinghamshire Joint Strategic Needs Assessment and the Nottinghamshire Health and Wellbeing Strategy. The health of people in Ashfield is generally worse than the England average, according to the following criteria:

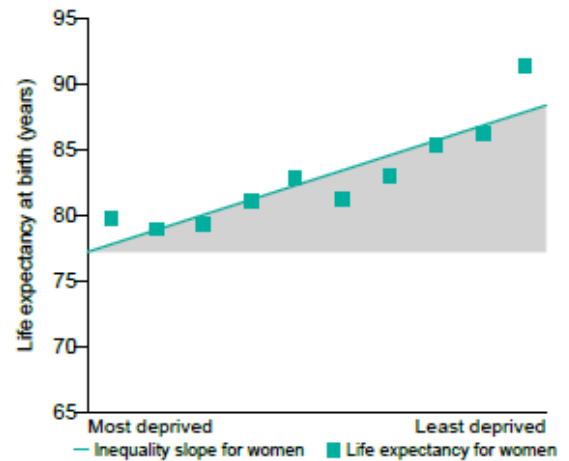
- higher levels of smoking and related deaths than the average for England;
- higher levels of diabetes than the England average;

- higher incidence of obesity in adults than the average for England; and
- greater health inequalities within Ashfield by gender and level of deprivation (see below).

Life expectancy gap for men: 10.6 years



Life expectancy gap for women: 11.2 years

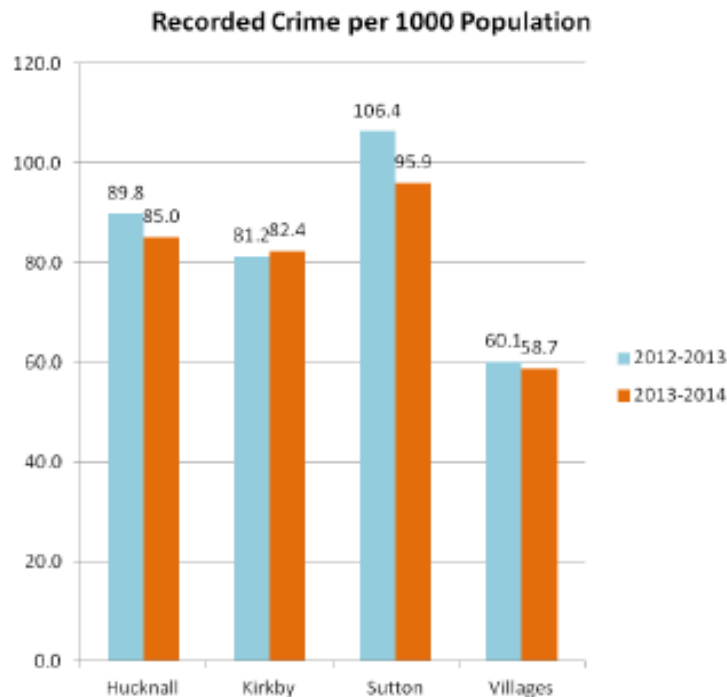


Sources: Public Health England Ashfield Profile 2013

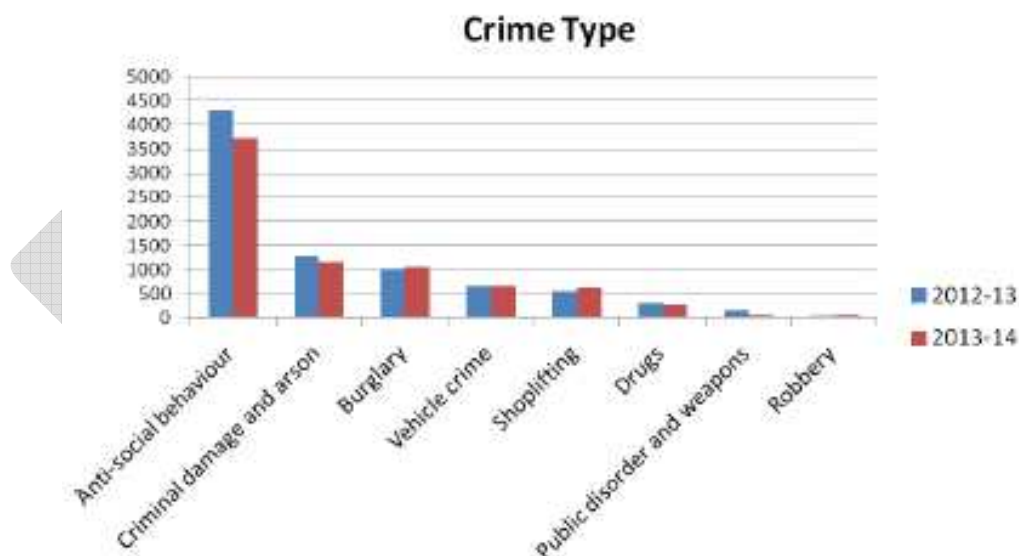
- below national average life expectancy for men and women in Ashfield, although the rate of improvement over the last ten years is in line with the average for England; and
- poor lifestyle indicators in many areas compared with the national average; as noted in the table below.

2.9 With regard to education, levels of GCSE achievement in Ashfield are lower than the national average. The District also has a higher proportion of residents with no qualifications than the national average.

2.10 In terms of the 'very well qualified', those qualified to NVQ level 4 or above, Ashfield falls well below regional and national (England) averages. Nationally, 27.4% of the working age population are qualified to this level (Census 2011); this falls slightly in the East Midlands to 23.6%, but Ashfield records a figure of just over 15% which is getting close to half the national average. The situation for the 'well-qualified', NVQ level 3, is slightly less severe with national levels at 12.4% and Ashfield marginally lower at 12%.



2.11 In 2013-2014 (source: Annual Monitoring Report 2013/14) there were an average of 84 recorded crimes per 1000 of population, down from 90.6 in 2012-2013. The table below shows the average crime per 1000 of population for the four areas of Ashfield.



2.12 As illustrated above, the highest levels of crime relate to anti-social behaviour. Whilst the 2013/14 rates have reduce from the previous year, it remain the dominant area of crime within the District. As illustrated, the majority of rates have reduced, with the exception of burglary and shoplifting which have unfortunately risen.

Deprivation

2.13 Overall Ashfield performs poorly in the Indices of Multiple Deprivation, but it has risen within the overall indices from 63rd in 2010 to 70th out of 326 local authority areas (IMD 2015). However, it remains one of the most deprived local

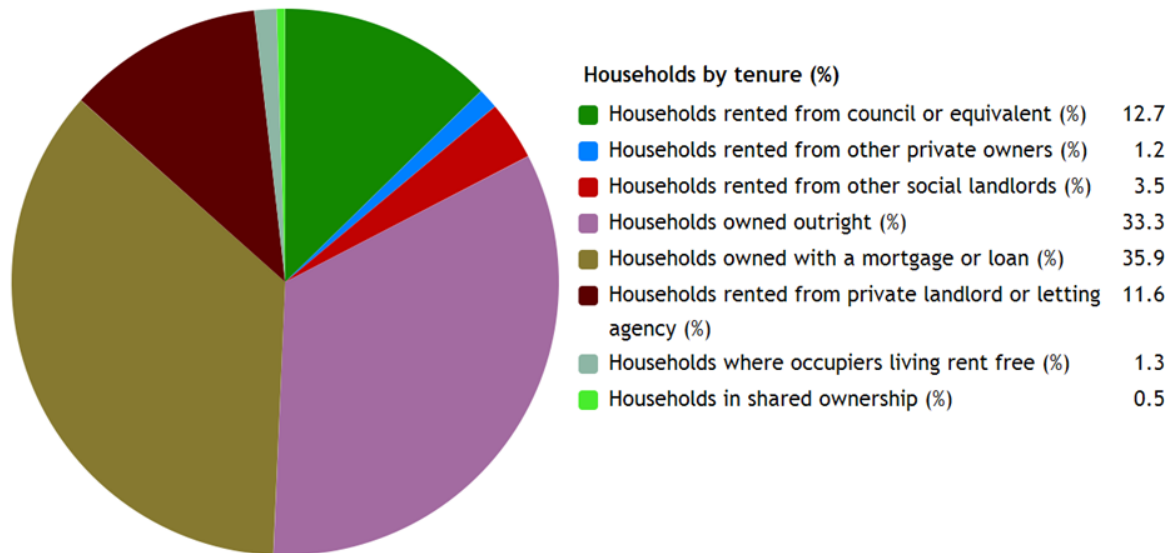
authority areas in England. The IMD rank local authorities based on a combination of factors relating to a range of different criteria including health, income, employment, and crime.

Housing and Households

- 2.16 Ashfield lies within the Nottingham Outer Housing Market Area (HMA) Area that comprises Newark & Sherwood, Mansfield and Ashfield Districts. The housing needs assessment undertaken across the HMA has highlight the following key characteristics of households and housing within Ashfield, based on Census 2011 data.
- 2.17 Across the Housing Market Area Ashfield has the highest population of the three authorities. Of this there's a particular concentration of resident's aged 35 to 45 the result of which is a correspondingly high level of children aged 15 and under. Ashfield also has the highest percentage of households with dependent children in the HMA but has also seen a significant growth in single person households.
- 2.18 Ashfield has the highest percentage of full-time employees in the HMA. There is a particularly high percentage of residents with no qualifications and those working in unskilled occupations in comparison to the region and nation. Residents of Ashfield earn more than those in Mansfield but less than in Newark and Sherwood.
- 2.19 The District has the highest percentage of terraced properties (20%) within the HMA and at 36%, Ashfield has the highest percentage of properties which are owned with a mortgage in the HMA despite a significant decline since 2001. There has also been a significant growth in those households in private rented accommodation. The tenure mix of the District sourced from Census 2011 data is detailed below.

Households (Census)

source: Census 2011



- 2.20 Median house price in 2014 were £117,340, this is below the equivalent level in the HMA and East Midlands. House prices have increased over the last decade as have affordability issues. Lower quartile affordability is now 4.8 times lower quartile earnings. In comparison to National trends however this is fairly modest. Rental costs in the district are lower than those elsewhere in the HMA.
- 2.21 Migration to and from the District is largely contained within the HMA and the Nottingham Core HMA, with the majority of moves between Ashfield and Mansfield, and from Nottingham and Broxtowe into Ashfield.
- 2.22 The Nottingham Core Strategic Housing Market Assessment found that Ashfield was drawing many people of working age out of Nottingham. Ashfield generally shows a net inflow of people with significant inflows to Ashfield from Nottingham, Gedling and Broxtowe and outflows to Mansfield and Newark and Sherwood.
- 2.23 Existing policy and housing strategy documents distinguish three main housing market areas within Ashfield – North (Sutton-in-Ashfield, Kirkby-in-Ashfield and surrounding settlements); South (Hucknall) and Rural (Selston, Jacksdale, Underwood and other small rural settlements). The Affordable Housing Viability Study breaks these down into submarket areas.

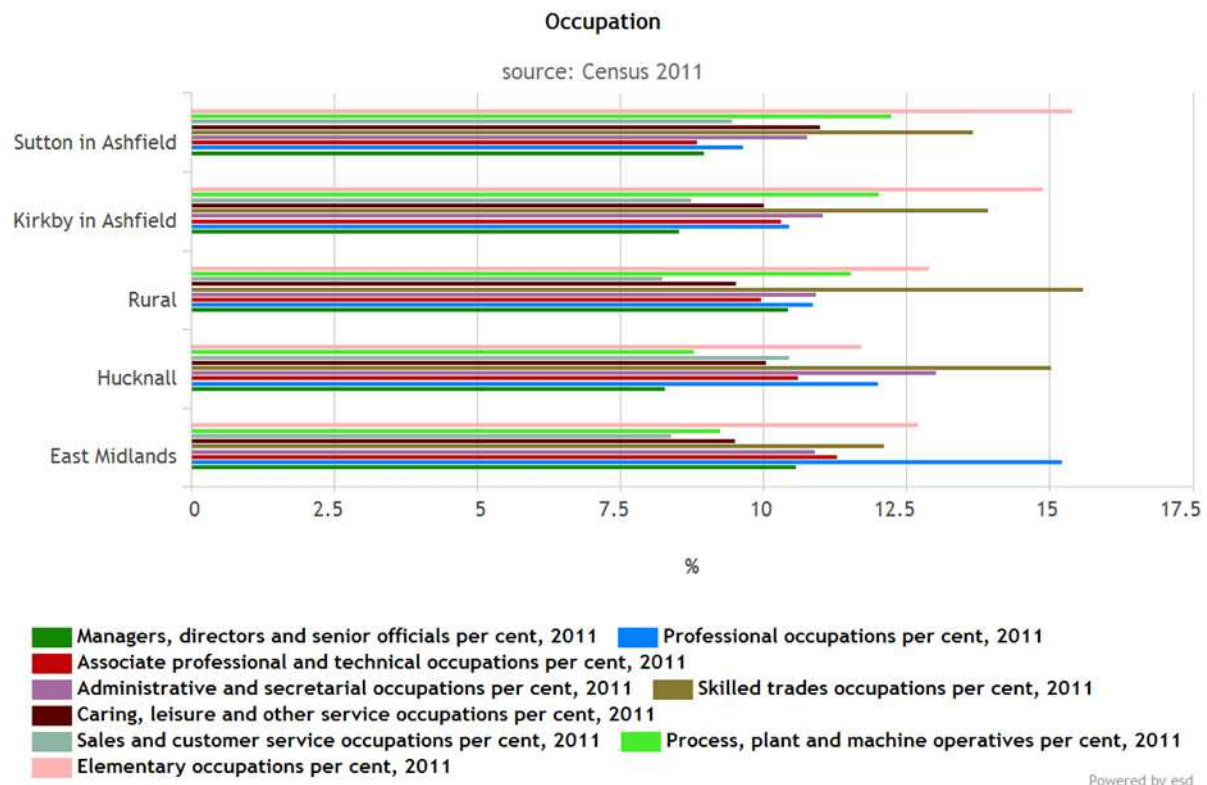
Transport

- 2.24 The District has excellent road links to much of the country due to its location beside the M1 motorway. Junction 26 of the M1, which is outside the District, provides a good link to Hucknall. Junction 27 of the M1 lies within the District and provides a major link to Kirkby, Sherwood Business Park and Selston

Parish in the west of the District. M1 Junction 28 and the linking A38 provides a key transport corridor for Ashfield and Mansfield that has attracted a number of important businesses into the District. This area remains an important corridor for both Districts and is promoted as the Mansfield-Ashfield Regeneration Route (MARR).

- 2.25 Despite being key transport assets for the District, the Council recognises that future development proposed, alongside those of neighbouring Districts, will have a significant cumulative impact on the strategic road network (the M1 Junction 28 and A38 in particular). Therefore, Ashfield District Council is committed to working constructively with the Highways Agency, Highway Authority and neighbouring authorities to find mutually compatible solutions and mitigation.
- 2.26 Beyond the key road assets, the District benefits from high quality rail and tram services that link the District with the City of Nottingham and onto the wider national rail network. The Robin Hood Rail line connects Worksop and Mansfield Woodhouse to Nottingham. Within Ashfield there are station at Sutton Parkway, Kirkby and Hucknall. Hucknall also benefits from the Nottingham Tram (NET), enabling residents to access the entire NET network.
- 2.27 Local bus services also provide an important transport service to many residents. The County Council has identified that 99% of residents in Ashfield are less than a ten minute walk from a bus stop with an hourly service. Community transport also has a role to play in the District in meeting the needs of particular users of the service. The Council will continue to work with the County Council to retain and grow local bus services where it is viable.

Employment and the Economy



- 2.28 Ashfield has a history of industrialised wealth as a result of coal mining and textile industries. Both declined in the 1980s, creating high unemployment and widespread deprivation throughout the District.
- 2.29 Ashfield is well represented in 'Manufacturing' sectors, which account for 20% of workforce employment relative to a national average of just 9%. Manufacturing employment has begun to shift away from the previous dominance of low-value manufacturing towards hi-tech manufacturing, with large employers within Ashfield including Rolls Royce (involved in the manufacture of transport equipment, one of D2N2's 'priority sectors').
- 2.30 Kirkby and Sutton are the two main settlements in the northern part of the District, both of which accommodate substantial industrial and distribution employment sites. Towards the northwest of the District there are large clusters of manufacturing firms, notably beside J28 of the M1 and alongside the A38 leading towards Sutton (such as Castlewood Business Park and Fulwood Industrial Estate). Kirkby also houses large clusters of manufacturing businesses particularly off Lowmoor Road.
- 2.31 Sherwood Park is located to the south of Kirkby (off J27 of the M1 motorway). A former Enterprise Zone, Sherwood Park has substantial concentrations of both office and distribution space, accommodating internationally recognised multi-national companies such as Eon, Dell Computers, Rolls-Royce and Prolog, alongside Wholesale and Retail traders such as Pendragon Plc (a seller of luxury cars) and Dixons.

- 2.32 There exists a clear geographical gap between clusters of firms in Kirkby (which contains Sherwood Park at J27) and Sutton within the northern half of the District, and Hucknall towards the southern edge of the District.
- 2.33 Although there are around 25% fewer people employed in the public sector than might be expected across the region as a whole (based on the Location Quotient analysis) there are a number of large public sector employers based in Ashfield. Of particular note, Kings Mill Hospital, in Sutton, is the largest employer in the District with approximately 4,000 employees.
- 2.34 There are a considerable number of people employed within the construction industry in the District, with firms in Huthwaite and Sherwood Park employing around 1,400 employees between them.
- 2.35 Hucknall, to the south of the District, has a number of important manufacturing firms. Prominent amongst these is the large Rolls Royce factory at the southernmost point of the District, alongside a number of public sector employers such as schools and Nottinghamshire Fire & Rescue Service. Hucknall also has close economic links with Nottingham City, with large number of the town's population commuting into the City for work. Equally, a Strategic Employment Site, the Rolls Royce development has the potential to draw employees from the City into Ashfield. But Ashfield need to enhance its workforce skill levels to maximise local gains from this development.
- 2.36 Existing key workforce statistics (source: nomis Ashfield profile 2014/15) for Ashfield are detailed below.
- 2.37 As the information illustrates, Ashfield's population has a higher rate of economic activity than both the East Midlands and Great Britain, but unfortunately lower average weekly wages of its full-time employees.

Employment and unemployment (Jul 2014-Jun 2015)

	Ashfield (Numbers)	Ashfield (%)	East Midlands (%)	Great Britain (%)
All People				
Economically Active†	63,200	78.5	77.8	77.5
In Employment†	61,200	75.9	73.7	73.1
Employees†	55,900	72.0	64.5	62.5
Self Employed†	5,200	#	8.7	10.1
Unemployed (Model-Based)§	3,300	5.2	5.0	5.7

Earnings by residence (2015)

	Ashfield (Pounds)	East Midlands (Pounds)	Great Britain (Pounds)
Gross Weekly Pay			
Full-Time Workers	448.9	492.0	529.6
Male Full-Time Workers	497.1	540.6	570.4
Female Full-Time Workers	369.7	423.3	471.6

Employee jobs (2014)				
	Ashfield (Employee Jobs)	Ashfield (%)	East Midlands (%)	Great Britain (%)
Total Employee Jobs	50,300	-	-	-
Full-Time	35,800	71.1	68.7	68.3
Part-Time	14,500	28.9	31.3	31.7
Employee Jobs By Industry				
Primary Services (A-B: Agriculture And Mining)	0	0.0	0.3	0.4
Energy And Water (D-E)	300	0.5	1.3	1.1
Manufacturing (C)	9,900	19.8	12.9	8.5
Construction (F)	4,200	8.4	4.4	4.5
Services (G-S)	35,800	71.3	81.1	85.6
Wholesale And Retail, Including Motor Trades (G)	8,500	16.8	17.1	15.9
Transport Storage (H)	1,900	3.7	5.1	4.5
Accommodation And Food Services(I)	1,800	3.5	5.8	7.1
Information And Communication (J)	1,000	2.1	2.4	4.1
Financial And Other Business Services(K-N)	7,000	13.9	19.7	22.2
Public Admin, Education And Health (O-Q)	14,700	29.2	26.8	27.4
Other Services (R-S)	1,000	2.0	4.2	4.4

- 2.38 The District has a high percentage of full-time jobs across a range of sectors, the largest including the service sectors; public administration, education and health; and manufacturing.

Environmental characteristics

- 2.39 Ashfield's has a range of important green spaces that contribute to the diverse character of the District. These green assets include countryside, country parks, urban parks, open space and recreation area. All these spaces contribute significantly towards the quality of life in the district, providing opportunities for formal and informal recreation and leisure, visual stimulation and interaction with wildlife and nature.
- 2.40 Across its green spaces, the District supports a broad range of habitats, including heathland, ancient woodland, dumbles, calcerous grasslands and fields rich in wild flowers. A number of these have contributed to the designated of areas of national significance (SSSIs), Regional significance (RIGs), and local importance (SINCs and LNRs) throughout the District, the protection of which is detailed within Policy EV5
- 2.41 The landscape of the District has been appraised in the Greater Nottingham Landscape Character Assessment 2009. The results of the assessment have identified three landscape types in Ashfield: Magnesium Limestone Ridge, Nottinghamshire Coalfields and Sherwood, Policy EV12 of the Plan deals with Landscape Character.
- 2.42 Ashfield is located upstream of the Trent valley with a number of the River Trent's tributaries rising in the District. While the risk of flooding from watercourses is relatively low compared with some neighbouring authorities, properties at Hucknall and Jacksdale are particularly at risk from watercourses.

- 2.43 Additional water into the River Leen raises significant flood issues in Nottingham. The impact of climate change and the topography is anticipated to result in an increasing risk from surface water flooding in the District.

Ashfield's Areas - Hucknall

- 2.44 Hucknall is a historic town with a history stretching back to the seventh or eighth centuries. The town grew as a textile centre before expanding rapidly in the nineteenth century with the discovery of coal. In the 1930s it became a centre for jet engine technology when Rolls Royce established a base in the town. However, by the 1980s the railways had withdrawn and the coal mines were closing, sending the town into decline. Recent years have seen a recovery especially since the town became a terminus for the Nottingham Express Tram (NET) in 2004.
- 2.45 Hucknall is the second largest settlement in Ashfield. It is located in the south of the District, bordering Gedling and Broxtowe, midway between Nottingham (7 to the miles south) and Mansfield (9 miles to the north).
- 2.46 Hucknall can be easily accessed by car via the A611 from Junction 27 of the M1 to the north and Nottingham City to the south. Its location and excellent transport links enable residents to easily access employment, shopping and leisure facilities outside the town. The Robin Hood Railway Line and Nottingham Express Transit (NET) tram systems in particular, provide excellent links to Nottingham City.
- 2.47 The settlement is suburban in character with residential development forming the main use. A range of services is provided by Hucknall Town Centre including shops, community facilities and professional services that meet the day to day needs of residents and visitors alike. Recent house building has been intensive in the town and this is currently supported by the employment opportunities provided by industrial estates within Hucknall at Wigwam Lane and Watnall Road, and at Sherwood Business Park to the north and others located in Nottingham City.
- 2.48 The previous reliance in the town on traditional industries (coal mining, textiles and engineering) has led to relatively high levels of deprivation in employment, skills levels, income and health. Whilst Hucknall's economy has adapted there is still much to be done. The development of the Strategic High Quality Employment site at Rolls Royce to the south-west of the town will encourage the diversification of the skills base and employment, bringing new innovation and knowledge based sectors to the town.
- 2.49 The future prosperity of the town centre is critical to the success of this spatial strategy. The Council's Retail Study and the adopted Town Centre Masterplan for Hucknall highlight the town's assets and potential areas for growth and enhancement. Although the town centre has limited potential for food shopping expansion, it could support a new food store to help it 'clawback' trade from adjoining centres. A modest expansion of its comparison shopping role is

forecast. The imminent work on the Town Centre Road Improvement Scheme could aid this expansion.

- 2.50 Because of its association with Lord Byron, Hucknall attracts tourists from all over the world to visit his birthplace at Newstead Abbey, just north of the town, and his final resting place in St Mary Magdalene Church in the heart of the town. The medieval core of the town, centred on the open space adjacent to St Mary Magdalene Church and the existing market place area, characterises the beginnings of Hucknall as a small rural settlement.
- 2.51 Despite a number of historic assets, Hucknall does not have any conservation areas at yet. But the town does have a number of important listed buildings, including St Mary Magdalene church which is Grade II* and two Aircraft Hangars off Watnall Road which date back to the First World War (1916). Although a number of buildings are not statutorily protected, many buildings, monuments and parks form a vital part of Hucknall's heritage. A Heritage Walk around the town reflects its Victorian and Edwardian past. These historic assets play an important role in characterising the town, and should be protected and enhanced to create a sense of place that can help enhance the town's visitor economy.

Ashfield's Areas - Sutton-in-Ashfield and Kirkby-in-Ashfield

- 2.52 The towns of Sutton-in-Ashfield (Sutton) and Kirkby-in-Ashfield (Kirkby) are located in the northern part of Ashfield District. For the purposes of the Local Plan:
- Sutton includes; Huthwaite, Stanton Hill and Skegby within the urban area, together with surrounding countryside including the villages of Teversal and Fackley. (The Sutton-in- Ashfield wards)
 - Kirkby includes; Annesley Woodhouse, Nuncargate and Kirkby Woodhouse within the urban area together with the surrounding countryside including the village of Annesley and Sherwood Business Park off Junction 27 of the M1. (The Kirkby-in-Ashfield wards together with Woodhouse)
- 2.53 Sutton is the largest of Ashfield's towns, located in the most elevated portion of Nottinghamshire. Much of the rapid increase in the population around the turn of the nineteenth century was due to the Unwin family who built a textile factory at Eastfield Side. This marked the turning point in the character of the settlement as further textile firms were established throughout the 19th century.
- 2.54 The prominent local feature of Kings Mill Reservoir was constructed in the 1830s when the Duke of Portland had a medieval mill pond expanded to provide the head waters for a dozen mills along the River Maun and for his water meadows.
- 2.55 Kirkby is the smallest of the towns in the District. It is strongly influenced by Sutton-in-Ashfield in terms of the provision of retail and service facilities. The

original settlement was located around what is now known as Kirkby Cross and in 1261 was granted a market and fair. It was largely an agricultural community until the nineteenth century, hosiery manufacture, mining, the railways and associated housing developed saw the town develop substantially.

- 2.56 Coal and textiles were responsible for the two towns became large urban areas with an industrial base and a rapidly increasing population. Today the two towns are closely linked both on a geographic basis and the economic roles they play.
- 2.57 The A38 and M1, junction 28 have played an important role in the modern economies of both towns, with these key transport assets attracting businesses to the area, providing job opportunities for residents in both towns. Equally, south of Annesley, Sherwood Business Park has established an office based business park adjacent to junction 27 of the M1. Allied with these strategic road assets, Kirkby has good railway links with a station on the edge of the town centre and at Sutton Parkway, linking it south with Nottingham. Sutton no longer has any stations but Sutton Parkway is located immediately to the south of the town.
- 2.58 To the south of the urban area of Kirkby is the Parish of Annesley and Felly. The community served by the Parish Council includes the settlement of New Annesley, a small part of Annesley Woodhouse, a small part of the built area of Selston and an extensive rural area extending to the west of the M1. The Parish Council has produced a Parish Plan for the period 2006 to 2012, which includes a vision to improve the existing infrastructure and recreation facilities whilst retaining the semi rural environment.
- 2.59 North of Sutton, the Teversal, Stanton Hill and Skegby Neighbourhood Forum has been created by the local community. Their initial aspiration is to develop a Neighbourhood Plan to help influence future development in the area.

Historic & natural environment

- 2.60 Four conservation areas are designated in this part of the District; Kirkby Cross, Teversal, Sutton Church and Market Place and New Annesley. The area also has a number of Ancient Monuments; two in Sutton and six in the Kirkby area, together with a number of listed buildings through this area including the ruins of All Saints Church, (Grade I) adjacent to Annesley Hall (Grade II) and Felly Priory (Grade II). In addition, historic parks and gardens are located at: Annesley Hall and part of the gardens to Hardwick Hall.
- 2.61 In addition, buildings, structures and historic gardens such as Skegby Hall which are not statutorily protected are important to the local cultural heritage and an example of this is the Skegby Heritage Trail. The Trail identifies various buildings and structures such as the Quaker House and Skegby Troughs, which, although not listed, are valued by local people as part of their heritage. The gardens of Skegby Hall are of local importance and the Council is working to conserve the area, facilitate public access and improve their value for nature conservation.

2.62 The principal area of open space in Kirkby town centre is Kingsway Park. The Park has seen substantial improvements in terms of both facilities and its environment in recent years. Outside the immediate urban area, Portland Park, off Lindleys Lane provides an area of woodland, wetland and rare calcareous vegetation reflecting its designation as a Site of Special Scientific Interest. Sutton Lawn provides the principle area of open space in Sutton which encompasses the grounds of the former Sutton Hall, built as the residence of Samuel Unwin, and Mill Lake, the former mill pond to the Unwin's Cotton Spinning Mill. To the north of the town is the award winning Brierley Forest Park, which is one of the largest Community Woodlands in the UK. The Park links to a series of trails along former railway lines which, together with local footpaths, provide tranquil and varied walks through the attractive countryside to the north of the District.

Ashfield's Areas – The Rurals

2.63 The villages of Selston, Jacksdale, Bagthorpe and Underwood are situated in the south west of Ashfield District. The local community is also served by Selston Parish Council which covers the three villages and a small area of what is associated with New Brinsley off Plainspot Road. The Parish Council have established a Neighbourhood Group to develop a Neighbourhood Plan for the Parish.

2.64 The villages are largely residential areas served by a range of community services and facilities relating to health, education, leisure and recreation. Selston is the largest of the villages, as such is home to the secondary school, library and leisure centre. Jacksdale and Underwood have fewer community facilities, although Jacksdale has a small library and both have good access to facilities in Selston.

2.65 In terms of retail provision, Jacksdale has a small shopping area which contains a local supermarket and a range of smaller shops. Although Selston is the largest village, the retail offer is limited to just one small supermarket and a small number of shops.

2.66 Although there are a limited number of employment units in the villages, there are many employment opportunities in the surrounding areas (for example, Sherwood Business Park). Despite the lack of employment opportunities and retail facilities within the villages, there are public transport services to Nottingham, Alfretton, Kirkby, Sutton and Mansfield.

2.67 Selston, Jacksdale, Bagthorpe, and Underwood have largely retained their village-like character due to the existence of the Green Belt boundary. Consequently, there are now a limited number of suitable brownfield sites for new residential development within the villages.

2.68 The villages form part of the Hidden Valleys, which is the historical gateway to Robin Hood's Sherwood Forest. This area has a rich industrial and cultural heritage relating to the textile and mining industries, and to the works of D.H. Lawrence and Lord Byron. The undulating landscape boasts an array of

panoramic views of the surrounding open countryside, ancient woodland, villages and small hamlets, some of which inspired the literary works of D. H. Lawrence and Lord Byron.

- 2.69 Lower Bagthorpe Conservation Area, which forms part of the Hidden Valleys, is situated in the valley between the villages of Selston and Underwood. It is a small hamlet nestling alongside Bagthorpe Brook, which has retained much of its character as a pastoral farming settlement. The conservation area includes the ruins of Wansley Hall, a Scheduled Ancient Monument.
- 2.70 The villages are surrounded by open countryside, which benefits from an array of interconnecting public rights of way (both footpaths and bridleways), rivers and smaller watercourses. The Nottinghamshire Green Belt plays a significant role in the protection of the green infrastructure network surrounding the villages of Selston, Jacksdale, and Underwood.

Key issues

- 2.71 The portrait of Ashfield, coupled with the Plan's evidence base, highlights a number of important issues in the area that the Local Plan will help to address. The list includes both positive and negative attributes and concentrates on locally distinctive issues, although certain issues inevitably apply across much of the country. They are not ranked in any particular order of importance or priority.

Transport

Ashfield is well located with regard to national, regional and local transport links and close to major centres of population including Nottingham City, Mansfield, Chesterfield and Sheffield.

Settlements

Ashfield has a network of urban areas with their own 'sense of place' providing accessible local services and facilities, attractive rural settings and generally high quality environment in some locations.

Economy & Jobs

The District offers relatively affordable housing and supply of employment sites to meet the District's job forecasts.

Town Centres

All the District's town centres need continued support and investment to help sustain them into the future.

Housing

There is a need for more housing across the District, including affordable, specialist housing and gypsies and travellers accommodation.

Workforce

High percentage of residents with no qualifications and those working in unskilled occupations in comparison.

Economy

The District has traditionally relied on the manufacturing and construction sectors and there needs to be a more diverse local economy moving towards 'high value-added' services and manufacturing.

Employment

New employment will require higher level skills, so that businesses and the District can compete in both national and international markets. The past industrial history also results in negative perceptions of the District.

Ageing Population

The older population (65+) continues to increase across the District. The Rurals has a particularly large percentage of older people, exceeding that of the younger generation (up 15).

Deprivation

The Index of Multiple Deprivation identifies that Ashfield is within the top 25% of most deprived districts in the country.

Health

The health of people in Ashfield is generally worse than the England average, with higher mortality rates, high numbers of smokers and high levels of obesity.

Infrastructure

Areas of the District suffer from limited infrastructure capacity and solutions are needed, in consultation with infrastructure providers to enable future development needs to be accommodated.

Green Infrastructure

The District holds sites of significant environment value, as well as open space and facilities, including the Green Belt. Appropriate protection, access and linkages between these assets may need to be improved to aid the network of green spaces.

Historic Environment

There is a significant history in Ashfield which should be positively utilised and enhanced. These assets play an important role in providing our places with their distinct identity and character, which should be used in a positive way to regenerate the District's town centres and communities.

“By 2032 Ashfield District will be a place which is economically strong and diverse, attractive to business investment and meets community needs in a sustainable manner with tackling climate change being at the forefront of the Council’s priorities.”

Chapter 3

A Vision for Ashfield

DRAFT

A vision and set of accompanying strategic objectives should guide future development across the District, benefiting existing, as well as new, communities.

Local Plan Vision

By 2032 Ashfield District will be a place which is economically strong and diverse, attractive to business investment and meets community needs in a sustainable manner with tackling climate change being at the forefront of the Council's priorities.

The District will increase the quality of life of its residents, businesses and visitors through planning development to help reduce crime, anti-social behaviour and the fear of crime, promoting well-being and improving health and reducing health inequalities.

The regeneration of the District will continue through a policy of concentrating development in and adjoining the urban and settlement areas. Public transport, walking and cycling links will be improved to connect residents more easily with local and regional destinations.

The needs of the rural areas including Selston, Jacksdale and Underwood will be catered for, providing fair and equal access to jobs and services across the District.

Housing will be well planned and designed to meet the needs of local people and will include a mix of tenures, sizes and types as well as meeting sustainable development initiatives and zero carbon targets. All residents will have the opportunity of living in a decent home, which they can afford, in a local community where they want to live. New developments will be planned to provide the necessary infrastructure including roads, schools, and health facilities.

Strategic high quality employment sites will be established including land to the north of the Mansfield-Ashfield Regeneration Route in Sutton and the Rolls Royce complex at Hucknall, which will help diversify and create knowledge-based jobs.

Access to educational opportunities will be improved to meet the challenges faced in skills deprivation, leading to an increase in the number of qualified people. People interested in entering local trades or other vocational jobs will have easy access to training and apprenticeships while further learning will be offered throughout the district.

Growth within the District will be accommodated in a manner that achieves the protection, restoration and enhancement of environmental assets and creates safer environments including green infrastructure networks and habitat creation.

Continued investment and enhancement of the three town centres of Hucknall, Kirkby-in-Ashfield and Sutton-in-Ashfield will ensure their future viability and vitality as these main service centres, creating high quality places and spaces that attract users and investors.

Strategic Objectives

- 3.1 Working in partnership with other organisations, the following strategic objectives have been identified as central to achieving the delivery of the spatial vision for Ashfield:

The Economy

SO1: Economic Prosperity for All:

To create a prosperous, environmentally sustainable and economically vibrant -District through the provision of a good quality range and choice of sites and premises for economic development, particularly in locations at the Rolls Royce complex in Hucknall and on land to the north of the Mansfield and Ashfield Regeneration Route (MARR) in Sutton.

SO2: Employment and Enterprise:

To promote learning, raise skill levels, encourage a culture of enterprise and tackle worklessness by creating the necessary support and infrastructure.

SO3: Sutton-in-Ashfield Town Centre:

To promote and develop Sutton-in-Ashfield town centre as a vibrant and successful Sub Regional Centre with a high quality mix of retail, culture, housing, employment and leisure, which has the ability to compete with neighbouring Sub Regional Centres.

SO4: Hucknall Town Centre:

To regenerate Hucknall town centre to provide a lively and prosperous Major District Centre and a traditional retail offer to local residential and visitors exploring Hucknall's rich heritage.

SO5: Kirkby-in-Ashfield Town Centre:

To enable Kirkby-in Ashfield's role as a District Centre to be attractive and function successfully with a good range of everyday services and shopping requirements.

SO6: Local Shopping Centres:

To support local shopping centres to ensure they provide appropriate services to satisfy local needs.

The Community

SO7: Strong and Vibrant Rural Communities:

To ensure that rural communities, in particular the named settlements of Selston, Jacksdale and Underwood, have access to a range of housing, shops, education, community, leisure facilities and employment opportunities

to support, enhance and improve the sustainability, vibrancy and vitality of our rural areas and historic environment.

SO8: Provision of Sustainable Housing:

To provide sufficient good quality, environmentally sustainable, well planned and well designed housing to enable all residents of the District to have access to a suitable home which they can afford in a range of sustainable locations, tenures and house types. New housing will be situated in the most appropriate locations within and adjoining the towns of Hucknall, Sutton and Kirkby and the villages of Selston Jacksdale and Underwood to ensure that the sustainable development aims of the National Planning Policy Framework (NPPF) are met.

SO9: Safer Communities:

To improve community safety, reduce crime and the fear of crime through the development of good quality well planned environments concentrating, in particular, on the most deprived areas of the District including Kirkby East and Sutton East. Opportunities to reduce crime and disorder will be maximised throughout the District.

SO10: Opportunities for All:

To promote social inclusion to reduce inequalities through the location and distribution of employment, housing, education, health care, leisure, green infrastructure, cultural, recreational and other community facilities, particularly where this helps to promote healthy lifestyles. Public spaces and buildings will be accessible for people with disabilities or mobility problems.

SO11: Timely and Viable Infrastructure:

To ensure necessary infrastructure is provided as part of new developments to ensure there is no adverse effect on existing communities and that benefit from new infrastructure provision is gained by both new and existing residents.

The Environment

SO12: Addressing Climate Change:

To increase energy efficiency to tackle climate change, promote renewable energy generation in appropriate locations, match the vulnerability of land use to identify flood risk, manage surface water in a sustainable manner and make the most efficient use of natural resources (including water) to reduce the causes of climate change.

SO13: Reducing the Need to Travel by Car:

To reduce congestion and improve accessibility by good spatial planning recognising existing land use patterns and by making efficient use of existing infrastructure and promote quality public transport, cycling and walking opportunities to help reduce the need to travel by car and improve access to jobs, homes and services.

SO14: Environmental Responsibility:

To make the maximum use of previously developed land for appropriate new uses taking into account the results from the Strategic Housing Land Availability Assessments for both Hucknall and the rest of the District.

SO15: Environmental Capacity:

To ensure that development in the District takes into account the environmental capacity of an area, in particular its ability to support development and activities without detrimental impact upon the environment.

SO16: Legacy and Natural Resources:

To ensure development proposals fully consider the District's coal mining legacy issues to ensure the stability of the land and to consider the conservation and enhancement of natural resources.

SO17: Natural Assets:

To protect, enhance and expand Ashfield's network of green infrastructure, including its distinctive rural and urban landscapes, woodlands, geology, archaeological, heritage, biodiversity, habitats and indigenous wildlife species; to safeguard important areas of countryside by protecting the Green Belt, particularly to prevent coalescence of settlements, and by identifying other key areas of countryside for protection.

SO18: Heritage Assets:

To safeguard, enhance and where necessary, regenerate the District's distinct historic environment, including its wider setting particularly that associated with Scheduled Monuments, Registered Parks and Gardens, Conservation Areas, Listed Buildings, archaeological sites and other recognised locally important historic assets.

SO19: Character of the District:

To ensure development contributes to the local distinctiveness of the District, and enhances both settlement identity and the environment through high quality sustainable design; design and other measures to be used to develop a strong sense of place and neighbourhood pride.

SO20: Sustainable and High Quality Design:

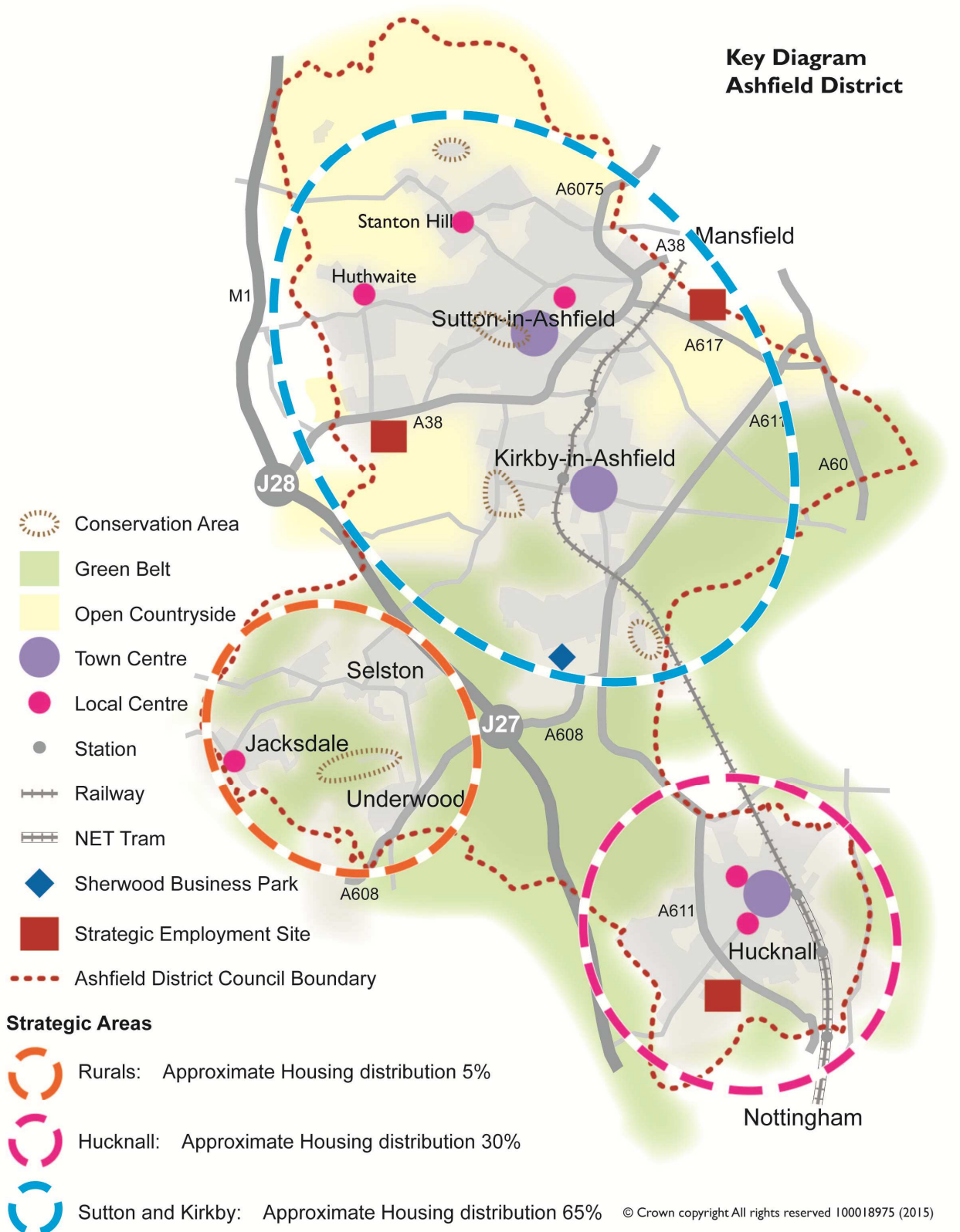
To deliver high quality developments based on the principles of good, sustainable and inclusive design by ensuring that whenever new development takes place, a high priority is given to design, not only in terms of the aesthetics but also to function, energy efficiency, reducing the risk of crime and the protection of the environment. Good quality design makes an area attractive to live in, results in better health and wellbeing, particularly through the quiet enjoyment of nature, encourages inward investment by business, and ensures that housing is tailored to meet the immediate and lifetime needs of local people.

“Strategic Policies set out the planning approach in relation to economic, social and environmental issues for Ashfield and the wider area. They reflect joint working with other authorities/agencies and together with the Area Policies, they identify a framework for growth and the broad distribution of development in Ashfield”

Chapter 4

Strategic Policies

**Key Diagram
Ashfield District**



Spatial Strategy

The Spatial Strategy (illustrated through the Key Diagram) outlines how the Council will seek to realise the Local Plan's Vision, by guiding the distribution of growth across the District.

In order to arrive at the preferred spatial strategy, the Council formulated a number of potential spatial options (outlined within the Sustainability Appraisal) which it assessed against key pieces of evidence base, (such as the Strategic Housing Market Assessment (SHMA), Strategic Housing Land Availability Assessment and Green Belt Review); and a sustainability appraisal for each option. Guided by the outcomes of these assessment the Council believes the Spatial Strategy proposed is the most sustainable approach for achieving the Vision.

Spatial Strategy seeks to support and sustain the District's existing communities by focusing new development towards existing urban areas and settlements, as the most sustainable locations within Ashfield. Employment growth will be focused on established employment locations that benefit from good transport connections and existing business investment. The Strategy adopted the District's Objectively Assessed Housing Need of 480 dwellings a year as the District's housing target. Housing will be dispersed across the District, in line with the Settlement Hierarchy and guided by the proposed breakdown of the District's housing need in the Strategic Housing Market Assessment (SHMA). This focuses the majority of development within or adjacent to the 3 main settlements, with a minor reduction for Hucknall compared to that within the SHMA. An appropriate level of growth is proposed in the Rurals to help sustain these community. No Green Belt release is proposed around Kirkby, but limited release is proposed in the Rurals and Hucknall in order to provide sufficient land to achieve sustainable growth for these communities.

The key elements of the proposed Spatial Strategy and its alignment with the Vision are as follows:

Key elements of Spatial Strategy	Alignment with Vision
The Strategy seeks to ensure a sufficient number of homes can be delivered to support community needs and the economic aspirations and projections of the District. A number of employment sites will be allocated to enable business investment to occur and the District's town centres will be supported through sustainable growth of the District's residential and business communities.	Economically strong & diverse
Key employment sites are distributed across the 3 main urban areas, such as Rolls Royce, Castlewood and Summit Park. As a whole, employment sites exceed projected need, enabling greater choice.	Attractive to business

The Strategy adopts the District's Objectively Assessed Housing Need as the housing target.	Meeting community needs
Appropriate levels of housing growth are proposed in the Rurals, helping to sustain facilities and services with these communities and improve the population age mix, which currently has the highest percentage of residents over 65 and the lowest below 15 years. Housing development within these communities will also help deliver affordable homes, which may also help retain young people within the community.	Rural needs catered for
Future development is focused and directed towards the District's 3 towns / settlements (Sutton, Hucknall & Kirkby) as the most sustainable locations within Ashfield.	Concentrating development in and adjoining the urban and settlement areas
The Strategy seeks to distribute housing growth across the 3 defined areas, ensuring new housing is provided across the District, enabling communities to expand and people to access homes.	All residents have opportunity to live in a local community where they want to live
Key employment sites are distributed across the 3 main urban areas, such as Rolls Royce, Castlewood and Summit Park. As a whole, employment sites exceed projected need, enabling greater choice and flexibility.	Establish high quality employment sites
Focusing future development within or adjoining existing urban areas and settlements, will in turn help support and sustain the District's 3 town centres.	Investment in our 3 town centres
The Strategy seeks to focus the majority of economic growth within or adjacent to the existing settlements. In selecting sites to achieve this, potential impacts on biodiversity, landscape and green space have sought to be reduced or mitigated where necessary.	Growth that achieves protection, restoration & enhancement of our environmental assets

Linking to this Spatial Strategy, Strategic Policy S2 provides an overarching policy interpretation of the Spatial Strategy, outlining primary policy considerations that with relevant Development Management policies, will help achieve the Spatial Strategy and Vision.

Sustainable Development

- 4.1 New development should achieve sustainable development principles and in general planning permission should be granted unless the development would cause demonstrable harm.

Policy S1: Sustainable Development Principles	
Strategic Objectives	
NPPF	
<ol style="list-style-type: none"> 1. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). It will work with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves economic, social and environmental conditions in the area. 2. Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. 3. Development will be permitted where it does not conflict detrimentally with other policies contained within the Local Plan. 4. Development will be required to demonstrate that it: <ol style="list-style-type: none"> a) Contributes to the achievement of sustainable development; b) Does not conflict with adjoining or nearby land uses; c) Will not prejudice the development of another site adjacent or nearby; d) Does not form part of a larger site where there would be a requirement for infrastructure provision if developed as a whole; e) Complies with other required standards identified within the Local Plan; f) Contributes to energy and water efficiency; and g) Does not have a negative cumulative impact with other existing similar developments or developments for which there is planning permission in the area. 5. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, the Council will grant permission unless material considerations indicate otherwise, taking into account whether: <ol style="list-style-type: none"> a) Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework (NPPF) taken as 	

a whole; and
b) Specific policies in the NPPF indicate that development should be restricted.

- 4.2 The Government's National Planning Policy Framework recognises that sustainable development is about achieving economic, environmental and social progress for this and future generations, and that these principles are mutually dependent for true sustainability.
- 4.3 In line with Government policy advice, the Council has adopted a positive approach in seeking to meet the objectively assessed development needs of the District. The policies in the Local Plan provide a clear framework to guide development that creates positive, sustainable growth; enabling proposals that accord with the Plan objectives to be approved without delay.
- 4.4 The appearance of a proposed development and its relationship with its surroundings are all considerations in determining planning applications. Ashfield District Council will not accept any development which has significant adverse effects on the local environment. The characteristics of the site and the surrounding area should also be considered, and development proposals should include the retention of valuable existing features and habitats, wherever possible, and the use of native and other complementary species.
- 4.5 Development proposals should make a proper contribution to infrastructure needs which may be based on the size of the development. Where requirements are based on development thresholds, a number of smaller development proposals will not be permitted if by doing so the full requirements of a site would not be met.
- 4.6 National guidance places an emphasis on the efficient use of land. Development proposals should not sterilise a larger site, for example by impeding access, and a number of small developments on a clearly larger site could also limit potential for a holistic approach to be taken to design. Where proposals would result in an unsatisfactory form of development in this respect, developers will be encouraged to contact adjacent landowners to seek a comprehensive solution where necessary.
- 4.7 Proposed development and uses of land within the District should not be harmful to the environment in terms of the character, quality, amenity or safety of the environment in relation to the impact associated with noise, light pollution, air quality, fumes, radiation or other similar consequences. Development should comply with prevailing standards for the control of emissions to air, water and land with opportunities taken to control and reduce the impacts of noise, visual intrusion, pollutants, nuisance and other unacceptable environmental impacts where practical.

Overall Strategy for Growth

Policy S2: Overall Strategy for Growth	
Strategic Objectives	
NPPF	
<ol style="list-style-type: none"> 1. Development in Ashfield will be primarily directed towards locations within or adjoining the Main Urban Areas of Hucknall, Sutton-in-Ashfield (Sutton) and Kirkby-in-Ashfield (Kirkby) and areas in the District adjacent to the Sub Regional Centre of Mansfield. The District's future housing and employment allocations are set out in the Area Policies. 2. A net increase of at least 8,268 dwellings will be delivered within the period 2015 to 2032. Dwellings will be provided within or adjacent to the existing urban area taking the opportunity to maximise the effective use of brownfield land in sustainable locations. In addition, land sufficient to accommodate an approximately 400 bedspaces in residential care homes (class C2) will be made available. 3. All new housing development within the area must deliver high quality, sustainable design as required by Policy SD1 and the site specific design policies in the Neighbourhood Plan, where relevant. 4. The Council will permit, and where necessary, identify sufficient pitches or plots to meet the current and any future identified accommodation needs of Travellers as set out by national guidance. 5. The Council is committed to developing a sustainable, diverse and resilient economy reducing low wages and improving skills levels in order to narrow the difference between District and national figures. This will be achieved by: <ol style="list-style-type: none"> a) Accommodating new employment opportunities for at least 10,725 more jobs over the Plan period. Of these jobs 2,099 are anticipated to be in offices, factories and distribution and will require at least 59 hectares of land allocating to meet this requirement. No specific provision is made for the creation of employment opportunities that are not in offices, factories and distribution as these will be created as a consequence of the provision of services and facilities that meet identified local needs. b) Supporting indigenous business growth, and facilitating the start up, survival and expansion of new businesses c) Supporting employment in existing office, factory and distribution locations by retaining land and buildings in these or physically similar 'sui generis' uses unless there are justified planning reasons for allow alternative uses as set out in the development management policies. 	

- d) Working with educational providers and businesses to improve job access and training for local people including utilising contributions towards regeneration, training, workforce development in order to tackle economic and social exclusion
 - e) Promoting local employment and training initiatives on new development sites, particularly with regard to construction skills
 - f) Supporting rural business development.
 - g) Working with key stakeholders and providers to improve access to high speed information technology infrastructure across the District by supporting, enabling and where practical assisting in its provision.
 - h) Developing a distinct image and civic pride for the area to promote economic progress and increasing awareness of what Ashfield has to offer.
6. Development in Ashfield should contribute towards the construction and creation of well designed sustainable development to mitigate against and adapt to climate change, and to contribute to national and local targets on reducing carbon emissions and energy use. Prospective developers should justify robustly why full compliance with policy requirements is not viable or feasible, where this is sought.
7. Existing local facilities will be supported including retail, leisure, social, cultural, faith, community and health facilities and links to these facilities will be improved. Where necessary, new facilities will be provided to meet local needs while not undermining existing nearby centres. Appropriate health, education, Green Infrastructure and community services and facilities should be provided in line with the scale of development proposed.
8. Where appropriate, development will integrate measures for water and flood management. including:
- a) Improving the quality of water resources and the natural features of the Rivers Leen, Erewash, Maun, Meden, Idle and Doe Lea, their tributary streams, ponds and associated habitats
 - b) Applying a sequential approach to minimise flood risk
 - c) Taking opportunities to protect and enhance the water environment through the design of the scheme
 - d) Achieving greenfield runoff rates within the catchment of the River Leen to minimise the risk of flooding to Hucknall and the City of Nottingham.
9. Retail, leisure and cultural development will be located in the Town Centres of Hucknall, Sutton and Kirkby and to a lesser extent in the local centres in accordance with the District Retail Study and Policy S3 of this Local Plan.

- 10. New sustainable transport infrastructure should encourage alternatives to using the private car and meet the objectives of the Local Transport Plan.**
- 11. The delivery of sustainable transport networks should seek to provide, in the following order of preference:**
- a) Area wide travel demand management (policies to reduce travel by private car and incentives to use public transport, walking and cycling for appropriate journeys including travel planning)**
 - b) Improvements to public transport services, and walking and cycling facilities**
 - c) Optimisation of existing highway network to prioritise public transport and encourage walking and cycling**
 - d) Major highway capacity enhancements to deal with residual car demand.**
- 12. The natural environments, will be protected, conserved and, where appropriate, enhanced.**
- 13. The historic environment, including both designated and non designated assets and their settings, will be protected and enhanced through a variety of approaches including:**
- Designating new and reviewing existing conservation area appraisals and management plans;**
 - Working with owners and other interested parties in tackling heritage at risk;**
 - Developing and reviewing the Local Heritage Asset List.**
- 12. In Minerals Safeguarded Areas, the Minerals Planning Authority will be consulted on non-exempt development proposal. Planning permission in Minerals Safeguarded Areas will not be granted for non-exempt development unless the requirements set out in the minerals safeguarding policies of the Minerals Local Plan have been met.**
- 13. Development will not be permitted where it would result in piecemeal, unsatisfactory forms of development, and proposals should include high quality design and construction which enhance local character and distinctiveness.**
- 14. Development should be designed to promote healthier lifestyles and to encourage people to be active outside their homes and places of work.**

- 4.8 Development in the District will be mainly concentrated in the larger and more accessible towns of Hucknall, Sutton-in-Ashfield (Sutton) and Kirkby-in-Ashfield (Kirkby). The villages of Selston, Jacksdale and Underwood have been allocated appropriate levels of development to support rural infrastructure and sustainable growth.

Housing Growth

- 4.9 In order to establish and Objectively Assessed Housing Need (OAN) for the District the Council commissioned a joint Strategic Housing Market Assessment (SHMA) with Mansfield and Newark & Sherwood. This document assessed the housing need across the Nottingham Outer Housing Market Area, looking at several scenarios to calculate an OAN for each District. It then suggested a further breakdown of the Ashfield figure across the 3 defined areas. These have been used to broadly guide the distribution of growth across the District.
- 4.10 Under the duty to co-operate the Council have agreed with Mansfield and Newark & Sherwood Councils that each district will accommodate their own OAN. Consequently, having assessed the land supply, policy and physical constraints, the Council is proposing to adopt its full OAN of 480 dwellings per year as its housing target. Further information on the justification for the objectively assessed level of growth can be found in the Nottingham Outer Strategic Housing Market Assessment 2015 which supports this document.
- 4.11 The table below illustrates how the need will be met over the plan period of 2015 to 2032. It should be noted that the anticipated supply does not include any element for windfall sites in future (either small or large), nor does it apply a discounted rate to current planning approvals to take account of those which may lapse. Crude analysis indicates that a potential windfall rate based upon past delivery (focussing primarily on small sites) would slightly outweigh lapsed permissions when based on historic rates. In the absence of more detailed information, it is considered appropriate to not include either element at this stage.

Table 1: Dwelling Requirement and Provision 2013-2032			District Total
REQUIREMENT	1	Dwelling Requirement 2013 to 2032 (GL Hearne OAN)	9,120
	2	Houses Developed 1/4/2013 to 31/3/2015 (including new build, Conversions & Change of Use)	895
	3	Houses Demolished 1/4/2013 to 31/3/2015	43
	4	Houses needed to meet requirement, 1/4/2015 to 31/4/2032 (1 - 2 + 3)	8,268
SUPPLY	5	Houses deliverable on small sites , (including new build, net conversions and change of use) 1/4/2015 to 31/3/2032	
		a) With planning permission at 1st April 2015	371
		b) Demolitions and other losses with planning permission at 1st April 2015	1
		c) Estimated additional development *	27
	6	Houses deliverable on large sites 1/4/2015 to 31/3/2032	
		a) Housing Allocations (including those with planning permission)	8071
		b) Demolitions and other losses with planning permission at 1st April 2015	0
	7	Total houses deliverable 1/4/2015 to 31/3/2032 (5a-5b+5c+6a-6b)	8469
	8	Over provision 2015 to 2032	200

* Small sites (less than 10 dwellings) assessed as deliverable between 2015-2032 in accordance with policy

- 4.12 The National Planning Policy Framework (NPPF) requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide for five years worth of housing against their requirements. Details of the five year land supply for Ashfield are set out in the Strategic Housing Land Availability Assessments (SHLAAs)² and in Appendix 10. This will be monitored and updated in subsequent Housing Land Monitoring reports on an annual basis.
- 4.13 The Council has adopted a sequential approach to residential site identification based on national guidance to plan for development in sustainable locations, and in accordance with Policy S2, Strategy for Growth. All sites have been assessed as being 'deliverable', that is, 'suitable, available and achievable', as

required by the National Planning Policy Framework and have been identified to minimise the loss of Countryside and Green Belt areas.

- 4.14 The Sustainability Appraisal (SA)³ assessed sites which were identified as being deliverable in the SHLAAs. The purpose of the SA is to promote sustainable development through the efficient use of existing infrastructure, whilst protecting landscape and biodiversity assets and facilitating social and economic benefit. The SA is therefore an essential tool in the selection of deliverable sites and provides part of the evidence base for sites allocated under policies HA3, SKA3, RA3. Further details on the approach to allocating sites can be found in the Council's technical paper on Site Selection⁴.
- 4.15 Housing policies for the provision of land allocations are included in the individual Area Policies of this Plan and identified on the Policies Map.

Residential Care Homes (Class C2)

- 4.16 Paragraph 50 of the NPPF requires Local Planning Authorities to plan for a mix of housing, with Practice Guidance paragraph 37 providing that housing for older people, including residential institutions in use class C2, should be counted towards their housing requirement. The Objectively Assessed Housing Need (OAN) has its basis in government household projections which specifically exclude communal population. As such the level of need for residential care homes has been assessed separately and is a requirement in addition to the OAN.
- 4.17 The SHMA indicates a need for 650 bedspaces in residential care homes (C2 use) across Ashfield District for the period 2013 to 2033. This equates to 618 bedspaces when re-based for the plan period to 2032. Netting off 40 new bedspaces delivered between 2013-2015, the balance of requirement for 2015-2032 will be 578. At the time of writing, the District have outstanding planning approvals for an additional 175 bedspaces on C2 schemes which will contribute towards the supply, giving a final requirement for **403** bedspaces over the plan period. Having assessed the hectareage/bedspace ratio of recently delivered C2 schemes in Ashfield, this equates to approximately 2.3 hectares of land.
- 4.18 Although the SHMA identifies the need for additional C2 schemes to 2032, it is considered inappropriate to apportion this need equally as an annual requirement over the plan period. Evidence indicates a current over-provision of this type of development in Ashfield. It is likely therefore, that any new delivery will come forward later in the plan period (anticipated beyond the first 10 years) as the demographic changes and market dictates the need.
- 4.19 In the light of current evidence, it is not proposed to allocate land specifically for residential care homes, but to ensure that a supply of general housing land is provided sufficient to meet the OAN plus an allowance to accommodate a further 2.3 hectares of land for C2 schemes where there is demand.

Gypsy, Travellers and Travelling Showmen

- 4.20 Policy Planning Statement 'Planning Policy for Traveller sites' (August 2015) requires local need for accommodation to be based on robust evidence. Specific deliverable sites should be identified in order to meet accommodation needs for 5 years, together with a supply of developable sites or broad locations for growth for 6 to 10 years, and where possible, for years 11 to 15.
- 4.21 The Ashfield Traveller Accommodation Needs Assessment 2015 sets out the level of future need for the District for the period 2014 to 2029 as illustrated in Table 1 below. This assessment was undertaken using a joint methodology adopted by the Nottinghamshire Districts, based on a supply versus demand approach. The current assessment indicates a nil need for Showmen's accommodation over and above the current provision. With regard to Gypsies/Travellers this is also minimal.

**Table 1:
Ashfield District: Future Pitch/Plot Requirements 2014 to 2029**

Period	Gypsy/Traveller Pitches	Showmen's Plots/Yards
2014 to 2019	0	0
2019 to 2024	1	0
2024 to 2029	1	0

- 4.22 Due to the relative low level of need the strategic approach to providing sites focuses on the allocation of unimplemented planning approvals in the area specific policies, alongside a criteria based policy (HG1).

Economic Growth

- 4.23 In terms of the local economy, Hucknall, in the south of the District, links to the Greater Nottingham functional economic area while to the north, Sutton, Kirkby and Selston parish link with the districts of Mansfield and Newark & Sherwood. The study undertaken by the Centre for Local Economic Strategies¹ notes that this area has its own functional economic geography which is separate from the influence of Nottingham, the Core City in the region.
- 4.24 The jobs and employment land anticipated reflects the evidence from "The Employment Land Forecasting Study" August 2015 by Nathaniel Lichfield & Partners. The Study utilises Experian's baseline employment changes and reflects D2N2 Local Enterprise Partnerships Strategic Economic Plan in arriving at conclusions on job requirements.

- 4.25 Both Ashfield and Mansfield districts have experienced a restructuring of their economy and are now typically made up of small and medium sized enterprises with strong service sector representation. The local economy of the District is faced with a number of issues related to low paid and lower quality employment opportunities, a shortage of skills and qualifications, and a need to create economic diversity to minimise the reliance on the manufacturing sector.
- 4.26 The Council and its partners have clear ambitions to address these challenges. It is a priority for the Council and its partners to support enterprise and innovation, enhance skills and training and bring about improvements in learning, skills and pay. A vibrant economy will improve the quality of life for our residents, providing a variety of job opportunities for local people and strengthening local communities.
- 4.27 A key message from the “Ambition: A Plan For Growth”, the Ashfield and Mansfield District Councils Joint Economic Masterplan², is that low skills and worklessness restrict the capacity to increase productivity. To maximise the ability of the labour supply to drive growth, it is vital that opportunities are open to all to be economically active, through access to education, training and employment.
- 4.28 The Council is committed to supporting opportunities which assist with the long term re-skilling of the Ashfield workforce which is necessary to ensure the presence of a highly-skilled labour pool to take advantage of new jobs across the District. This will potentially include promoting skill provision on strategic sites and where appropriate, planning contributions towards training and skill enhancement.
- 4.29 New developments should be located close to, or provide for, employment and training opportunities in order to ensure that they benefit existing communities and minimise the need to travel. In addition, new employment is needed not only to complement population growth, but also to provide a range of employment opportunities to existing residents.
- 4.30 The Council is committed to developing a sustainable, diverse and resilient economy through:
- encouraging and facilitating private sector involvement in the development of the employment infrastructure of the District (land, premises, communications and transport)
 - maintaining a supply of quality land and premises for new business, residential development and where appropriate for mixed uses
 - improving opportunities for deprived sections of the community
 - supporting and promoting the diversification of rural area
 - improving the built environment through high standards of design
 - supporting and increasing social cohesion and community benefits.

- 4.31 The Joint Economic Masterplan undertaken by Ashfield and Mansfield District Councils, information from the Local Economic Partnership, up-dates and other economic studies will be utilised to inform decisions relating to the Local Plan and the local economy. The Council has worked with neighbouring authorities within the Nottingham Outer Housing Market Area and the Nottingham Core Housing Market Area on an Employment Land Forecasting Study. The Study sets out an analysis of the local economy, functional market areas markets, identifies various scenarios regarding jobs to 2033 and the requirements for land and floorspace. It builds on the Mansfield and Ashfield Districts Joint Property Strategy 2009 and the work undertaken by Ove Arup & Partners Ltd in the East Midlands Northern Sub Region Employment Land Review. The Experian, Ashfield and Mansfield Economic Analysis identified strengths and weaknesses in relation to the local economy which included the need to have a more positive perception of the districts. The Council will continue to work with neighbouring authorities, the private sector, local communities and the Local Economic Partnership to understand local business needs and to meet the requirements of local economic growth and sustainability.
- 4.32 A number of employment areas are key in terms of their size and nature to the employment capacity of the District. These key employment sites, known as Locally Significant Business Areas, together with allocated sites, will be protected as a principle source of jobs, providing opportunities for economic growth within the District. However, planning policies will need to be accompanied by business support in the form of advice on business planning, marketing, ICT development and skills, staff training and possibly financial incentives.
- 4.33 The analysis of the Ashfield and Mansfield local economy has identified priority sectors at a local level. It reflects those sectors which have the largest share of output, jobs in the districts' economies which are currently under represented in the districts and those sectors that have a strong potential source for future growth. Five sectors are identified for an integrated growth strategy for Ashfield and Mansfield; business services, wholesale, health, manufacturing of transport equipment, and transport and logistics. The D2N2 Local Enterprise Partnership identifies in "Strategy for Growth 2013-2023 six priority sectors, which are already strong for have the capacity to grow. These sectors are: Transport Equipment Manufacture, Medical and Bioscience, Food and Drink Manufacturing, Construction, Visitor Economy and Low Carbon Goods and Services.
- 4.34 The local economy and housing are closely linked and the Barker Review into the Housing Supply, 2004³, concluded that economic performance is regarded as a key driver of population change and income. The CLES Report 2010 highlighted that the housing and quality of life offer in Ashfield and Mansfield, with the exception of areas such as Berry Hill in Mansfield, present a challenge in attracting knowledge workers to the area. The evidence indicates that as people climb up the career ladder they may move out of Ashfield and Mansfield to areas that are perceived to offer a higher quality of life, such as Broxtowe, Gedling and Newark and Sherwood.

Climate Change

- 4.35 Adapting and mitigating against the effects of climate change is one of the key challenges facing us all and a core element of sustainable development. As such, the Council is committed to supporting proposals and initiatives that seek to achieve zero and low carbon development; and implement low carbon and renewable energy infrastructure.

Community Facilities

- 4.36 The requirement to enhance existing or provide new local facilities including schools, health centres, shops and any other appropriate local facilities at convenient locations should normally involve the expansion of existing facilities, to ensure that this provision benefits existing residents, before considering new provision. This is intended to improve quality of life and encourage people to stay in Ashfield.

Water and Flood Management

- 4.37 Water management and reducing the risk of flooding from all sources is a key aspect of sustainable development. As a substantial area of Ashfield is on a principal aquifer there is a particular emphasis on protecting ground water from contamination and enhancing the water environment. Evidence from Ashfield's Strategic Flood Risk Assessment⁴ and the Greater Nottingham and Ashfield Outline Water Cycle Study⁵ inform the specific Development Management Policies on these aspects set out in Policy CC2: Water Resource Management and Policy CC3: Flood Risk.

Sustainable Transport

- 4.38 The Local Plan and the Nottinghamshire Local Transport Plan 2011/12 to 2025/26 complement each other with the County Council providing advice to Ashfield District Council both on emerging Local Plan and specific development proposals. There is a need to manage traffic management arrangements and residual traffic impacts from development.
- 4.39 Development will be encouraged in locations which support the promotion of sustainable travel choices as alternatives to the private car, in particular good quality public transport and safe and attractive routes for cycling and walking. This may be achieved by securing new developments in locations where walking, cycling and public transport use are viable options, improving the network of public transport provision in terms of its extent and frequency, and using 'Smarter Choices' to alter travel behaviour.
- 4.40 Reducing the need to travel at the top of the hierarchy will ensure that public transport and highway networks can operate efficiently and minimise the need for unaffordable levels of investment in infrastructure and services. Ashfield has a good public transport network comprising of bus, tram and train services but capacity remains a key issue. Measures to make best use of capacity on existing services should be explored before proposing new services, and consideration should be given to increasing the frequency of existing services.

- 4.41 New environmentally appropriate infrastructure should mitigate the detrimental effects of growth and where possible make good existing deficiencies. Green Infrastructure may be best served by having a single aim, but where appropriate it should be multifunctional, for instance, in providing adequate open spaces for recreation, assisting in providing for more biodiversity, managing flood risk, and providing opportunities for growing local food.

Natural and Historic Environment

- 4.42 The Council is committed to protecting, conserving and enhancing the natural and historic environment as it is acknowledged that it is of great importance for education, culture, leisure, tourism and the wider economy.
- 4.43 The historic environment has tremendous visual appeal, provides inspiration and enjoyment and helps reinforce a sense of local identity. However, this environment can be fragile and once gone it cannot be replaced. Careful management is necessary to ensure its importance is recognised and that it can contribute to the success and growth of the District. As such the Council will continue to identify and keep under review Conservation Areas and work with Historic England and Nottinghamshire County Council to bring heritage at risk back into use.
- 4.44 In addition to its historic built environment, the District contains a range of natural and wildlife assets of national, regional and local significance, which the Council will seek to protect and enhance in order to help preserve the character of the District and biodiversity present within these areas.

Minerals Safeguarding Areas

- 4.45 The National Planning Policy Framework identifies that great weight should be given to the benefits of mineral extraction and local planning authorities should identify Minerals Safeguarding Areas. Nottinghamshire is a two-tier area for local government and under the Town and Country Planning legislation Nottinghamshire County Council is the Minerals Planning Authority. The County Council will be identifying Minerals Safeguarding Areas and supporting policies as part of the emerging Minerals Local Plan⁷. The Policy sets out the approach that the District Council will take when determining proposals for non-minerals development within Minerals Safeguarded Areas.

Ashfield's Settlement and Town Centre Hierarchy

Policy S3: Settlement and Town Centre Hierarchy

Strategic Objectives

NPPF

1. Development in Ashfield will be located in accordance with the following hierarchy of settlements, as identified on the Policies Map.

Hierarchy	Towns/settlements
Main Urban Areas	Hucknall Sutton in Ashfield (Sutton) Kirkby in Ashfield (Kirkby) Areas in the District adjacent to the Sub Regional Centre of Mansfield
Named Settlements	Selston, Jacksdale, Underwood, Annesley, Bestwood, Brinsley,
Remainder of the District	Designated Countryside and Green Belt, including the remainder of villages within the District

2. Hucknall, Sutton and Kirkby and areas in the District adjacent to the Sub Regional Centre of Mansfield, will accommodate the largest scale of growth.
3. Selston; Jacksdale; Underwood, New Annesley, Bestwood and Brinsley will accommodate smaller scale growth.
4. Within the remainder of the District, described as Countryside and Green Belt, limited infill development will be appropriate within:
 - a) Green Belt villages of Bagthorpe, New Westwood, Jubilee and New Selston, provided there is no adverse effect on the character of the village.
 - b) Rural villages within the Countryside, provided there is no adverse effect on the scale and character of the area.
5. In all other areas, development will only be considered appropriate where sites are specifically allocated in this Local Plan or where development is appropriate to the Green Belt or Countryside.

Note: Sutton-in-Ashfield includes the adjoining settlements of Huthwaite, Stanton Hill, and Skegby. Kirkby-in-Ashfield includes the adjoining settlements of Kirkby Woodhouse, Annesley Woodhouse and Nuncargate.

6. Town Centre Retail Hierarchy

Hierarchy	Towns/settlements
Sub Regional Centre	Sutton
Major District Centre	Hucknall
District Centre	Kirkby
Local Shopping Centres	Outram Street; Stanton Hill; Annesley Road; Watnall Road; Huthwaite; Jacksdale
Shopping Parades	Annesley Woodhouse; Selston; Skegby; Underwood

7. Sutton

Development should sustain and enhance the role of Sutton as a Sub Regional Centre by maintaining or improving the retail and leisure offer within the town centre. Development should promote the vitality and viability of the town centre.

8. Hucknall

Development should sustain and enhance the role of Hucknall as a Major District Centre. Development should strengthen the retail offer and provide a mix of suitable uses at an appropriate scale.

9. Kirkby

Development should sustain the role of Kirkby-in-Ashfield as a District Centre which provides for the day to day needs of the community. Development should enhance the retail offer and provide a suitable mix of uses which promote the vitality and viability of the centre.

10. Smaller scale development will be supported in the Local Shopping Centres listed above.

11. Development of an appropriate scale should enhance Shopping Parades as listed above.

12. Development of an appropriate design, type and scale will be supported in other areas where it meets local needs but does not undermine existing centres.

Note: Hucknall is defined as a Town Centre in the Nottingham Core Aligned Core Strategy. For the purposes of this policy a Town Centre is comparable to a Major District Centre within the above hierarchy.

4.46 An important requirement of a Local Plan is the identification of locations for new development. The Local Plan sets out the hierarchy of settlements which will assist in the creation of sustainable communities by identifying the areas which have the best access to a wide range of services and facilities.

- 4.47 The hierarchy identifies the existing settlements and town centres as the main areas for development. It also promotes sustainability by locating development close to the built up areas of the District and protecting rural and natural environments.
- 4.48 The Greater Nottingham Accessible Settlements Study was produced for Ashfield and other Nottinghamshire core authority areas in 2010 and has been used to establish the hierarchy of settlements in Policy SP2. It ranks settlements in terms of the level of access to a range of facilities and services.
- 4.49 The Council must ensure that development is located in the most sustainable areas within the District. Sutton, Hucknall, and Kirkby offer the best opportunities for employment, services, and facilities within the District.
- 4.50 Concentrating major new development in these areas will help to reduce the carbon footprint of the community because there will be less need to travel to other areas for jobs, services, and facilities. The growth of the three towns will also serve to attract inward investment into these areas, thereby improving the opportunities and the lives of people living there.
- 4.51 Sutton, Hucknall and Kirkby are the largest towns in Ashfield and provide excellent public transport links to other major conurbations via the Robin Hood rail line. Sutton has a central bus station and there are frequent, regular bus services in operation throughout Ashfield and Mansfield.
- 4.52 As a sub regional centre, Mansfield also offers opportunities for larger scale growth. Future growth to the south of Mansfield, at Lindhurst, provides opportunities to provide quality facilities and infrastructure for further expansion within Ashfield District.
- 4.53 In the south, Hucknall has excellent links to Nottingham via the Robin Hood Line and the NET tram service, with tram stops within the town centre and to the south and east of the centre. Expansion to the south west of Hucknall should bring further investment opportunities at Rolls Royce leading to the creation of new jobs.
- 4.54 The town is surrounded by the Nottinghamshire Derbyshire Green Belt which constrains growth in this area. Opportunities for walking and cycling are also good in the three towns and this will improve over time through the delivery of plans for Green Infrastructure links.
- 4.55 The northern part of the District is surrounded by designated Countryside. This means that there are fewer restrictions on growth around Sutton and to the north of Kirkby because development is not constrained by Green Belt policy. The two towns are also in close proximity, so the services and facilities available within each town can be easily accessed from both locations.
- 4.56 Huthwaite, Stanton Hill, and Skegby, which form part of Sutton, are key settlements located to the north and west of Sutton-in-Ashfield. Their proximity to a major centre accompanied by the services and facilities available in each

area mean that these settlements are capable of expansion. A regular bus service operates in each area and there are also fewer restrictions on growth due to the fact that they are not surrounded by Green Belt.

- 4.57 Although Annesley Woodhouse, part of Kirkby-in-Ashfield, scored reasonably well in the Accessible Settlements Study, there is less opportunity for large scale development because it is surrounded by Green Belt. As such, this settlement will only be able to accommodate small scale growth.
- 4.58 In Selston, Jacksdale, Underwood, New Annesley, Bestwood and Brinsley, the Named Settlements, access to services and facilities is more limited because the settlements are more rural in character. There is scope to deliver smaller scale growth within the settlements to meet the needs of the community.
- 4.59 The remainder of the District consists of Green Belt and Countryside with a limited number of small villages and hamlets, largely associated with agriculture (Teversal, Bagthorpe, New Westwood, Jubilee and New Selston). Teversal village scored the lowest in the Accessible Settlements Study due to its location and because there is less opportunity for access to services and facilities.
- 4.60 The villages of Teversal and Bagthorpe are also Conservation Areas and, due to the character of the settlements, infill development will be restricted. Development in the rest of the District, outside the villages named, is severely restricted by national and local planning policies.

Town centre hierarchy

- 4.61 The town centre hierarchy has been developed using evidence taken from the Ashfield Retail Study Update 2011⁸ and the Greater Nottingham and Ashfield District Accessible Settlements Study⁹. The existence of the hierarchy will help to guide new development to appropriately sized centres across the District and ensure that future growth is adequately balanced across Ashfield.
- 4.62 Patterns of retail activity will inevitably evolve as Ashfield accommodates further sustained growth. To meet the needs of the growing population, the enhancement of existing centres will be necessary to ensure access to a mix of facilities based on local need. It may also be necessary to provide new retail facilities of an appropriate scale to meet local needs but this should not undermine existing nearby centres.
- 4.63 Town Centres have the potential to play a more significant role within the local economy if development is managed appropriately. The National Planning Policy Framework (NPPF) recognises the importance of putting town centres at the heart of the community. It stresses the importance of defining a hierarchy of centres that is resilient to anticipated future economic changes.
- 4.64 Local Shopping Centres and Shopping Parades should accommodate small scale development which provides for the day to day needs of the community without threatening the vitality and viability of Town Centres. At a national

level, the NPPF promotes strong neighbourhood centres because they provide consumer choice and reduce the need to travel further distances.

- 4.65 The impact of out-of-centre retail development (which includes proposals to vary conditions on existing facilities to widen the range of goods sold) remains a threat to the continued vitality and viability of centres throughout Ashfield, which could affect their economic performance. Promoting the hierarchy of centres will help to achieve and redress balance across retail growth and focus new activity on existing named centres, rather than compromise viability and vitality by supporting unsustainable out-of-centre proposals that do not encourage sustainable methods of travel.
- 4.66 Proposals for out-of-centre retail development and town centre uses will be required to demonstrate strongly the need for such development, and how they will mitigate their impact on nearby centres, and any regeneration activities.

References:

1. Centre for Local Economic Strategies (June 2010) Understanding the Resilience of Ashfield and Mansfield Economy.
2. Ashfield District Council & Mansfield District Council (2011) "Ambition, A Plan for Growth. Joint Economic Masterplan. Sherwood Growth Partnership
3. Barker.K. (2004) Barker Review of Housing Supply Delivering stability: securing our future housing needs. HM Treasury
4. Ashfield District Council (2009) Strategic Flood Risk Assessment Level 1.
5. Entec (2010) Greater Nottingham and Ashfield Outline Water Cycle Study.
6. Nottinghamshire County Council (2011) Nottinghamshire Local Transport Plan Strategy 2011/12 – 2025/26
7. Nottinghamshire County Council Minerals Local Plan Consultation 2012
8. WYG Planning & Design (2011) Ashfield Retail Study Update.
9. Greater Nottingham Aligned Core Strategy Accessibility of Settlements Study 2010

Area Policies

The Area Policies form part of the Plan's Strategic Policies, building on the settlement and town centre hierarchy with specific policies focused on the sustainable growth of Ashfield's settlements and town centres.

DRAFT

“The natural environment in and around Hucknall should be protected and enhanced for future generations to enjoy”

Chapter 5

Area Policy: Hucknall



Figure 13: Hucknall and its relationship with the rest of Ashfield

Area Policy: Hucknall

SO4: Hucknall Town Centre

To regenerate Hucknall town centre to provide a lively and prosperous Major District Centre and a traditional retail offer to local residential and visitors exploring Hucknall's rich heritage.

Hucknall is located to the south of the District, comprising the District Council Wards of Hucknall West, Hucknall North, Hucknall Central and Hucknall South. It includes part of what is known as Bestwood.

As a Major District Centre, Hucknall plays an important role in the District's economy, providing a range of employment and residential opportunities, a diverse town centre and high quality public transport infrastructure connecting the town with Nottingham. Such assets help to support sustainable development, and the Council wants to ensure future development successfully utilise and enhance these assets to support the appropriate growth of the town over the plan period.

To help guide development within town, Hucknall's Area Policies focus on the following key areas:

- Town Centre
- The Economy and Jobs
- Housing Growth
- Green Infrastructure

Hucknall Town Centre

Policy HA1: Hucknall Town Centre	
Strategic Objectives	
NPPF	
<ol style="list-style-type: none">1. Development in Hucknall Town Centre should contribute to its role as a Major District Centre. Support will be given to town centre developments of high quality design, which respect the local distinctiveness of Hucknall, enhance the historic environment, promote the vitality and viability of the centre, and help deliver the preferred options and projects set out in the Hucknall Town Centre Masterplan, or any subsequent review.2. Where appropriate development should ensure they positively contribute to the enhancement of town centre gateways (road, rail and pedestrian).3. Well designed development which improves the retail, leisure, tourism and cultural offer in the town centre will be encouraged. Residential development within the town centre will be considered favourably in	

appropriate locations where it does not undermine the main shopping function of the centre.

4. The Primary Shopping Area of Hucknall together with its Primary and Secondary Frontages, are defined within the Town Centre Boundaries on the Policies Map, as follows:
 - a. Hucknall Centre boundary – HA1a
 - b. Hucknall Primary Shopping Area – HA1b
 - c. Hucknall Primary and Secondary Frontages – HA1c
5. Hucknall's Primary Shopping Area (HA1b) should be the focal point of the town centre with new developments positively contributing to its vitality and viability. The area identified as the 'Primary Frontage' should contain a high proportion of retail uses, and 'Secondary Frontages' should contain a mix of appropriate town centre uses.
6. Where town centre uses cannot be accommodated within the Primary Shopping Area a sequential test and impact assessment will be required, as identified in Policy SH1.
7. The scale of development will need to be appropriate to the role of Hucknall as a Major District Centre.
8. Locations within Hucknall Town Centre where development will be encouraged are identified on the Policies Map as follows:
 - a) **Piggins Croft**: for a mixed use development scheme involving the redevelopment of existing properties and the car park
 - b) **Bolsover Street**: a development opportunity to improve links from facilities on Ashgate Road to the town centre.
9. The Hucknall Town Centre Road Improvement Scheme will be implemented, which incorporates a pedestrian priority scheme for the High Street between Baker Street and Watnall Road, and a relief road from Annesley Road to Station Road in accordance with the Hucknall Town Centre Masterplan.

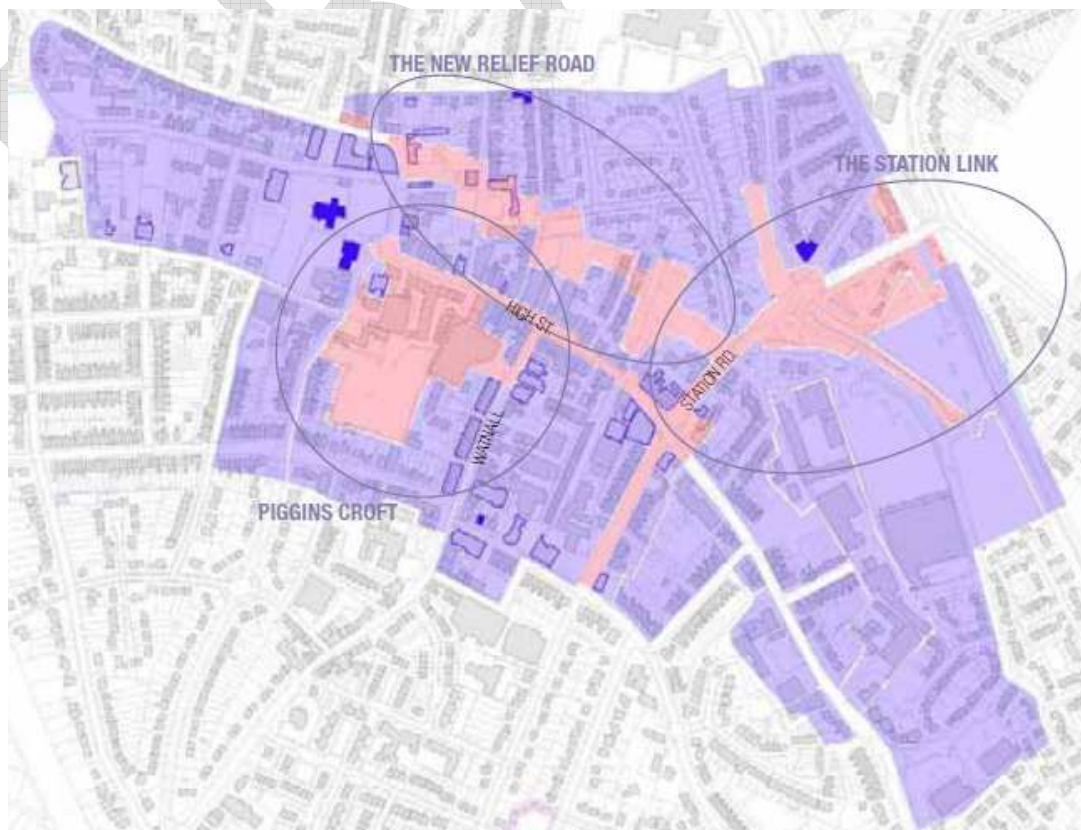
- 5.1 Hucknall is an historic market town with strong links to Lord Bryon. The town contains a range of services and facilities that help support its communities, coupled with a developing tourism sector based Lord Bryon. The Council will continue to support the growth and regeneration of the town, with appropriate development that helps support the town's future sustainability. An element of this could be achieved by positively utilising the town's Lord Bryon links to gain greater economic benefit.
- 5.2 Hucknall town centre is the District's second largest town centre in terms of provision, designated as a Major District Centre within the retail hierarchy. The

town's retail and services are largely located along High Street, Watnall Road, Ashgate Road. The Retail Study (2011) (to be updated) consider the town to have a good provision of convenience and comparison retail; and financial / business services. However, the study also highlighted that Hucknall needs to attract a greater retail offer and new non-retail attracts to help sustain the town's vitality and viability. As with the District's other centres, Hucknall will continue to face competition from neighbouring centres, and the town will need to establish its own strengths and identify to help sustain it.

Hucknall Town Centre Masterplan

5.3 In order to help understand the town's development and regeneration opportunities the Council commissioned the Hucknall Town Centre Masterplan (2009)¹¹. The Masterplan sets out a vision and strategy for the future development of Hucknall Town Centre which will ensure its future vitality and viability; based on five themes:

- to discover the roots of Hucknall as a market town
- to create a range of uses and activities where people can work, rest and play as well as shop, by encouraging leisure uses, civic functions, cultural uses and community uses
- to extend the visits of those seeking Lord Byron's grave to stay longer and spend more money in the town
- to create a bustling High Street by strengthening the traditional retail offer of the town centre
- to transform the environment of the town, particularly on the edges of the centre and when arriving from the station.



5.4 The Masterplan develops these themes by identifying three main areas for change:

- **the Piggins Croft area**

This scheme involves the redevelopment of the retail units and car park in the area to create a £30 Million redevelopment opportunity. This includes a new in town supermarket of 4,000m² (NIA) a series of modern large retail units, housing on the upper floors and potentially a new health centre. The scheme is based on two new streets with a landmark clocktower at their intersection. Parking levels are maintained by providing a decked car park.

- **the new relief road and associated potential development land**

The scheme will involve the construction of a new road bypassing the High Street, allowing the High Street to be pedestrianised. The Masterplan proposes to build on this work to incorporate the new road into the town centre, by linking it to the High Street and developing sites opened up by the road for housing and office space. The aim is that it operates as a street in the town, rather than a motorway. This proposal has been realised and is due to start imminently.

- **the land around the station and the NET car park**

The aim of this area is to link the town centre much more clearly to the station with a new pedestrian route and visual connection. This uses the miners statue and the proposed refurbished Byron Cinema as landmarks to pull people into town. The yards next to the station are proposed for residential development while a deck is proposed for the NET car park to increase its capacity.

The overall aim of the Masterplan is to promote strong visual linkages, a coherent public realm, a greater level of activity and a complementary mix of different uses.

5.5 In addition to the key projects / areas identified within the town centre masterplan, where appropriate new development should ensure they positively contribute to enhancing gateways across the town centre and beyond. Sites and development located at key road, rail and pedestrian gateways into Hucknall play an important role in presenting the town to users and investor, which in turn will contribute to people's perception of the town. As such, it is important where opportunities arise, new development proposals positively utilise and enhance gateway through high quality design.

Retail Capacity

5.6 In order to help sustain Hucknall's Major District Centre status, further growth of the town's retail and appropriate non-retail uses will be key. As such, the Council will seek to guide development of further town centre uses towards the Primary Shopping Area (as defined on the Policies Map). In doing so, it will seek to retain the Primary Shopping Frontages as the focus for retail development, with Secondary Frontages considered more appropriate for other town centre uses.

- 5.7 The 2011 Ashfield Retail Study (to be updated) identifies a quantitative need for an additional convenience floorspace of between 1424⁷ sq. metres (net) and 3458⁸ sq. metres (net). The Study also identifies a quantitative need for an additional comparison floorspace of between 1864⁹ sq. metres (net) and 3106¹⁰ sq. metres (net) in Hucknall by 2026.
- 5.8 Beyond the town's retail offer and future capacity, the Council recognises the important role non-retail uses play in creating vibrant and viable centres. As such, it will continue to support appropriate and complementary diversification of uses within the centre.
- 5.9 Overtrading of out of centre stores on Ashgate Road, is having a negative impact on the town drawing trade away from the Primary Shopping Area. The Council will seek to achieve the delivery of priority projects set out in the Hucknall Town Centre Masterplan to address this imbalance and accommodate growth in the most appropriate areas of the town centre.

Hucknall's Economy and Jobs

Policy HA2: Hucknall Economy and Jobs																							
Strategic Objectives																							
NPPF																							
<p>1. The Council will support sustainable economic growth in Hucknall by providing for the allocation of the following sites:</p> <table> <tr> <th><u>Hucknall</u></th><th><u>Policies Map Ref:</u></th><th><u>Hectares</u></th></tr> <tr> <td>Aerial Way/Watnall Road</td><td>PJ2-Ha</td><td>0.83</td></tr> <tr> <td>Butlers Hill</td><td>PJ2-Hb</td><td>2.38</td></tr> <tr> <td>Blenheim Lane Industrial Estate</td><td>PJ2-Hc</td><td>6.40</td></tr> <tr> <td>Rolls Royce, Hucknall By-pass Road*</td><td>PJ2-Hd</td><td>23.50</td></tr> <tr> <td colspan="3"><u>Mixed Use Sites (residential & employment)</u></td></tr> <tr> <td>Hucknall Town Football Club, Watnall Road</td><td>HA3MU</td><td>0.60</td></tr> </table> <p>Notes</p> <ol style="list-style-type: none"> Rolls Royce, Watnall Road forms part of a mixed use development comprising housing and employment. The areas identified above reflect the estimated developable area for each site. The Policy Map identifies the gross area allocated. 			<u>Hucknall</u>	<u>Policies Map Ref:</u>	<u>Hectares</u>	Aerial Way/Watnall Road	PJ2-Ha	0.83	Butlers Hill	PJ2-Hb	2.38	Blenheim Lane Industrial Estate	PJ2-Hc	6.40	Rolls Royce, Hucknall By-pass Road*	PJ2-Hd	23.50	<u>Mixed Use Sites (residential & employment)</u>			Hucknall Town Football Club, Watnall Road	HA3MU	0.60
<u>Hucknall</u>	<u>Policies Map Ref:</u>	<u>Hectares</u>																					
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<u>Mixed Use Sites (residential & employment)</u>																							
Hucknall Town Football Club, Watnall Road	HA3MU	0.60																					

- 2. The following Locally Significant Business Areas (as identified on the Policies Map) will provide land for employment uses and activities:**
- HA2a Blenheim Lane Industrial Estate
 - HA2b Baker Brook Industrial Estate
 - HA2c Formerly Hucknall No 1 Colliery, Watnall Road
 - HA2d Watnall Road
 - HA2e Former Linby Colliery, Church Lane.
- 3. Small scale economic development will be supported in the settlement of Bestwood where it meets local needs including working from home.**
- 4. Proposed local business use within the Green Belt will be supported provided that the proposed development preserves the openness of the Green Belt and will not result in inappropriate development under Policy EV1.**
- 5. Tourism related initiatives in Hucknall will be supported, including schemes which improve the accessibility of tourist areas.**

Greater Nottingham

5.10 The Employment Land Forecasting Study identifies that there are close links between Hucknall and the Greater Nottingham functional economic area and the policy reflects the approach taken by all local authorities within the Greater Nottingham area, (the 'Aligned Local Authorities'). The Aligned Local Authorities¹ have worked closely together. Nottingham City, Broxtowe Borough Council and Gedling Borough Council have adopted an Aligned Core Strategy while Erewash Borough Council and Rushcliffe Borough Council have separate Core Strategies (Local Plan Part 1) but which are closely aligned in terms of their policies. The Core Strategies promote and strengthen the role played by local economies serving communities throughout the conurbation, a range of suitable sites for new office-based development, and to a lesser extent industry and warehousing, will need to be provided across Greater Nottingham.

5.11 In relation to Hucknall the Local Plan aims to:

- reduce commuting and providing for indigenous business growth;
- provide a portfolio of land for economic development;
- identify Locally Significant Business Areas which are key sites for retaining and building on employment capacity, particularly where they support less-skilled jobs in and near deprived areas or have the potential to provide start up or grow-on space;

¹ Broxtowe Borough Council, Erewash Borough Council, Gedling Borough Council, Nottingham City and Rushcliffe Borough Council

- outside Locally Significant Business Areas, take a flexible approach to allowing other uses on employment land and premises where it can be clearly demonstrated they are surplus to requirements for economic purposes;
 - support proposals for new businesses and enterprises outside designated areas where such uses would not be contrary to other policies within the plan;
 - improve job access and training by promoting the delivery of educational and training facilities; and
 - enhance access to employment areas and promoting the delivery of training and employment agreements by facilitating the start up, survival and expansion of new businesses; and working with partners to develop a distinct image and civic pride for the Ashfield and Mansfield area.
- 5.12 The primary focus for new office and commercial development will be Nottingham City Centre which will provide job opportunities for local people. The Hucknall office market is relatively small, comprising small floor space, typically above shops. However, the industrial market in Hucknall is significant, with industrial estates at Watnall Road, Church Lane, Wigwam Lane and the Blenheim Industrial Estate.
- 5.13 A strategically important site for existing and future employment in Greater Nottingham is the 27 hectares at Rolls Royce Watnall Road (Gross area). The designation of this land is supported by Rolls Royce, Nottinghamshire County Council, Nottingham City Council and the D2N2 Local Enterprise Partnership. It is anticipated that the site will bring forward approximately 100,000 square metres of business space within use classes B1, B2 and B8. The development of the site will maintain and enhance Rolls Royce's presence within the area and potentially lever in further advanced engineering investment and resultant job creation. In turn, this will help facilitate the delivery of the Nottingham Science City agenda.

Summary of economic development allocations:

- a. [Rolls Royce](#): The mixed use site at Rolls Royce comprises approximately 27 hectares of employment land (including redevelopment of existing employment land) is being brought forward as a strategic site for Greater Nottingham. Located within the Main Urban Area, it is anticipated that the site will provide approximately 100,000 square metres of business space within Use Classes B1, B2 and B8. The site will be served by a new access road to give direct access onto the Hucknall bypass.
- b. [Aerial Way/Watnall Road](#): The land off Watnall Road has already been significantly developed to provide a range of employment space. Small areas of the site remain available for development.
- c. [Butlers Hill](#): Grant funding has been utilised to provide serviced industrial land off Baker Brook Close. It is anticipated that the site will provide opportunities for local businesses to acquire land to build units to meet

their specific needs without being required to enter into Design and Build agreements.

- d. [Blenheim Lane](#): The allocation forms an extension to one of the best located employment sites in Greater Nottingham. The site has already seen a number of units developed on the land with approximately 7.8 hectares (gross) still remaining to be developed.
- e. [Hucknall Town Football Club, Watnall Road](#): Comprises a mixed use development site for residential and employment purposes.

Visitor Economy

5.14 There is potential for Hucknall to facilitate more visitors to the area, reflecting its connections to the poet Lord Byron, Newstead Abbey, composer Eric Coates and the development of the 'flying bedstead' at Rolls Royce. This is likely to complement existing visits to the area rather than becoming a day visit destination in its own right. If the tourism sector is to be developed, it will need to be supported through the creation of focal points and attractions, together with improvements to the public realm across the town centre, and secondary attractions such as specialist shops and places to eat. In order to aid the growth of the visitor economy, the Council will support appropriate diversification of the town centre, visitor specific uses tailored to Hucknall's history and enhance to the town's urban fabric.

Housing Growth in Hucknall

5.15 Policy HA3 allocates large housing sites (those which are able to accommodate ten or more dwellings) which will contribute towards providing the objectively assessed housing need identified in Policy SP2. The overall housing land supply in the Hucknall area equates to approximately 30% of the Objectively Assessed Housing Need for Ashfield.

5.16 Details on the approach to allocating sites can be found in the Council's technical paper on Site Selection⁴. The allocations include sites both with and without planning permission. Further details are provided in the Summary of Housing Allocations below and reflect the situation at the time of writing. Where sites are under construction, the remaining hectares and dwellings have been identified in Policy HA3. Appendix 10 illustrates the anticipated delivery of housing on each site over the plan period, together with a summary of small site provision.

Policy HA3: Housing Land Allocations for Hucknall Area	
Strategic Objectives	
NPPF	

Residential development will be permitted on the sites listed below as shown on the Policies Map, subject to detailed planning consent where it has not already been granted, or where it has lapsed.

Ref.	Site Name	Approximate Yield (dwellings)
HA3a	South of Broomhill Farm/North of A611	480
HA3b	Land South of Papplewick Lane	26
HA3c	Former Bamkin factory site	23
HA3d	Ruffs Farm	10
HA3e	Broomhill Farm, Nottingham Road	151
HA3f	Land at Bolsover Street	16
HA3g	High Leys Road	10
HA3h	Seven Stars PH & adjoining land, West Street	25
HA3i	Land adjacent to the Arrows Centre, Annesley Road	60
HA3j	Daniels Way	50
HA3k	100 Nottingham Road	37
HA3l	Land off Papplewick Lane	184
HA3m	Rear of 355-371a, Watnall Road	21
HA3n	Garden Road	39
HA3o	135-137, Beardall Street	14
HA3p	Grange Farm, Moor Road	14
HA3q	Broomhill Farm (north), Nottingham Road	126
HA3r	Darlison Court, Ogle Street	39
HA3s	The Harrier, Christchurch Road	10
HA3t	Rolls Royce, Watnall Road	900
HA3MU	Hucknall Town Football Club, Watnall Road	108

Summary of Hucknall Area Housing Allocations

5.17 Site HA3a: South of Broomhill Farm/North of A611. This is an amalgamation of 5 parcels of land submitted individually for assessment through the SHLAA (ref. H09, H51, H52, H81, H99). The site is located adjacent to the existing built area of Hucknall on land previously designated as Green Belt. The site is well contained by the A611 Hucknall by-pass and the estimated yield has been reduced to allow for a buffer between the road and new development. Delivery is anticipated beyond 5 years to enable implementation of the necessary major highways infrastructure works.

- 5.18 **Site HA3b: Land South of Papplewick Lane.** This site constitutes a small part of a site previously allocated in the Ashfield Local Plan Review 2002 and largely under construction. The site is located within the Main Urban Area of Hucknall and has been assessed as suitable in the SHLAA (ref. H20). Due to current access constraints, it is expected to be deliverable within 10 to 15 years towards the end of the development of the existing scheme.
- 5.19 **Site HA3c: Former Bamkin factory site.** This site has previously had the benefit of outline planning permission for residential development and is considered suitable and developable in the SHLAA (ref. H31). The site is located within the Main Urban Area of Hucknall and a timescale of delivery within 5 years has been informed by contact with the applicant.
- 5.20 **Site HA3d: Ruffs Farm.** This site is located within the main urban area of Hucknall and was allocated as allotments in the Ashfield Local Plan Review 2002. The allotments are disused and non-statutory and the site has been assessed in the SHLAA as suitable for housing development. There are access constraints which do not require third party land can be mitigated. Delivery anticipated beyond 5 years.
- 5.21 **Site HA3e: Broomhill Farm, Nottingham Road.** This site forms the southern part of land previously allocated for housing in the Ashfield Local Plan Review (2002) and has been assessed as suitable and achievable in the SHLAA. The site is located in the main urban area of Hucknall. The adjoining site (HA3q) has planning permission and development has commenced. Development of this remaining area is considered to be deliverable within 5 years.
- 5.22 **Site HA3f: Land at Bolsover Street.** The site is located in the main urban area adjacent to Hucknall town centre and is currently occupied by a vacant factory building in the west and a joinery company to the south. To the east, a clothing manufacturer and a derelict/vacant industrial site adjoins the site boundary. Residential development adjoins the site to the south, west and north. The vacant factory has been assessed as suitable for conversion to residential use in the SHLAA (ref. H88) as the building has local historic interest (demolition and redevelopment would not be supported by the Council). Residential development is also be suitable on the remainder of the site subject to a suitable outcome for the business (i.e. Relocation to a suitable area) and the design of any future scheme. The site has been assessed in the SHLAA as deliverable within 5 years.
- 5.23 **Site HA3g High Leys Road.** This site is located within the main urban area of Hucknall and was allocated for residential development in the Ashfield Local Plan Review 2002. There is heavy tree coverage on the site which could be satisfactorily mitigated. The site has been assessed in the SHLAA (ref. H97) as deliverable within 5 to 10 years.
- 5.24 **Site HA3h Seven Stars PH, West Street.** This site is located within the main urban area of Hucknall. The Public House is identified as a Local Heritage Asset and could be converted into residential accommodation. The remainder of the site is suitable for residential development subject to good quality design.

The site has been identified as being deliverable within 5 years in the SHLAA (Ref. H98)

- 5.25 **Site HA3i Land adjacent to the Arrows centre, Annesley Road.** This site is located within the main urban area of Hucknall and was allocated for employment in the Ashfield Local Plan Review 2002. An analysis of evidence taken from the 2015 Employment Land Forecast Study indicates that Ashfield has a slight excess of employment land. The site lies adjacent to a large residential estate and a school and the SHLAA (ref. H100) concludes that the site could be deliverable beyond 5 years.
- 5.26 **Sites HA3j to HA3t inclusive** all have the benefit of planning permission at the time of writing. Further details on these sites can be found in the Housing Trajectory in Appendix 10 which gives information on the type of permission, application reference and estimated delivery timescales. **Site HA3t Rolls Royce** is being delivered as part of a wider mixed use development along with employment site **PJ2-Hd Rolls Royce**.
- 5.27 **Site HA3MU Hucknall Town Football Club, Watnall Road.** This site is located within the main urban area of Hucknall and previously had the benefit of outline planning permission for mixed use development including residential and employment use. The yield for the residential element has been taken forward on this basis. Development of this site will be subsequent to the successful relocation of Hucknall Town Football Club. The SHLAA (ref. H80) has assessed the site as deliverable within 5 to 10 years.

Hucknall's Green Infrastructure

Policy HA4: Green Infrastructure in and around Hucknall	
Strategic Objectives	
NPPF	
<p>Development should seek to provide new and improved Green Infrastructure in and around Hucknall, in particular those strategic green infrastructure corridors identified in the Council's Green Infrastructure and Biodiversity Strategy, which include:</p> <ul style="list-style-type: none"> GI-1: Leen Corridor GI-2: Annesley – Hucknall - Bestwood GI-3: Hucknall North - Bulwell GI-4: South Hucknall GI-5: Hucknall East to Morning Springs GI-6: Hucknall East - Portland Park GI-7: Hucknall Calverton Railway 	

- 5.28 Green infrastructure is a key element of delivering sustainable development, providing a range of environmental and social benefits. As Hucknall continues to grow to support the economic element of sustainable development, it is important that new development enhances and protects the green infrastructure needed to support the growth in communities.
- 5.29 New development can place additional demands on a range of green infrastructure assets, including green and open space, parks and recreation areas, canals and river corridors and woodlands. As such, Development will be required to relate well to the overall Green Infrastructure network, meet the locally adopted standards for green space provision, provide further Green Infrastructure assets where appropriate, and be suitable for the site. In some instances the infrastructure overlaps with the historic environment, requiring further consideration.
- 5.30 A Green Infrastructure and Biodiversity Strategy has been produced for the whole of the District. The document examines the connectivity of green spaces at a local level and identifies Green Infrastructure network opportunities which should be taken into account by development proposals. The Strategy identifies a number of specific strategic and local routes that link Hucknall to surrounding areas which would benefit from improvements (other local Green Infrastructure requirements may need to be considered over time). As a result, new development within Hucknall should improve links with these assets and contribute towards their enhancement and growth.

The strategic corridors and networks within Hucknall include:

GI-1: Leen Corridor

Identified as a sub-regional corridor in the 6Cs GI Strategy, this corridor is part of the larger Leen Valley which extends south through Nottingham City and connects to the River Trent. The corridor follows the river course north from Bulwell, between Hucknall and Bestwood Village, towards Newstead Abbey. The National Cycle Route then continues east through Ravenshead. *Key opportunities:* A crossing of the River Leen and Calverton Rail Line has recently been achieved, opening the way to continue access north through the Papplewick housing estate, and along the Calverton Rail Line (see GI-7). Major potential as a sustainable route to work between east Hucknall and Nottingham.

GI-2: Annesley – Hucknall - Bestwood

This corridor leaves the Leen corridor at Hucknall and runs northwest through north Hucknall, past Linby Village and Newstead Village (both in Gedling District) and enters Annesley at Annesley Rows.

Key opportunities: The new country park at Newstead provides a valuable new resource and connecting this to neighbouring communities is a major opportunity to increase access to natural green space, as well as increasing access to the National Cycle Route from Annesley and the north of the District.

GI-3: Hucknall North - Bulwell

Connects Bulwell (in the north of Nottingham City) to the centre of Hucknall and north through Papplewick Village to the Leen Corridor.

Key opportunities: The former railway between Garden Road and Watnall Road is a key opportunity to increase green space in an area of low provision, and connect the GI networks of north and south Hucknall. Major improvements to the route south into Bulwell were undertaken in 2011/12, upgrading a poor quality bridleway.

GI-4: South Hucknall

Connects the north of Bestwood (Nottingham City) with the south of Hucknall and west towards Eastwood.

Key opportunities: Major improvements to the route and biodiversity enhancement were carried out in 2011/12, including a new direct link from Bestwood Country Park to Mill Lane. Potential to provide an improved link east through planned development of the Rolls Royce site.

GI-5: Hucknall East to Morning Springs

Connects the south and west of Hucknall to the countryside between Hucknall and Underwood, where it connects with several other corridors.

Key opportunities: Creation of better link between Farleys Lane Green Space and Nabbs Lane as part of any future development. Biodiversity improvements along Farleys brook through west Hucknall, and on Nabbs Lane.

GI-6: Hucknall East - Portland Park

Connects Eastwood to the western edge of Hucknall and north through Sherwood Business Park, Annesley to Portland Park in Kirkby-in-Ashfield.

Key opportunities: Improving access through Forest Road Nature Area. Improving biodiversity value of recreation grounds. Improving the overall quality of the link between Annesley and Hucknall.

GI-7: Hucknall Calverton Railway

A potential future link that would connect the east of Hucknall to Calverton along a disused railway line.

Key opportunities: The line has been purchased by Nottinghamshire County Council and an access ramp constructed from Mill Lakes, providing the ideal starting point for continuing the 'rail trail' to Calverton when funds allow.

References

1. Ashfield D.C (2012) 2012 – 2021 Green Infrastructure & Biodiversity Strategy
2. Ashfield D.C. (2013) Nottingham Core Strategic Housing Land Availability Assessment- Hucknall
3. Edge Analytics Ltd (2011) Population and household forecasts Ashfield
4. Ashfield D.C. (2012) Technical Paper: Housing

5. Roger Tym. (February 2007) The Nottingham City Region Employment Land Study & Roger Tym (2009). Nottingham City Region Employment Land Provision Study Update.
6. WYG Planning & Design (2011) Ashfield Retail Study Update.
7. Average sales density assumed to be £12,147 per sq. metre (based on the average sales density of the leading four supermarkets as defined by Verdict 2011).
8. Average sales density assumed to be £5,000 per sq. metre.
9. Average sales density assumed to be £5,000 per sq. metre at 2011
10. Average sales density assumed to be £3,000 per sq. metre at 2011. Allows an increased turnover efficiency as set out in the Experian Retail Planner 9 (Sept 2011) at 2010 prices.
11. URBED with Gordon Hood Regeneration & Simon Fenton Partnership (2009) Hucknall Town Centre Masterplan

DRAFT

“It is important to protect existing assets and seek to put in place active management to enable access to green space, the countryside and other green infrastructure assets”

Chapter 6

Area Policy: Sutton in Ashfield and Kirkby in Ashfield



Figure 14 Sutton-in-Ashfield and Kirkby-in-Ashfield in relation to the rest of the District

Area Policies: Sutton-in-Ashfield and Kirkby-in-Ashfield

SO5: Kirkby-in-Ashfield Town Centre:

To enable Kirkby-in-Ashfield's role as a District Centre to be attractive and function successfully with a good range of everyday services and shopping requirements.

SO3: Sutton-in-Ashfield Town Centre:

To promote and develop Sutton-in-Ashfield town centre as a vibrant and successful Sub Regional Centre with a high quality mix of retail, culture, housing, employment and leisure, which has the ability to compete with neighbouring Sub Regional Centres.

- 6.1 The collective area of Sutton-in-Ashfield (Sutton) and Kirkby-in-Ashfield (Kirkby) covers the largest area in the District. It relates to the District Council Wards of Sutton in Ashfield² and Kirkby-in-Ashfield³ and includes the settlements of Huthwaite, Stanton Hill, Skegby, Teversal, Fackley, Stanley, Annesley, Annesley Woodhouse, Kirkby Woodhouse and Nuncargate.
- 6.2 Whilst distinct settlements and town centres in their own right, the Local Plan has viewed them as a single area due to the close proximity of the two major urban areas, and the resultant sharing of services, infrastructure and employment opportunities. This collective area contributes significantly to the District's economy and the Council wants to ensure future development across the two settlements continues to strengthen Sutton and Kirkby, and their centres.
- 6.3 To help guide development, Area Policies for Sutton and Kirkby focus on the following key issues:
- Town Centre
 - The Economy and Jobs
 - Housing Growth
 - Green Infrastructure

Teversal, Skegby and Stanton Hill Neighbourhood Plan

- 6.4 The Teversal, Skegby and Stanton Hill Neighbourhood Area has an emerging Neighbourhood Plan. Once adopted, this document will provide additional planning guidance that development proposals within the Neighbourhood Area should successfully align with, in addition the policies within the Ashfield Local Plan.

² Stanton Hill & Teversal, Skegby, The Dales, Carsic, Huthwaite & Brierely, St Mary's, Central & New Cross, Ashfields, Leamington, and Sutton Junction & Harlow Wood.

³ Larwood, Summit, Abbey Hill, Kirkby Cross and Portland, Kingsway, and Annesley & Kirkby Woodhouse

Sutton and Kirkby's Town Centres

Policy SKA1: Sutton-in-Ashfield and Kirkby-in-Ashfield Town Centres	
Strategic Objectives	
NPPF	
<p>1. The Primary Shopping Areas of Sutton-in-Ashfield (Sutton) and Kirkby-in-Ashfield (Kirkby) together with their Primary and Secondary Frontages, are defined within the Town Centre Boundaries on the Policies Map, as follows:</p> <ul style="list-style-type: none"> a) Sutton Town Centre boundary – SKA1a b) Kirkby Town Centre boundary – SKA1b c) Sutton Primary Shopping Area – SKA1c d) Kirkby Primary Shopping Area – SKA1d e) Sutton Primary and Secondary Frontages – SKA1e f) Kirkby Primary and Secondary Shopping Frontages – SKA1f <p>The Primary Shopping Area should be the focus of town centre development, with an appropriate mix of complimentary uses that help to maintain and strengthen the vitality and viability of Sutton and Kirkby. To aid this, the area identified as the 'Primary Frontage' should contain a high proportion of retail uses, and 'Secondary Frontages' should contain a mix of appropriate town centre uses.</p> <p>2. Town centre uses that cannot be accommodated within the Primary Shopping Area will need to undertake a sequential test and impact assessment, as identified in Policy SH1.</p> <p>3. The scale of development will need to be appropriate to the role of Sutton as a Sub Regional Centre and Kirkby as a District Centre as defined in Policy SP3.</p> <p>Sutton</p> <p>4. For Sutton, support will be given to appropriate developments within the defined town centre boundary which help deliver the Sutton Masterplan, are well designed, enhance local distinctiveness, utilise and acknowledge heritage assets, promote vitality and viability, and reinforce its role as a sub-regional centre. Key criteria for assessing this will be:</p> <ul style="list-style-type: none"> a) the Primary Shopping Area remaining the principle retail zone but with opportunities for appropriate ancillary leisure, office, and residential use above shops; b) Providing for the development of a Business and Community Quarter between Low Street and High Pavement and to the south of the Market Place to including a major supermarket scheme, office development, cafés and restaurants and educational uses together with civic space; c) Supporting the appropriate diversification of the town centre 	

beyond the Primary Shopping Area, through complimentary uses such as small scale retail, offices, leisure, employment, community, health and educational uses;

- d) Enhancing the built environment, public realm, and connectivity within the centre; and
- e) Ensuring where appropriate, development positively contribute to the enhancement of town centre gateways (road, rail and pedestrian).

Kirkby

5. For Kirkby, support will be given to appropriate development within the Primary Shopping Area which help deliver the Kirkby Masterplan, are well designed, enhance local distinctiveness, utilise and acknowledge heritage assets and support the vitality and viability of the District Centre. In achieve this, development should seek to:

- a) Ensure retail is the main use within Primary Frontages;
- b) Provide a greater mix of complimentary uses within the wider town centre including retail, leisure, employment, community, health, educational and residential to help increase the number of people living, working and visiting the centre;
- c) Support the regeneration of Ellis Street / Pond Street, linked to the highway improvements undertaken in accordance with the Nottinghamshire Local Transport Plan;
- d) Create a public space as a focal point for the town centre;
- e) Improve the built environment, public realm and connectivity within the centre and its hinterland; and
- f) Ensuring where appropriate, development positively contribute to the enhancement of town centre gateways (road, rail and pedestrian).

6. Appropriate development will be supported that successfully regenerate the town centre development opportunities identified within the town centre masterplans and allocated on the Policies Map:

Sutton sites:

- a) ASDA and adjoining area, Priestic Road/Outram Street
- b) Sutton Centre, High Pavement

Kirkby sites:

- a) Ellis Street/Pond Street
- b) Station Street/Lindley's Lane.

6.5 Town centres play a vital role in the creation of sustainable communities and the Council places great importance on sustaining viable and vibrant centres in Sutton and Kirkby. The two centres play differing roles within the District, due to their stature and offer, but are equally important to the communities they serve. The Council believes retail uses must remain a dominant use within both centres, together with appropriate and complimentary diversification beyond the Primary Frontages.

- 6.6 Informed by the Ashfield Retail Study 2011 (due to be updated), the Local Plan has designated a town centre boundary, primary shopping area and primary and secondary frontages for each centre to help manage and guide development within the town centres. Allied with these allocations, the Council will ensure developments are suitably located and of an appropriate scale (in line with retail hierarchy) so that it does not undermine the vitality and viability of each town centre and other nearby centres.

Sutton Town Centre

- 6.7 Sutton-in-Ashfield (Sutton) town centre is the District's largest centre, designated as a sub-regional centre within the retail hierarchy. As a retail centre, the Ashfield Retail Study considers Sutton to be performing well with a number of multiple retailers in both the convenience and comparison good sector, anchored by the centre's Asda store. The majority of the retail and commercial units are located within the pedestrianised area of Low Street and its adjacent streets, the Idlewells Centre and the Broad Centre at Forest Road / Station Road. Beyond the town centre there are a number of out-of-centre retail providers; Homebase, Aldi and Wickes on Station Road and the B&Q Superstore located to the north east of the centre.
- 6.8 Lying adjacent to the town centre, Outram Street is a local shopping centre serving the surrounding residential communities with a range of services and facilities. In line with Policy SH2, the Council will seek to retain a strong retail character, whilst enabling appropriate diversification to help sustain the vitality and viability of this local centre.
- 6.9 Despite the relative strength of the town centre, Sutton faces continued competition from its neighbouring sub-regional centre of Mansfield and larger centre such as Nottingham, Sheffield / Meadowhall and Derby. Whilst it cannot compete directly with these large centres, there is a need to ensure its role as a sub-regional centre is strengthened to retain its market share and compete with equivalent centres such as Mansfield. To aid this process, the Council commissioned a town centre masterplan for Sutton.

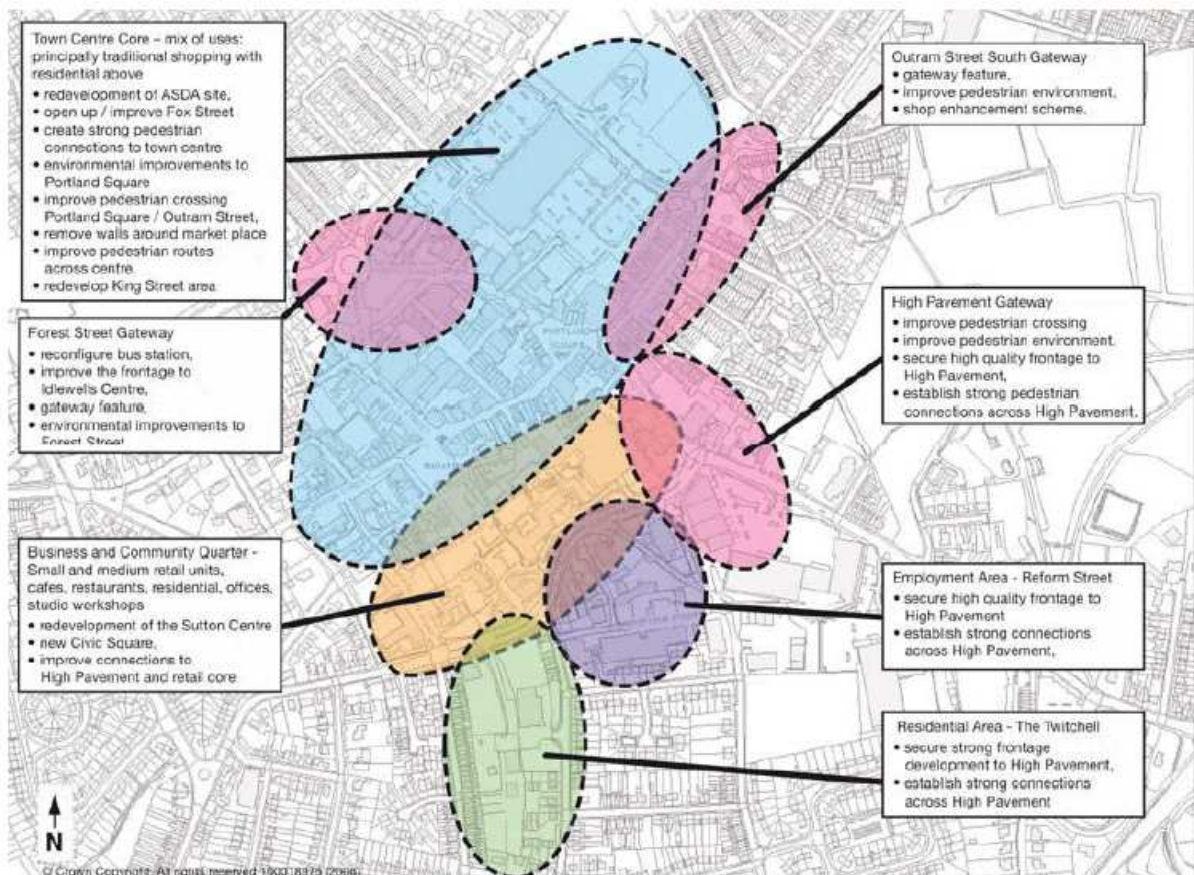
Sutton Town Centre Masterplan

- 6.10 Masterplans¹⁶ have been prepared for Sutton (and Kirkby) to assess how the town's physical form (its streets, buildings, spaces and use mix) functions and identify opportunities for improving and regenerating the centres. Public and stakeholder consultation played a role in the development of the Sutton masterplan, and as a result of this, a vision for Sutton was derived:

"To create an active and vibrant town centre through encouraging a mix of uses that will increase the number of people living, working and visiting the centre, set in an environment Sutton-in-Ashfield residents are proud of."

- 6.11 Supporting the vision are five broad interrelated principles, the achievement of which will play a key role in realising the vision:

- a greater mix of appropriate uses to increase the number of people living, working and visiting the town centre, and to extend their use of the centre, appropriate to its role as a sub-regional town centre;
- a well connected public realm;
- improved transport and movement;
- capturing and maximising investment through development opportunities; and



6.12 Whilst some progress has been made to realise the vision for Sutton, there remain opportunities for enhancement and regeneration. As such, the Council has fed the masterplan principles into the area policy for Sutton, ensuring new development positively contributes to delivering Sutton's Vision.

6.13 The key development areas outlined within the Sutton Masterplan and taken forward in the Policies Plan as Development Opportunities are:

a) ASDA and adjoining area, Priestic Road/Outram Street

High quality redevelopment, that enhances the gateway located and improves pedestrian links to the surrounding primary shopping area. Retail should remain the primary use, with potential for appropriate ancillary use.

b) Sutton Centre Academy, High Pavement

A high quality mixed use development that enhances the town's southern gateway and effectively links with the primary shopping area via high quality

public realm. A mix of uses will be supported, comprising uses including office, studio space, education, retail, leisure and residential at upper floors.

- 6.14 Through their successful redevelopment, these sites will be fundamental to fulfilling the town's vision, further diversifying the use mix, increasing footfall and investment; and providing physical enhancements through high quality design.
- 6.15 In addition to the key projects / areas identified within the town centre masterplan, where appropriate new development should ensure they positively contribute to enhancing gateways across the town centre and beyond. Sites and development located at key road and pedestrian gateways into Sutton play an important role in presenting the town to users and investor, which in turn will contribute to people's perception of the town. As such, it is important where opportunities arise, new development proposals positively utilise and enhance gateway through high quality design

Town Centre Uses & Retail Capacity

- 6.16 Retaining and strengthening Sutton's retail provision will be key to reinforcing its role as a sub-regional centre and the Council will seek to ensure further retail development is focused in the Primary Shopping Area, and particularly the Primary Shopping Frontage. The 2011 Ashfield Retail Study¹¹ (to be updated) indicates that there is a quantitative need for a further large food superstore with a convenience floorspace area of up to 2750 sq. metres in the primary shopping area. In addition to this, there is also a quantitative requirement for a further 974 sq. metres (net)¹² of convenience floorspace in Sutton town centre by 2026. Based on a lower sales density¹³, there would be a quantitative requirement for a maximum of 9,046 sq. metres (net) by 2026 in Sutton town centre.
- 6.17 With regard to comparison goods, it is estimated that between 4,643 sq.¹⁴ metres and 7,738 sq. metres¹⁵ of additional net floorspace could be supported within Sutton by 2026. The Ashfield Retail Study highlights the strength of Sutton's market share within a wide sub-regional catchment area and growth within the town centre will only serve to increase the retail offer, thereby strengthening its role as a Sub Regional Centre.
- 6.18 Beyond its retail offer, the Council recognises the important role non-retail uses play in creating viable and vibrant town centres and will continue to support appropriate and complimentary diversification of uses.

Public Realm & Environment

- 6.19 Sutton's townscape is of mixed quality but contains a number of locally distinctive features and good quality historic streetscapes, particularly from the late 19th and early 20th century, which contribute to its distinct character. One such example can be seen at Brook Street and the Market Place, where buildings such as the Old Police Station, Old Post Station, Public Hall and the Old Town Hall form an attractive and harmonious grouping, which forms part of

the Sutton in Ashfield Church and Market Place Conservation Area. Equally, there are a number of post-war developments, such as the Community College, which over time have failed to enhance the quality of the environment, often with an inward looking design and/or scale inappropriate to its surroundings.

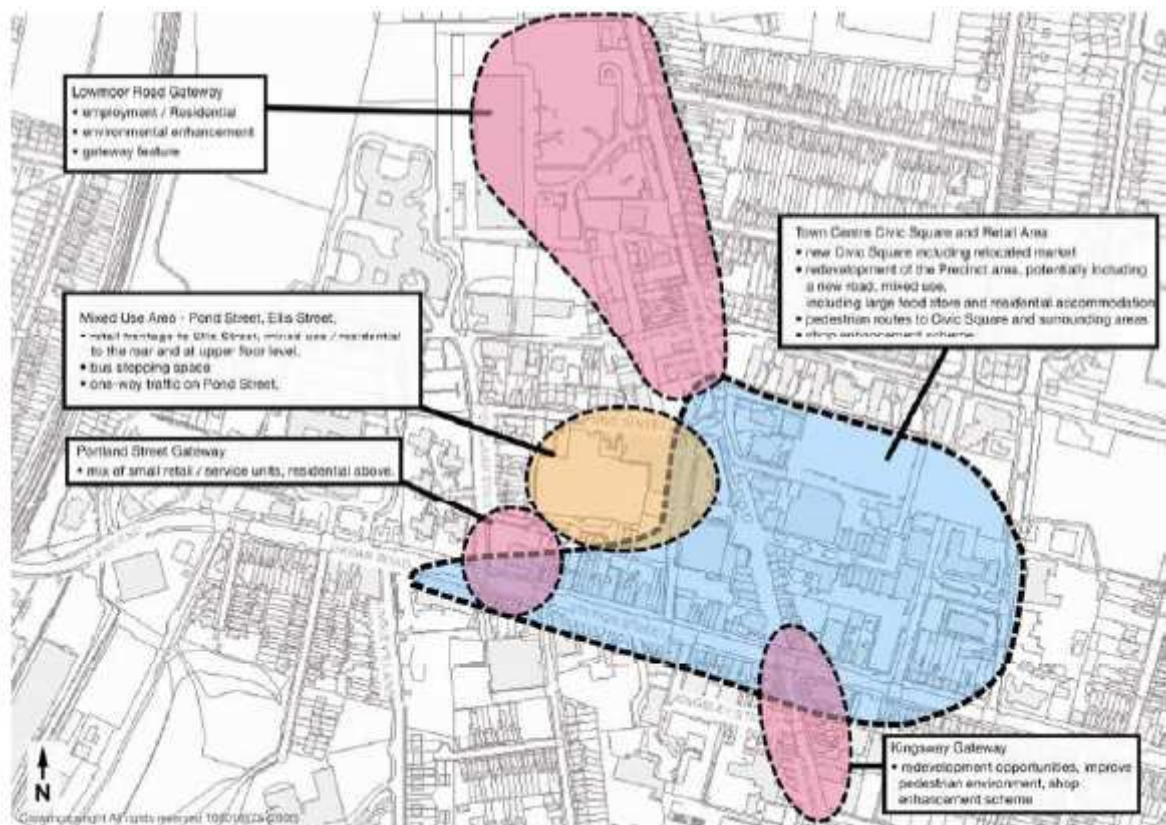
- 6.20 This mix of architectural styles provides a range of opportunities for new development to acknowledge, enhance and where appropriate, replace. The refurbishment of the Idlewells Centre, together with improvements to the bus station have enhanced areas of the centre, but there remains a number of opportunities where new development can substantially enhance the character of the centre.
- 6.21 The Council believes high quality, functional public realm plays an important role in the creation of vibrant and viable 'places'. The investment it has directed towards the pedestrianisation of Portland Square, and improvements to the Market Place has significantly enhanced these areas. Building on these projects, it will continue to seek public realm enhancements across the town centre, including the creation of new routes and spaces; effective links to car parking and the bus station; and the removal of barriers to movement.
- 6.22 Ease of access and parking are key factors in influencing visitation rates. The town centre has car parking situated at various points around the centre, including Asda, Priestic Road, The Idlewells multi-storey and the Market Place.

Kirkby Town Centre

- 6.23 Kirkby-in-Ashfield is the smallest centre within Ashfield, designated as a District Centre within the retail hierarchy. Despite its stature, the town contains a range of services and facilities that support the everyday needs of its residents. The town centre had suffered from decline with a number of vacant units and a poorly designed shopping precinct, impacting considerably on the town centre environment. However, the redevelopment of this precinct for a Morrison's supermarket, coupled with public realm enhancements along Lowmoor Road, has helped to address elements of this decline and create an impetus for change; but continued improvement to the town's built environment is required.

Whilst out of its Primary Shopping Area, the town also serves an important civic function, housing the District Council which draws users to the town and provides day-time footfall to the centre.

- 6.24 The Primary Shopping Area as defined by the Policies Map, runs predominately along Lowmoor Road/Kingsway and Station Street. The boundary of the Primary Shopping Area has been established to demarcate the area where the main focus of retail development will occur. This will help strengthen and consolidate the town's retail offer and enable the Council to minimise the effects of edge of centre and out of centre development.



Kirkby Town Centre Master Plan

6.25 The Kirkby Masterplan was commissioned to help guide and maximise the future development and regeneration potential of the town centre by building upon existing strengths, and providing a clear direction for future investment. Through consultation workshops, an overriding vision for the town was created to guide the masterplan:

to arrest decline, tackle those areas where the fabric has become neglected, restore pride and confidence, and make Kirkby a vibrant local centre of choice for its catchment population.

6.26 To achieve this vision, the masterplan sets out broad interrelated principles to underpin the future development of the town centre:

- a greater mix of appropriate uses to increase the number of people living, working and visiting the centre;
- a stronger, larger and well-connected focal public space within the central core, surrounded by lively active shopping frontages and activity levels appropriate to its role as a district centre;
- public realm improvements;
- improved connectivity within the centre and its hinterland;
- capturing and maximising investment through development opportunities; and
- high quality architecture and design.

- 6.27 Redevelopment of the former Precinct and surrounding public realm enhancements has played a key role in realising the masterplan vision for Kirkby, and in order to further strengthen and fulfil these principles, the Council has used them to influence the area policies for Kirkby. This will help ensure all new developments positively contribute to achieving the town's vision.
- 6.28 In addition to the key projects / areas identified within the town centre masterplan, where appropriate new development should ensure they positively contribute to enhancing gateways across the town centre and beyond. Sites and development located at key road, rail and pedestrian gateways into Kirkby play an important role in presenting the town to users and investor, which in turn will contribute to people's perception of the town. As such, it is important where opportunities arise, new development proposals positively utilise and enhance gateway through high quality design

Retail Capacity and Town Centre Uses

- 6.29 The proximity of Kirkby centre to Sutton and Mansfield, coupled with its size, has resulted in the centre's retail offer being limited. However, it remains an important centre for the communities it serves, which is reflected in part by the diversity of uses, largely dominated by independent businesses. Whilst this independent offer provides the centre with its own bespoke high street, which the Council supports, the Ashfield Retail Study (2011) believes they do not act as a significant shopper attraction in their own right. As such, there is a need to attract a greater proportion of national retailers, to help Kirkby compete with neighbouring centres and increase its resilience to decline. The Retail Study has also identified a below average representation of comparison and leisure sector floorspace, the growth of which would further strengthen the centre.
- 6.30 The development of the Morrison's and Aldi stores have substantially increased the food offer in the town and increased the representation of national retailers. However, as a consequence, the 2011 Retail Study indicates that there is no identified quantitative need for additional food retail provision or comparison goods floor space in Kirkby in the short to long term.
- 6.31 Although the Council will continue to promote appropriate retail development within the primary shopping area, it recognises that further diversity across the centre will be key to its future.
- 6.32 The Town Centre currently provides an important central hub for financial services, social, education, leisure, health, civic and transport facilities in the area, which will continue to be supported and grown, as part of a vibrant use mix. The Council will also support appropriately designed and located residential development as part of this mix, as providers of footfall and spend to help support businesses.

Public Realm and Environment

- 6.33 To help attract investment and enhance the quality of the town's primary shopping environment, the Council has undertaken extensive public realm

improvement works along Lowmoor Road, culminating in the creation of new public square. Adjacent to this space, the Morrison's supermarket has created an anchor store for the town and further enhanced its environment.

6.34 Whilst these environmental improvements, including the statue of Harold Larwood, have sought to improve key elements of Kirkby's public realm, there remains a need for further enhancement across the centre.

6.35 Areas of the town remain fragmented in terms of its streets and spaces, with limited focus and a lack of a genuine retail / pedestrian circuit through the centre. The linear nature of the centre, coupled with its road network, contributes toward these issues and opportunities will be sought to improve traffic circulation and pedestrian routes. The allocated development opportunity at Ellis Street / Pond Street has the potential to remedy elements of these issues with a comprehensive development that could regenerate the site and draws the pedestrian circuit towards Ellis Street and Pond Street.

Economy and Jobs

Policy SKA2: Economy and Jobs in Sutton and Kirkby		
Strategic Objectives		
NPPF		
1. The Council will support the sustainable economic growth of Sutton-in-Ashfield (Sutton) and Kirkby-in-Ashfield (Kirkby) by allocating the following employment sites:		
	Policies Map ref:	Hectares
<u>Sutton-in-Ashfield</u>		
West of Fulwood	PJ2-Sa	4.80
Fulwood Road North	PJ2-Sb	1.36
Brierley Industrial Park	PJ2-Sc	1.20
Summit Park, North Sherwood Way	PJ2-Sd	19.48
South West Oakham, Hamilton Way	PJ2-Se	1.52
<u>Kirkby-in-Ashfield</u>		
Kings Mill Road East/Penny Emma Way	PJ2-Ka	1.70
Park Lane Business Park	PJ2-Kb	1.95
Portland Industrial Park/Welshcroft Close	PJ2-Kc	3.40
Oddicroft Lane	PJ2-Kd	5.37
Castlewood Business Park, Pinxton Lane	PJ2-Ke	16.67

Pinxton Lane/ A38	PJ2-Kf	6.30
Mowlands	PJ2-Kg	4.50
Notes		
1) Mowlands forms part of a mixed use development (see Housing allocations) 2) The areas identified above reflect the estimated developable area for each site. The Policy Map identifies the gross area allocated.		
2. Office development will be supported in the town centres of Sutton and Kirkby.		
3. The following Locally Significant Business Areas (as identified on the Policies Map) will provide land for employment uses and activities at:		
a) SKA2a Oddicroft Lane, Kirkby in Ashfield b) SKA2b Lowmoor Business Park, Kirkby c) SKA2c Bentinck Colliery, Kirkby d) SKA2d Calladine Business Park, Orchard Way, Sutton e) SKA2e Brierley Industrial Estates, Stoneyford Road, Stanton Hill f) SKA2f The County Estate, Huthwaite g) SKA2g Common Road Industrial Estate, Huthwaite h) SKA2h Sherwood Business Park, Annesley.		
4. Small scale economic development will be permitted in the settlements of New Annesley, Teversal and Fackley where it:		
a) Supports the retention or expansion of rural businesses within the settlement; b) Supports working from home; or c) Supports tourism and visitor related development.		
5. Small scale expansion or intensification of business activities in the Countryside will be supported where it does not have a detrimental impact.		
6. Proposed local business use within the Green Belt will be supported provided that the proposed development preserves the openness of the Green Belt and will not result in inappropriate development in terms of Policy EV1 and the National Planning Policy Framework.		
7. The Council will support and develop opportunities for tourism by:		
a) Safeguarding key landscape and heritages asset including Old Teversal Village, Brierley Forest Park, Teversal Trails, Silverhill Woods, Thieves Wood, Kings Mill Reservoir and Portland Park; b) Protecting the historic parks and gardens of Hardwick Hall (those areas within Ashfield), Annesley Hall, and Skegby Hall and their settings; c) Supporting the development of appropriate visitor-related		

- attractions and facilities where opportunities arise;**
- d) Supporting the development and improvement of rural trails and cycle routes; and**
 - e) Developing and supporting the evening economy in the town centres of Sutton and Kirkby.**

6.36 In relation to Sutton and Kirkby the Local Plan aims to:

- reduce commuting and providing for indigenous business growth
- provide a portfolio of land for economic development
- identify Locally Significant Business Areas which are key sites for retaining and building on employment capacity, particularly where they support less-skilled jobs in and near deprived areas or have the potential to provide start up or grow-on space
- outside Locally Significant Business Areas, take a flexible approach to allowing other uses on employment land and premises where it can be clearly demonstrated they are surplus to requirements for economic purposes
- support proposals for new businesses and enterprises outside designated areas where such uses would not be contrary to other policies within the plan
- improve job access and training by promoting the delivery of educational and training facilities
- enhance access to employment areas and promoting the delivery of training and employment agreements by facilitating the start up, survival and expansion of new businesses; and working with partners to develop a distinct image and civic pride for the Ashfield and Mansfield area.

6.37 A large proportion of the District's employers and employment sites are located within Sutton and Kirkby. The manufacturing sector remains an important employer for both towns, but there is a need to diversify the local economy by providing opportunities within other sectors of the economy.

6.38 The Plan will seek to aid this by allocating land to provide jobs in the office, industrial or distribution sectors; and apply policies to aid further diversification of employment sectors. A key employer that has aided this diversification is the Kings Mill Hospital. Through its redevelopment it has become one of the biggest employers in the District, improving access to high quality health care, and diversified the local economic base.

6.39 Both Sutton and Kirkby have lower than average proportions of lower paid managerial and professional workers and a high proportion of workers in routine employment⁵. Tackling the relatively low levels of employment, skills and income are priorities in both Ashfield & Mansfield Sustainable Community Strategy 2013 - 2023 and the Local Plan.

Ambition: A Plan for Growth

- 6.40 The Council is working closely with Mansfield District Council, and a key part of the evidence base for the Local Plan is “Ambition - A Plan for Growth” the Joint Economic Masterplan for Ashfield and Mansfield⁶. The Masterplan was prepared on behalf of the Sherwood Growth Zone Partnership, which consists of organisations with a strategic interest in, and statutory responsibility for, the economic development of the Zone. (These include Ashfield District Council, Mansfield District Council, Newark & Sherwood District Council, West Nottinghamshire College and Nottinghamshire County Council).
- 6.41 The Partnership seeks to facilitate the achievement of sensitive, well-designed developments that provide appropriate jobs, houses and services in the right locations for people in the Sherwood Growth Zone. The western boundary of the Zone is the M1 between Junctions 27 and 28 of the M1, and it includes the Mansfield and Ashfield conurbation and part of the District of Newark and Sherwood at Rainworth.

Employment Allocations

- 6.42 An Employment Land Forecasting Study by Nathaniel Litchfield and Partners sets out an analysis of the local economy, functional market areas markets and identifies various scenarios regarding jobs to 2033 and the requirements for land and floorspace requirements. It builds on the Mansfield and Ashfield Districts Joint Property Strategy 2009 and the work undertaken by Ove Arup & Partners Ltd in the East Midlands Northern Sub Region Employment Land Review.
- 6.43 In terms of supply it is not anticipated by the Council that any new allocations will be required over the Plan period. The Pinxton Lane and South West Oakham provide serviced strategically located employment land which is available for occupation. Sherwood Business Park was developed as an Enterprise Zone off Junction 27 of the M1 and provides office, industrial and warehouse units for a national and regional market. Current significant office space is available at Sherwood Park.
- 6.44 An assessment of allocated sites in Sutton and Kirkby has been undertaken as part of the East Midlands Northern Sub-Region Employment Land Review March 2008⁵ (EMNSELR). Sites were assessed both from a market perspective and policy and sustainability aspects, and full details of the results of the assessment are set out in Chapter 6 of the EMNSELR. A short summary of the sites allocated for employment purposes in the Policy is set out below:
- a) **Pinxton Lane:** Also known as Castlewood, this strategic site has been substantially serviced and is well located to take advantage of fast road links to the M1 and of a size to offer significant opportunities for large scale employers and inward investors.

- b) **West of Fulwood:** The land at West of Fulwood off Export Drive has seen significant development after being allocated as part of the Ashfield Local Plan. An area of land remains available to the north of the access off Export Drive.
- c) **Fulwood Road North:** Forming part of the Fulwood Industrial Estate the site lacks prominence, being accessible only from internal estate roads. Given its location it is anticipated that the site will appeal to a local market.
- d) **Brierley Industrial Park:** The site was brought forward by Ashfield District Council to provide services industrial land on the former Sutton Colliery. Two plots on the estate remain undeveloped.
- e) **South West Oakham (Summit Park):** A strategic site which has been serviced and offers units providing from 1,858 to 46,452 square metres on a 23.5 hectare site on the Mansfield Ashfield Regeneration Route.
- f) **Kings Mill Road East:** Located off the A38/Penny Emma Way, the site forms part of the land allocated under the Ashfield Local Plan Review as EM1Ke. A substantial part of the site has been developed as a high bay distribution warehouse. An area of land to the north of the high bay warehouse is available for development. The site has the benefit of excellent access to the A38, M1 and Sutton Parkway railway station.
- g) **Bentinck Colliery:** Substantial areas of the former Bentinck Colliery have been redeveloped with a variety of unit sizes. A number of plots remain available for development.
- h) **Portland Industrial Park, Welshcroft Close:** Forming part of the former Summit Colliery site, the land off Wolsey Drive has been developed, leaving approximately 4.3 hectares of land available off Welshcroft Close. Part of the site is designated as a Site of Importance for Nature Conservation (SINC) and mitigation measures will be required as part of any development.
- i) **Oddicroft Land:** Part of a former factory off Oddicroft Land has been redeveloped to form a development known as Gateway 28. The northern site has been developed to providing two terraces of new warehouse/industrial units totalling 5,853 square metres. A further site is available, identified as having potential for a high bay warehouse comprising 28,800 square metres.

Rural Economy

6.45 Meeting local needs through allowing appropriate employment development to help diversify the rural economy are important aims of the Plan and this has to be balanced against protecting the intrinsic character and beauty of the countryside. In the Green Belt, existing buildings potentially may be used to provide for local employment opportunities. New buildings are likely to be inappropriate development and, under these circumstances, permission will only be granted if the development can demonstrate 'very special

circumstances'. In the Countryside there is more flexibility to accommodate employment opportunities which will be considered in relation to Policy EV2.

- 6.46 The Annesley and Felly Parish Plan⁹ sets out a vision of a "Semi rural environment, in a conservation area, which needs to be protected from unwanted and unnecessary development." It also identifies the need "To improve the existing infrastructure and provide residents with improved and better services."

Tourism

- 6.47 There are potential economic opportunities linked to tourism. The northern part of the District offers opportunities for visitors to have easy access to the countryside through both a variety of trails and country parks; including Brierley Forest Park, Teversal Trails, Teversal Village, Kings Mill Reservoir and Portland Park.
- 6.48 Teversal Village is an unspoilt village which is the setting for D.H.Lawrence's Lady Chatterley's Lover, and includes the ancient manor house which was the fictional home of Lady Chatterley. To the north of Teversal is Hardwick Hall, one of the most significant Elizabethan country houses in England with part of its historic park and gardens within Ashfield. Such cultural assets provide opportunities for the tourism sector in Ashfield.

Housing Growth in Sutton and Kirkby

- 6.49 Policy SKA3 allocates large housing sites (those which are able to accommodate ten or more dwellings) which will contribute towards providing the objectively assessed housing need identified in Policy SP2. The overall housing land supply in the Sutton/Kirkby area equates to approximately 65% of the Objectively Assessed Housing Need for Ashfield.
- 6.50 Details on the approach to allocating sites can be found in the Council's technical paper on Site Selection⁴. The allocations include sites both with and without planning permission. Further details are provided in the Summary of Housing Allocations below and reflect the situation at the time of writing. Where sites are under construction, the remaining hectares and dwellings have been identified in Policy SKA3. Appendix 10 illustrates the anticipated delivery of housing on each site over the plan period, together with a summary of small site provision.

Policy SKA3: Sutton & Kirkby Housing Allocations	
Strategic Objectives	
NPPF	

Residential development will be permitted on the sites listed below as shown on the Policies Map, subject to detailed planning consent where it has not already been granted, or where it has lapsed.

Ref.	Site Name	Approximate Yield (dwellings)
SKA3a	North of Kingsmill Hospital, Sutton	250
SKA3b	Blackwell Road, Huthwaite	65
SKA3c	Ashland Road West, Sutton	235
SKA3d	Clegg Hill Drive, Huthwaite	100
SKA3e	Newark Road, Sutton	266
SKA3f	Priestic Road Road/ Northern View	24
SKA3g	Rookery Farm, Alfreton Road, Sutton	184
SKA3h	Beck Lane, Skegby	400
SKA3i	Clare Road, Sutton	50
SKA3j	Fisher Close/Stanton Crescent, Skegby	100
SKA3k	Hilltop Farm, Skegby	20
SKA3l	Alfreton Road, Sutton	117
SKA3m	The Avenue, Sutton	15
SKA3n	Quantum Clothing, North Street, Huthwaite	90
SKA3o	Stubbin Hill Farm/Brand Lane, Stanton Hill	160
SKA3p	South of West Notts College, Cauldwell Road	207
SKA3q	Common Road, Huthwaite	20
SKA3r	Former Social Club, Davies Avenue, Sutton	19
SKA3s	Station House, Outram Street, Sutton	28
SKA3t	Former Courtaulds Factory and Adjacent Land, Unwin Road, Sutton	45
SKA3u	Land at Cross Row, Stanton Hill	17
SKA3v	Off Gillcroft Street/St Andrews Street & Vere Avenue, Skegby	230
SKA3w	off Sheepwash Lane, Sutton	66
SKA3x	Land at Unwin Road (Co-op site), Sutton	18
SKA3y	land between Pleasley Road/Mansfield Road, Skegby	37
SKA3z	land at 57 Stoneyford Road, Skegby	50

SKA3aa	land off Mansfield road/Unwin Road, Eastfield Side	50
SKA3ab	Rear of 50 Columbia Street, Huthwaite	12
SKA3ac	rear 249-251 Alfretton Road, Sutton	102
SKA3ad	Land off High Hazels Drive, Huthwaite	22
SKA3ae	Adj Blue Bell PH, Carsic Ln, Sutton	11
SKA3af	Land off The Twitchell, Sutton	20
SKA3ag	Royal Foresters PH, Coronation St, Sutton	14
SKA3ah	East of Sutton Parkway Station, Lowmoor Road	495
SKA3ai	Former Lowmoor Inn/Wheatley's Yard, Kirkby	63
SKA3aj	Warwick Close, Kirkby	24
SKA3ak	Skegby Road, Kirkby Woodhouse	23
SKA3al	Mowlands, Kirkby	900
SKA3am	Kirkby House, Chapel Street, Kirkby	16
SKA3an	Laburnum Avenue, Kirkby	25
SKA3ao	Walesby Road, Kirkby	150
SKA3ap	Diamond Avenue, Kirkby	67
SKA3aq	Sidings Road, Kirkby	81
SKA3ar	Southwell Lane, Kirkby	60
SKA3as	Land Off Lindley's Lane	69
SKA3at	Annesley Colliery, Newstead Road	112
SKA3au	East of Sutton Road, Kirkby (Larwood)	225
SKA3av	Former Coxmoor Inn, Walesby Dr, Kirkby	6
SKA3aw	Former Larwood Nursing Home, Main Road, Nuncargate	10

Summary of Sutton and Kirkby Area Housing Allocations

6.51 Site SKA3a: North of Kingsmill Hospital. This site is located adjacent to the main urban area of Sutton. It is well contained by built form on three sides and is well connected to Sutton and Mansfield in terms of services and facilities, including public transport. Any development proposal for this site will need to retain an open break between Skegby and Mansfield Urban Area which could be achieved through the incorporation of open space. The site has been assessed as deliverable in the SHLAA (ref.SM44) and is considered to be deliverable beyond 5 years.

- 6.52 **Site SKA3b: Blackwell Road, Huthwaite.** This site is located adjacent to the main urban area of Sutton and has been assessed as deliverable in the SHLAA (ref.S47). The site is well contained by development to the north, south and east, and is considered to be deliverable beyond 5 years.
- 6.53 **Site SKA3c: Ashland Road West, Sutton.** This site is located adjacent to the main urban area of Sutton and is well contained by residential development on three sides and Brierley Forest Park to the north. The site is identified in the Ashfield Strategic Flood Risk Assessment as a potential flood risk area due to the adequacy of the existing drainage system, however a flood risk assessment has identified that this can be mitigated. The site has been assessed as deliverable in the SHLAA (ref.S55) and is considered to be deliverable within 5 years.
- 6.54 **Site SK3d Clegg Hill Drive, Huthwaite.** This is an amalgamation of 4 parcels of land submitted for assessment through the SHLAA (ref. S51, S61, S108, S350). The site is located adjacent to the main urban area of Sutton and is considered to be suitable for a comprehensive development. The existing recreation ground off Pennine Close is of poor quality and development of this site will provide an opportunity to deliver an improved facility as part of a well designed scheme. It is considered to be deliverable beyond 5 years.
- 6.55 **Site SKA3e Newark Road/Coxmoor, Sutton.** This site is located adjacent to the main urban area of Sutton and has been assessed as deliverable in the SHLAA (ref.S60). Development of this site would provide an opportunity to mitigate existing surface water flooding in this area. It is considered to be deliverable beyond 5 years.
- 6.56 **Site SKA3f Priestic Road Road/ Northern View, Sutton.** This site is located within the main urban area of Sutton and has previously had the benefit of outline planning permission. The site is a former railway cutting and licenced landfill which is surrounded by residential development. It has been assessed as deliverable in the SHLAA (ref. S66), however delivery is expected later in the plan period (beyond 10 years) due to possible land contamination issues.
- 6.57 **Site SKA3g Rookery Farm, Alfreton Road, Sutton.** This is an amalgamation of 2 parcels of land submitted for assessment through the SHLAA (ref. S72 and S351). The site is located within the main urban area of Sutton and is well contained with development to the west, south and east. An unimplemented planning approval for residential development abuts the site to the north (SKA3ad). The site has been assessed as deliverable and is considered to be deliverable beyond 5 years.
- 6.58 **Site SKA3h Beck Lane, Skegby.** This is an amalgamation of 5 parcels of land submitted for assessment through the SHLAA (ref. S68, S71, S363, S377, S394). The site is located adjacent to the main urban area of Sutton and has been assessed as deliverable as a comprehensive development beyond 5

years. The capacity of the highway network in this location limits the maximum yield to 400 dwellings

- 6.59 **Site SKA3i Clare Road, Sutton.** The site is located within the main urban area of Sutton and is largely well contained with residential development to the north, a school to the east and the A38 to the south. The site has been assessed as deliverable in the SHLAA (ref.S83) and is considered to be deliverable within 5 years.
- 6.60 **Site SKA3j Fisher Close/Stanton Crescent, Stanton Hill.** This site is located adjacent to the main urban area at Skegby and has been assessed as deliverable in the SHLAA (ref.S93). The site is well contained by its boundary with Brierley Forest Park and residential development to the east and south is considered to be deliverable beyond 5 years.
- 6.61 **Site SKA3k Hilltop Farm, Skegby.** This site is located adjacent to the main urban area at Huthwaite and has been assessed as deliverable in the SHLAA (ref.S94). Any future development would need to take account of the setting of Manor Farm Grade II Listed building. This could be effectively mitigated through sensitive design. The site is considered to be deliverable beyond 5 years.
- 6.62 **Site SKA3l Alfretton Road, Sutton.** This is an amalgamation of 2 parcels of land submitted for assessment through the SHLAA (ref. S112 and S316). The site is located within the main urban area of Sutton and is well contained by residential development to the east and by the topography/landscape to the west. An unimplemented planning approval for residential development abuts the site to the south (SKA3ad). The site is considered to be deliverable beyond 5 years.
- 6.63 **Site SKA3m The Avenue, Sutton.** This site is located within the main urban area of Sutton and was allocated for residential development in the previous Ashfield Local Plan Review 2002. The site has been assessed in the SHLAA (ref.S114) and is considered to be deliverable beyond 5 years.
- 6.64 **Site SKA3n Quantum Clothing, North Street, Huthwaite.** This site is located within the main urban area of Sutton and comprises a redundant textiles factory. Part of the building has been designated a local heritage asset and offers potential for conversion. As a consequence, any potential development proposal will need to be sensitively designed. The site has been assessed as deliverable in the SHLAA (ref.S320) and is considered to be deliverable within 5 years.
- 6.65 **Site SKA3o Stubbin Hill Farm/Brand Lane, Stanton Hill.** This site is located adjacent to the main urban area at Stanton Hill and has been assessed as deliverable in the SHLAA (ref. S374). The site adjoins existing residential development to the north east, and is considered to be deliverable beyond 5 years.
- 6.66 **Site SKA3p South of West Notts College, Cauldwell Road, Mansfield.** The site is located adjacent to the Mansfield urban area south of the college. It is

well contained by the A619 to the south, Derby Road to the west, Cauldwell Road to the north and Nottingham Road to the east. A small section of the sites is located within Mansfield District council area. The yield of 207 is based on land located within Ashfield District only. The site has been assessed as being deliverable beyond 5 years in the SHLAA (ref. SM378).

- 6.67 **Site SKA3q Common Road, Huthwaite.** This site is located within the main urban area of Huthwaite and was allocated for residential development in the previous Ashfield Local Plan Review 2002. The site is surrounded by existing residential development to the west, south and east, with a primary school to the north. The site has been assessed in the SHLAA (ref.S379) and is considered to be deliverable within 5 years.
- 6.68 **Site SKA3 Former Social Club, Davies Avenue, Sutton.** This site is located within the main urban area of Sutton and comprises a cleared site which formerly accommodated the Sutton Town Social Club. The site is surrounded by existing residential development and has been assessed as deliverable in the SHLAA within 5 years (ref. 407). The southern part of the site will accommodate affordable housing.
- 6.69 **Sites SKA3s to SKA3ag inclusive are all located in the wider Sutton area** and all have the benefit of planning permission at the time of writing. Further details on these sites can be found in the Housing Trajectory in Appendix 10 which gives information on the type of permission, application reference and estimated delivery timescales. With regard to site **SKA3v, Gilcroft Street/St Andrews Street and Vere Avenue**, it is anticipated that this site will be brought forward as a comprehensive development alongside the substantial public benefits associated with the planning permission granted in March 2013.
- 6.70 **Site SKA3ah East of Sutton Parkway Station, Kirkby.** This is an amalgamation of 2 parcels of land submitted for assessment through the SHLAA (ref. K23 and K33). The site is located adjacent to the main urban area of Sutton and Kirkby. A proportion of the southern part of the site is a historic licensed landfill and will consequently require a phase 1 desktop survey later in the planning process, with potential further investigation if necessary. Part of the site also currently has some surface water flooding issues which can be mitigated through a Sustainable Urban Drainage system as part of a well designed development. The site has been assessed as deliverable beyond 5 years.
- 6.71 **Site SKA3ai Former Lowmoor Inn/Wheatley's Yard, Kirkby.** This is an amalgamation of 2 parcels of land submitted for assessment through the SHLAA (ref. K28 and K401). It is located within Kirkby main urban area and comprises a derelict public house and partially occupied industrial estate. The site forms a key gateway into Kirkby and would benefit from redevelopment. Part of the site is a historic licensed landfill and will consequently require a phase 1 desktop survey later in the planning process, with potential further investigation if necessary. Part of the site also currently has some surface water flooding issues which can be mitigated through a Sustainable Urban Drainage

system as part of a well-designed development. It has been assessed as deliverable beyond 5 years.

- 6.72 **Site SKA3aj Warwick Close, Kirkby.** This site is located within the main urban area of Kirkby and comprises a cleared housing site. The site is surrounded by existing housing and is planned for residential re-development. The site has been assessed as deliverable within 5 years in the SHLAA (ref. 406).
- 6.73 **Site SKA3ak Skegby Road, Annesley.** This is an amalgamation of 2 parcels of land submitted for assessment through the SHLAA (ref. K37 and K318). The site is located within the main urban area at Annesley and is surrounded by existing residential development to the west, south and east, with a primary school to the north. The site has access constraints which may be mitigated without the need for third party land. The site has been assessed as deliverable within 5 years.
- 6.74 **Site SKA3al Mowlands, Kirkby.** This site is located adjacent to the main urban area, east of Kirkby and forms part of site K79 submitted for assessment in the SHLAA. The site is adjacent to Kirkby Cross Conservation Area at the southern access point and any development would need to be designed so as not to adversely affect its character. Access to the site is currently restricted but this could potentially be mitigated as a new access road from the A38 has been proposed by the developer/landowner. The site has potential to deliver a new primary school, a commercial centre and quality open space provision. The site has been assessed as deliverable beyond 5 years and will only be brought forward as part of a mixed use development with employment uses as set out in Policy SKA2 .
- 6.75 **Site SKA3am Kirkby House, Chapel Street, Kirkby. This site is located within the main urban area of Kirkby and within Kirkby Cross Conservation Area.** It is adjacent to two Grade II Listed Buildings which would need to be considered with regard to the design of any future development. The house should be retained as it is a local heritage asset. There are highway constraints which would prevent large scale residential development being delivered and the approximate yield reflects this. The site has been assessed in the SHLAA (ref. K333) as deliverable beyond 5 years.
- 6.76 **Site SKA3an Laburnum Avenue, Kirkby.** This is an amalgamation of 2 parcels of land submitted for assessment through the SHLAA (ref. K334, K359). The site is located adjacent to the main urban area of Kirkby and wraps around existing residential development. The site is located with 250m of made ground and as such will require further investigation as part of the planning process. The site has been assessed as deliverable beyond 5 years.
- 6.77 **Site SKA3ao Walesby Road, Kirkby.** This site forms the southern section of site K325 submitted for assessment in the SHLAA. The site is located adjacent to the main urban area of Kirkby, with residential development adjoining the southern boundary. Third party land is required to enable access, however this is in public ownership and can be mitigated. The site has been assessed as deliverable beyond 5 years.

6.78 **Site SKA3ap Diamond Avenue, Kirkby.** This site is located within the main urban area of Kirkby and was allocated for residential development in the previous Ashfield Local Plan Review 2002. The site is surrounded by existing residential development. It has been assessed in the SHLAA (ref.K404) and is considered to be deliverable within 5 years.

6.79 **Site SKA3aq to Site SKA3x inclusive are all located in the wider Kirkby area** and all have the benefit of planning permission at the time of writing. Further details on these sites can be found in the Housing Trajectory in Appendix 10 which gives information on the type of permission, application reference and estimated delivery timescales.

Gypsy and Traveller Site Allocations

6.80 Policy S2 sets out the strategic approach to Gypsy and Traveller accommodation in Ashfield District. In addition to the land allocation below, Policy HG1 in the Providing Homes section is a criteria based policy to be used in guiding the process of future site identification, and to help inform decisions on planning applications

Policy SKA4: Gypsy and Traveller Site Allocation	
Strategic Objectives	
NPPF	
Development for Gypsy/Traveller accommodation pitches will be permitted on the site listed below as shown on the Policies Map:	
SKA4a Park Lane, Kirkby-in-Ashfield 8 pitches	

6.81 The Park Lane site SKA4a is located adjacent to the main urban area of Kirkby and currently has planning permission for 8 traveller pitches. Work has commenced on this development.

Sutton & Kirkby's Green Infrastructure

Policy SKA5: Green Infrastructure in and around Sutton-in-Ashfield and Kirkby-in-Ashfield	
Strategic Objectives	
NPPF	
Development should seek to provide new or improved Green Infrastructure in and around Sutton-in-Ashfield (Sutton) and Kirkby-in-Ashfield (Kirkby), in particular, those strategic Green Infrastructure corridors identified in the Council's Green Infrastructure and Biodiversity Strategy, which include:	

GI-06: Hucknall East to Portland Park

GI-08: Pinxton to Thieves Wood

GI-09: Annesley to Eastwood

GI-14: Selston to Annesley

GI-15: Brierley Forest Park to Portland Park

GI-16: Portland Park to Annesley Rows

GI-17: Kirkby South to Sutton Lawn

GI-18: Kirkby Hardwick Summit to Sutton Lawn

GI-19: Pleasley to Tibshelf

GI-20: Pleasley to Kings Mill Reservoir

GI-23: Skegby to Huthwaite

6.82 The natural environment in and around Sutton and Kirkby should be protected and enhanced for future generations to enjoy. Residential and employment growth that protects, maintains and enhances the Green Infrastructure networks should be delivered. Green Infrastructure is defined in Policy EV4: Green Infrastructure, Biodiversity and Geological Conservation¹.

6.83 New development can place additional demands on existing Green Infrastructure. Therefore, development will be required to relate well to the overall green infrastructure network through Kirkby and Sutton. Where appropriate, development should seek to enhance provision as detailed by policy EV4, in line with the Green Infrastructure and Biodiversity Strategy.

6.84 Whilst the principle of development in relation to existing Green Infrastructure (GI) will be assessed by policy EV4, where development is considered acceptable within Kirkby or Sutton, the Council will seek Green Infrastructure enhancements. These should seek to maximise benefit the area and wider GI network. Within the Kirkby and Sutton the Council will seek enhancement or creation of new GI, including the following routes detailed within the Green Infrastructure and Biodiversity Strategy:

GI-06: Hucknall East to Portland Park

Connects Eastwood to the western edge of Hucknall and north through Sherwood Business Park, Annesley to Portland Park in Kirkby.

Key Opportunities: improving access through Forest Road Nature Area. Improving biodiversity value of recreation grounds. Improving the overall quality of the link between Annesley and Hucknall

GI-08: Pinxton to Thieves Wood

A corridor running east-west across the District from Pinxton, past Selston to Newstead Park in Gedling and back into the District at Thieves Wood.

Key Opportunities: Limited immediate opportunities

GI-09: Annesley to Eastwood

A linear collection of woodland areas running from Eastwood north across the District.

Key Opportunities: Establishing and formalising accessible routes through the woodlands.

GI-14: Selston to Annesley

Link between Selston and Annesley and on to Kirkby.

Key opportunities: To secure a good quality public link through any proposed development, linking to Selston, Kirkby Woodhouse and GI Corridor 13 (to Portland Park)

GI-15: Brierley Forest Park to Portland Park

Connects Portland Park to the southwest of Kirkby and onward to the eastern edge of Sutton-in-Ashfield, following a former railway line.

Key opportunities: Major project opportunity to secure access to the disused railway line between Kirkby and Nunn Brook, Huthwaite. Smaller scale opportunity to improve visibility of trail links from Common Road and improve connections at this point.

GI-16: Portland Park to Annesley Rows

Connects Portland Park to Annesley Rows and the GI Corridors to the east of the district.

Key opportunities: Creation of woodland blocks to better connect the habitats of the two woodland and increase the green character of the route.

GI-17: Kirkby South to Sutton Lawn

Connects the south-east of Kirkby (and Annesley) with the east of the town and onwards north into Sutton-in-Ashfield.

Key opportunities: Increasing the biodiversity value of recreation ground land; upgrading the bridleway between the two summit sites; securing a more direct green link through Kirkby town centre.

GI-18: Kirkby Hardwick Summit to Sutton Lawn

Offers an alternative green route between these two points, following the river Maun.

Key opportunities: Creation of a direct route into Maun Valley site from both Sutton Parkway station (south) and Station Road (north). Formalisation of routes over Kirkby Hardwick summit (a Nottinghamshire County Council site).

GI-19: Pleasley to Tibshelf

Connects Pleasley to Teversal, Fackley, the north west tip of Huthwaite and out into Derbyshire towards Tibshelf.

Key Opportunities: None identified in topic paper

GI-20: Pleasley to Kings Mill Reservoir

Connects Pleasley with Skegby via the popular Teversal Trails and into the centre of Sutton-in-Ashfield, then onwards east into the south of Mansfield.

Key opportunities: A stronger link between the southern tip of the trail at Northern View/Priestsic Road and Sutton Lawn, potentially secured through development.

GI-23: Skegby to Huthwaite

Links Skegby and Healdswood with the green space network to the west, and recreational trails into Derbyshire.

Key opportunities: Securing an accessible green link through Skegby quarry/Stanton Hill Grasslands potentially through development.

GI-24: Blackwell Trail

Leads west from Huthwaite into South Normanton, Derbyshire, along a former railway line.

Key opportunities: Increased visibility of trail entrance from Common Road.

- 6.85 When seeking enhancements to the GI network, the Council will aim to create multi-functional assets that have a range of benefits. For example, a bridleway may encourage physical activity but also provide a route into the countryside; a Local Nature Reserve may provide accessible biodiversity and also allow local residents to learn about nature; allotments may encourage healthy lifestyles and reduce food miles.

References:

1. Ashfield D.C (2012) 2012 – 2021 Green Infrastructure & Biodiversity Strategy
2. Ashfield D.C. (2013) Nottingham Outer Core Strategic Housing Land Availability Assessment.
3. Ashfield D.C. (2012) Technical Paper: Housing.
4. Emda. A Flourishing Region.: Regional Economic Strategy for the East Midlands 2006-2020.
5. Understand the Resilience of the Ashfield & Mansfield Economy. Centre for Local Economic Strategies, June 2010.
6. Ashfield D.C.& Mansfield D.C.(2011) "Ambition, A Plan for Growth. Joint Economic Masterplan.
7. Innes England (2009) Mansfield and Ashfield Districts Joint Property Strategy.
8. Ove Arup & Partners (2008)The East Midlands Northern Sub Region Employment Land Review.
9. Ashfield D.C.(2012) Local Economy Summary Paper.
10. Ashfield D.C.(2013) Local Economy Summary Paper – Supplementary Analysis.
11. WYG Planning & Design (2011) Ashfield Retail Study Update.
12. Average sales density assumed to be £12,179 per sq. metre (based on the average sales density of the leading four supermarkets as identified by Verdict 2011).
13. An average sales density assumed to be £5,000 per sq. metre at 2011.
14. Average sales density assumed to be £5,000 per sq. metres at 2011
15. Average sales density assumed to be £3,000 per sq. metres at 2011. Allows for increased turnover efficiency as set out in the Experian Retail Planner 9 (Sept 2011) at 2010 prices.
16. Ove Arup & Partners Ltd (2007) Masterplans for Sutton-in-Ashfield and Kirkby-in-Ashfield
17. Harold Larwood was a Nottinghamshire cricketer born in Nuncargate, Kirkby-in-Ashfield
18. Ove Arup & Partners Ltd (2007) Masterplans for Sutton-in-Ashfield and Kirkby-in-Ashfield
19. Harold Larwood was a Nottinghamshire cricketer born in Nuncargate, Kirkby-in-Ashfield

“The rural area of Nottinghamshire makes a significant contribution and plays an important role in the local economy. The continued importance of agriculture and other countryside related activities contributes towards diversity”

Chapter 7

Area Policy: **The Rurals**

The Wards of Selston, Jacksdale and Underwood

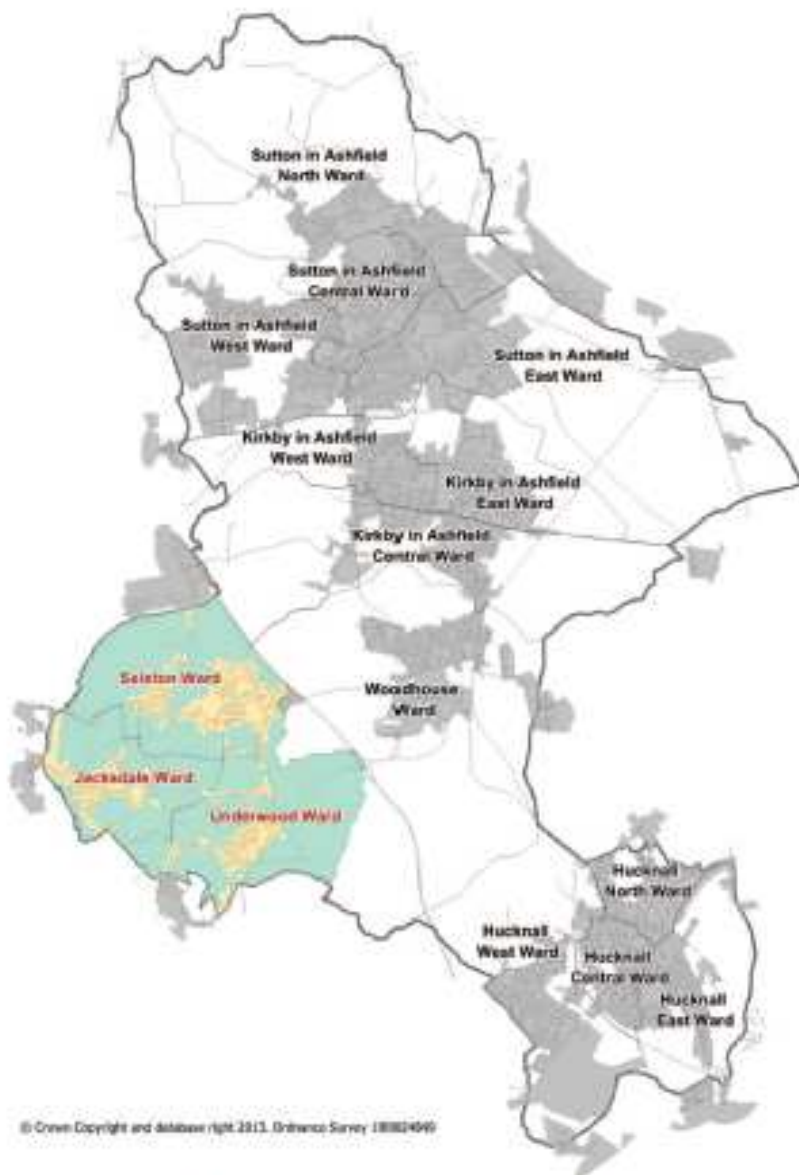


Figure 15: Selston, Jacksdale and Underwood in relation to the rest of the District

Area Policy: The Rurals

- 7.1 The Wards of Selston, Jacksdale and Underwood lie west of the M1. Whilst rural in character the area as a whole contains a number of local services and facilities; and has direct access to the wider east midlands via junction 27 of the M1. This major transport asset has helped sustain the rural communities and attracted people to the area.
- 7.2 The Council wants to support proportionate, sustainable development within the area that helps sustain and grow the local economy, its services and facilities; whilst retaining its rural character. The Council will seek to pursue this in partnership with the Parish Council and its Neighbourhood Plan Group.
- 7.3 Policies for Selston, Jacksdale and Underwood relate to:
- The Economy and Jobs
 - Housing growth
 - Green Infrastructure

Selston Neighbourhood Plan

- 7.4 In addition to these Area Policies for the Rurals, the Parish of Selston has an emerging Neighbourhood Plan. As such, any development proposals within the area should ensure they align with policies with the Local Plan and the Selston Neighbourhood Plan.

Economy and Jobs

Policy RA1: The Rurals Economy and Jobs	
Strategic Objectives	
NPPF	
<ol style="list-style-type: none">1. The Council will support measures which promote an integrated and flexible approach to sustainable business development including indigenous business growth, working from home and facilitating the start-up and expansion of new businesses, subject to the requirements of Policies PJ1 and PJ3 in the settlements of Selston, Jacksdale, Bagthorpe and Underwood;2. Employment opportunities on sites in Selston, Jacksdale, Bagthorpe and Underwood are limited, therefore to facilitate economic development, the Council will give significant weight to retaining employment sites within the Area;	

- 3. Proposed local business use within the Green Belt will be supported provided that the proposed development preserves the openness of the Green Belt and will not result in inappropriate development under Policy EV1 and the National Planning Policy Framework.**
- 4. The Council will support of the development of infrastructure necessary to facilitate fast and reliable broadband services and mobile communications in the Area.**
- 5. The Council will support appropriate tourism related initiatives, including schemes which improve the accessibility of tourist assets, where they are of a scale appropriate to the nature of the site and its setting.**
- 6. The Council will support appropriately scaled enhancement of the retail offer within Selston, Jackdale or Underwood in line with policy SH2.**
- 7. The Council supports the reopening of the Kirkby freight rail line to passenger services, linked to the potential HS2 station at Toton in Erewash.**

Employment Growth

7.5 In relation to the Rurals, the Local Plan aims to:

- providing for indigenous business growth;
- meeting local needs through allowing appropriate employment development to help diversify the rural economy where is supported by reliable evidence;
- support proposals for new businesses and enterprises within the settlements where such uses would not be contrary to other policies within the Plan;
- protect employments sites from alternative uses;
- improve job access and training by promoting the delivery of educational and training facilities;

7.6 It is recognised that the urban areas of Ashfield are the focus of economic growth. This reflects that the Rurals Area is relatively close to Kirkby-in-Ashfield and the settlements are either closely constrained by the Green Belt or in the case of Bagthorpe washed over by the Green Belt. Therefore, while the rural area has the potential to contribute towards economic growth, it will have a supporting role. Rural property markets tend to reflect that perceptions are of high risks, low demand and low financial returns. The business units that have been developed over the last 25 years within the Area have been undertaken by the public sector utilising public sector funding to undertake the

developments. Former textile factory sites have been redeveloped but for higher value uses in the form of housing.

- 7.7 Agricultural and countryside uses continue to play an important role within the local economy, as do the appropriate diversification of these uses to help broaden the economy and sustain employment in the area. Allied with this diversification, the area contains a number of residents who work from home. The area also contains a range of services and facilities, including shops, pubs, schools and health care, which play an important role supporting the residential communities whilst providing employment opportunities.
- 7.8 The Parish Plan for Jacksdale, Underwood and Selston identifies the objective to facilitate the growth of small local business and to increase the tourism potential of the Parish. Currently, a Neighbourhood Plan is being developed for the Parish of Selston that may provide further aspirations for business growth in the area.
- 7.9 An analysis of the supply of existing employment sites identified relatively few significant employment sites in the rural areas. Within Selston parish there has been a loss of 2.88 hectares of employment land to housing for the period 2001 to 2014. Although this may appear a relatively small loss, its impact is significantly greater within rural areas with their limited employment sites. Consequently, it is important to retain the remaining employment sites within these settlements for employment purposes.
- 7.10 Whilst there are no sites which are specifically allocated within the rural area, the policies in the Local Plan support sustainable rural development including appropriate schemes for rural businesses and farm diversification. Promoting sustainable economic development in rural areas can potentially reduce energy use and emissions by allowing people to live and work in the same locality, Business can utilise working from home by possibility converting garage space for office use, which provides opportunities to retain and enhance local employment opportunities. Conversion of buildings into small scale business premises will be supported provided the local impact does not threaten the quality of place or impact on the openness of the Green Belt. Development management policies set out the approach regarding working from home and the conversion of rural buildings or the development of new buildings for this purpose.
- 7.11 There is a local desire to grow the retail, business and leisure provision within the area, particularly in Selston, to enhance the range of facilities and support the growing communities. However, any amendments to Green Belt boundaries has to be supported by reliable evidence to quantify the type and scale of demand in the Area. The Council will support appropriate growth of these uses within the area, if there is evidence of a demand. The Council are to commission a new Retail Study for the District and will seek to gain an understanding of potential demand for retail and leisure uses in the Rurals from this.

- 7.12 For the rural areas to be successful the area needs to be attractive to businesses and residents. This means that issues such as housing choice, access to public services, availability of skilled labour and quality infrastructure is important. Effective infrastructure plays an important role in supporting economic growth. As such, it's important the Rural's continue to receive super-fast broadband connection; and where viable transport improvements. The Rural's are well connected to the national highway network via junction 27 of the M1; and there is potential to enhance transport connectivity further by reopening the Kirkby freight rail line to passenger services. This could link businesses and residents to the wider rail network, including HS2 if the potential station at Toton in Erewash becomes reality.

Rural Housing Growth

- 7.13 Policy RA2 allocates large housing sites (those which are able to accommodate ten or more dwellings) which will contribute towards providing the objectively assessed housing need identified in Policy S2. The overall housing land supply in the Rural area equates to approximately 5% of the Objectively Assessed Housing Need for Ashfield.
- 7.14 The Selston Neighbourhood Plan (currently in draft form) has been produced by the Selston Neighbourhood Group and applies to the whole of Selston Parish. Within the document are a number of site specific design policies which development proposals must effectively align with. The policies contain locally specific design criteria which will help new development integrate with its surroundings.
- 7.15 Details on the approach to allocating sites can be found in the Council's technical paper on Site Selection¹. The allocations include sites both with and without planning permission. Further details are provided in the Summary of Housing Allocations below and reflect the situation at the time of writing. Where sites are under construction, the remaining hectares and dwellings have been identified in Policy RA2. Appendix 10 illustrates the anticipated delivery of housing on each site over the plan period, together with a summary of small site provision.

**Policy RA2: Housing Land Allocations for the Rurals
(Selston, Jacksdale, Bagthorpe and Underwood Area)**

Strategic Objectives

NPPF

Residential development will be permitted on the sites listed below as shown on the Policies Map, subject to detailed planning consent where it has not already been granted, or where it has lapsed.

Ref.	Site Name	Approximate Yield (dwellings)
RA2a	Church Lane, Underwood	21
RA2b	Westdale Road, Jacksdale	15
RA2c	Westdale Road, Jacksdale	60
RA2d	Park Lane, Selston	110
RA2e	Land rear of the Bull and Butcher Public House, Selston	137
RA2f	Former Brick & Tile PH, Palmerston St, Underwood	15

Summary of Selston, Jacksdale and Underwood Area Housing Allocations

- 7.16 **Site RA2a: Church Lane, Underwood.** This is an amalgamation of 3 parcels of land submitted for assessment in the SHLAA (Ref. V15, V16, V17) and is located within the settlement of Underwood. The site contains mature trees and a tree survey would be required at a later stage in the planning process. It has been assessed as suitable and deliverable within 5 years.
- 7.17 **Site RA2b: Westdale Road.** The site is located within the settlement Jacksdale and was allocated for housing in the previous Ashfield Local Plan Review (2002). The site is located within a residential area and has reasonable access to a range of services. It has been assessed as deliverable within 5 years in the SHLAA (V140).
- 7.18 **Site RA2c: Westdale Road/Rutland Road.** The site is located within the settlement Jacksdale and was allocated for housing in the previous Ashfield Local Plan Review (2002). The site is located within a residential area and has reasonable access to a range of services. It has been assessed as deliverable within 5 to 10 years in the SHLAA (V141).
- 7.19 **Site RA2d: Park Lane.** This is an amalgamation of 2 parcels of land submitted individually for assessment through the SHLAA (ref. V84, V87). The site is

located adjacent to the existing built area of Selston on land previously designated as Green Belt. The site is well contained by the M1 motorway to the east and existing residential development to the west. Approximately 50% of the site is within a buffer zone for the M1 motorway and as such a noise impact assessment will be required to inform mitigation measures for development proposals where necessary. The SHLAA has assessed the site as suitable (subject to policy change in respect of Green Belt), with delivery anticipated beyond 5 years.

7.20 Site RA2e: Land rear of Bull and Butcher PH. This is an amalgamation of 3 parcels of land submitted individually for assessment through the SHLAA (ref. V346, V347, V348). The site is located adjacent to the existing built area of Selston on land previously designated as Green Belt. The site is well contained by existing residential development to the west and east, and has the potential capacity to deliver a small amount of commercial development in accordance with policy S3. The SHLAA has assessed the site as suitable (subject to policy change in respect of Green Belt), with delivery anticipated beyond 5 years.

7.21 Site RA2f: Former Brick & Tile PH, Palmerston Street, Underwood. This site has the benefit of planning permission and work has commenced on site.

Green Infrastructure

Policy RA3: Green Infrastructure in the Rurals	
Strategic Objectives	
NPPF	
<p>Development should seek to provide new and improved Green Infrastructure in and around Selston, Jacksdale, Bagthorpe and Underwood, in particular, those strategic green infrastructure corridors identified in the Council's Green Infrastructure and Biodiversity Strategy, which include:</p> <p>GI-11: Pinxton to Eastwood GI-12: Morning Springs to Codnor Park Reservoir GI-13: Erewash Corridor GI-14: Bentinck Link</p>	

7.22 The natural environment in and around Selston, Jacksdale, Bagthorpe and Underwood should be protected and enhanced for future generations to enjoy. Residential and employment growth that protects, maintains and enhances the Green Infrastructure networks should be delivered. Green Infrastructure is defined in Policy EV4: Green Infrastructure, Biodiversity and Geodiversity.

7.23 New development can place additional demands on existing Green Infrastructure. Therefore, development will be required to relate well to the overall green infrastructure network of Selston, Jacksdale, Bagthorpe and Underwood. Where appropriate, development should seek to enhance

provision as detailed by policy EV4, in line with the Green Infrastructure and Biodiversity Strategy².

- 7.24 Whilst the principle of development in relation to existing Green Infrastructure (GI) will be assessed by policy EV4, where development is considered acceptable within the Rural's area, the Council will seek Green Infrastructure enhancements. These should seek to maximise benefit the Rural area and wider GI network. Within the Rural's the Council will seek enhancement or creation of new GI, including the following routes detailed within the Green Infrastructure and Biodiversity Strategy:

GI 11: Pinxton to Eastwood

Connects Selston to Pinxton in the north (and the Erewash Corridor) and towards Eastwood in the south.

Key Opportunities: Improving accessibility to rural paths.

GI 12: Morning Springs to Codnor Park Reservoir

Continues from Corridor GI-5, running north west through Underwood and Jacksdale and out of the District into Codnor Park Reservoir.

Key Opportunities: Improving links across the District boundary towards the reservoir and the green spaces to the west.

GI 13: Erewash Corridor

Follows the course of the River Erewash and connects the south of Kirkby to the outlying rural areas in the west of the District.

Key Opportunities: Creating a link along the Erewash corridor between Mill Land and Portland Park. Increasing access to the river along the corridor.

GI 14: Bentinck Link

Connects Selston to Kirkby Woodhouse

Key Opportunities: to secure a good quality public link through any proposed development, linking Selston, Kirkby Woodhouse and GI Corridor 13 (to Portland Park).

- 7.25 When seeking enhancements to the GI network, the Council will aim to create multi-functional assets that have a range of benefits. For example, a bridleway may encourage physical activity but also provide a route into the countryside; a Local Nature Reserve may provide accessible biodiversity and also allow local residents to learn about nature; allotments may encourage healthy lifestyles and reduce food miles.

References

1. Ashfield D.C. (2015) Site Selection Document.
2. Ashfield D.C (2012) 2012 – 2021 Green Infrastructure & Biodiversity Strategy.

Chapter 8

Adapting to Climate Change

DRAFT

Zero and Low Carbon Developments and Decentralised, Renewable and Low Carbon Energy Generation

Policy CC1: Zero and Low Carbon Developments and Decentralised, Renewable and Low Carbon Energy Generation	
Strategic Objectives	
NPPF	
Zero and Low Carbon Development <ol style="list-style-type: none"> 1. The Council will expect all new residential development proposals to achieve the highest level of energy efficiency and carbon reduction measures, exceeding National Housing Standards, where appropriate and viable. 2. Proposed non-residential development should incorporate sustainable construction design, materials and methods to achieve BREEAM standard 'good', where viable and feasible. 3. Development, including refurbishment where it requires planning permission, will be expected to demonstrate the following: <ol style="list-style-type: none"> a) how it is located and designed to promote the efficient use of energy; b) how it makes effective use of sustainably sourced resources and materials, minimises waste and CO₂ emissions; c) how it is located, landscaped, laid out, sited and designed to effectively mitigate and adaptable to the effects of climate change, particularly the effect of rising temperatures; and d) how the building form and its construction permits further viable subsequent reduction in the building's carbon footprint. <p>Where proposals do not demonstrate compliance with this policy, prospective developers will be expected to justify robustly why such compliance with policy requirements is not viable.</p> 	
Decentralised, Renewable and Low Carbon Energy Generation <ol style="list-style-type: none"> 4. The development of stand-alone renewable energy schemes suitable for Ashfield will be supported in appropriate locations, including biomass power generation, combined heat and power, and micro generation systems and where individually, or cumulatively, there are no significant adverse effects on: <ol style="list-style-type: none"> a) Residential amenity (including noise, fumes, odour, shadow flicker, reflected light, traffic and broadcast interference) b) Highway, Aviation, Defence, radar or power line safety c) Existing building in relation to fall over distance of wind turbines <p>and/or significant harm to:</p> 	

- d) The surrounding landscape, townscape and heritage assets
 - e) Designated nature conservation or biodiversity considerations
 - f) Species protected under national and international law, including those that occur outside protected areas.
5. All development proposals must be of a high quality design that seeks to align with the character of their surroundings, reduce the visual impact of the proposal and/or create a high quality bespoke solution that enhances the surrounding environment.
6. Wind turbine proposals will only be considered and assessed against Policy CC1 (6.) in areas identified as suitable for wind energy development on the Policies Map. Proposal that lie out of these areas cannot be approved by the Council. (mapping exercise proposed to be commissioned in early 2016)
7. Proposals for wind turbines should undertake pre-application consultation with local communities potentially affected by the proposal, to help identify potential planning issues that need to be addressed.
8. Decentralised, renewable or low carbon energy generation proposals which have local community involvement, support and leadership will be considered favourably, subject to alignment with this policy.
9. Proposals should demonstrate how they comply with the following criteria:
- a) Connection to the existing national grid infrastructure, unless it can be demonstrated that energy generation would be used on-site to meet the needs of a specific end user
 - b) Provision for the removal of the infrastructure and reinstatement of the site, should the facilities cease to be operational
 - c) In and adjoining areas of natural and heritage assets of national importance including SSSIs and Conservation Areas, large scale* renewable energy infrastructure will not be permitted unless it can be demonstrated that the objectives of the designation are not compromised. Small scale‡ developments will be permitted where they are sympathetically designed and located, including any necessary mitigation measures, and meet the criteria above.
- * large scale is defined as those energy developments listed in Schedule 2 of the EIA Regulations 1999.
- ‡ small scale (usually less than 50kW) generation of heat and power by individuals, small businesses and communities to meet their own needs.

Zero and Low Carbon Developments

- 8.1 It is widely acknowledged that climate change is occurring across the planet, and one of the primary causes of this relates to the amount of carbon dioxide

being released into the atmosphere. As a result the Government has committed to reducing the country's carbon dioxide emissions by 80% on 1990 levels by 2050, as set out in the Climate Change Act 2008. In order to help achieve this target the Government has implemented a number of initiatives and regulations aimed at the development industry and property owners to enhance the energy efficiency / carbon emissions of new and existing properties. A key component of the Governments initiatives are the National Housing Standards, which have merged a number of previous standards and requirements to create one set of national standards that are to be applied via Building Regulations.

- 8.2 Creating low and zero carbon developments will play a key role in helping to achieve these carbon reduction commitments and the Council is committed to ensuring all new developments are as low carbon as possible. The Council acknowledges that Building Regulations should be the primary means of introducing and enforcing carbon reductions, but believes developments should enhance their carbon reduction measures beyond the Building Regulations, where it is viable to do so. Creating the most low carbon developments viable, will not only have environmental benefits but will lead longer term financial savings for the owners / occupants via lower energy requirements.
- 8.3 In designing their scheme the Council will expect designers to appropriately utilise the assets of a particular site such as landform, orientation and landscape features, coupled with a development layout that utilises building orientation, massing and landscaping to help reduce energy consumption, utilise solar gain and resilience to temperature increases. Consideration should also be given to a development's ability to retrofit renewable and decentralised energy technologies. It is important that buildings are designed and laid out in a way that enables occupants to install such technologies in the future if they wish. In seeking to achieve low and zero carbon buildings, the Council will support the use of innovative materials and building designs where it can demonstrate that they actively contribute to achieving the desired carbon reductions.
- 8.4 The Council fully supports developments that actively pursue the creation of highly efficient, zero carbon developments via recognised standards such PassivHaus and BREEAM Excellent or Outstanding. Developments that strive to achieve such sustainable design excellence will be acknowledged by the Council, with a presumption in favour of development.

Decentralised, Renewable and Low Carbon Energy Generation

- 8.5 It is widely acknowledged that tackling the challenges posed by climate change will necessitate a radical increase in the proportion of energy generated from renewable sources. In acknowledgement of this, the EU Renewable Energy Directive (2009)¹ requires the UK to secure at least 15% of its energy usage from renewable sources by 2020.
- 8.6 Whilst centralised low carbon emitting energy such as nuclear will remain an important element of the country's energy supply, in order to achieve the requirements of the EU Directive and be more self-sufficient, more localised

(decentralised), low carbon and renewable energy and heat production needs to be developed and supported.

- 8.7 Whilst the country's carbon reduction commitments are one driver of this change, the increasing cost of centralised and fossil fuel derived energy is also influencing the growth in decentralised, renewable and low carbon energy sourcing for commercial and domestic users.
- 8.8 The Council actively encourages the development of viable technologies and infrastructure across the District. However, it acknowledges that elements of this could generate issues for:
- a) Residential amenity (including noise, fumes, odour, shadow flicker, reflected light, traffic and broadcast interference)
 - b) Highway, Aviation, Defence, radar or power line safety
 - c) Existing building in relation to fall over distance of wind turbines
 - d) The surrounding landscape, townscape and heritage assets
 - e) Designated nature conservation or biodiversity considerations
 - f) Species protected under national and international law, including those that occur outside protected areas.
- 8.9 Through the application of national policy and guidance the Council will seek to ensure such issues are satisfactorily assessed and where appropriate, addressed via effective mitigation measures. As part of this process the Council will require development proposals to undertaken appropriate pre-application consultation with relevant bodies and agencies. They should also submit appropriate assessments and studies to support the assessment of the proposal. This should include an Environmental Statement that details the environmental impacts of the proposal and the total amount of energy that is expected to be generated. The statement must also provide details of site restoration following infrastructure installation and/or the end of its lifecycle, addressing issues such as the removal of redundant buildings, plant and access roads, where appropriate. Details of the post-use restoration are likely to be conditioned as part of the application.
- 8.10 Design must be a key consideration when creating development proposals. Whilst the Council acknowledges there may be design limitations on certain technologies and infrastructure, the Council will encourage developers to utilise new technologies and innovative solutions to achieve the highest quality design achievable. In helping to address potential impacts on landscape, residential amenity, heritage and townscape the design of the proposal will be an important consideration.

Low Carbon Energy Opportunities in Ashfield

- 8.11 A 'Low Carbon Energy Opportunities and Heat Mapping for Local Planning Areas Across the East Midlands' study² was undertaken by Land Use Consultants, Centre for Sustainable Energy and SQW on behalf of East Midlands Councils in 2011. The study sets out an evidence base of the technical potential for renewable and low carbon energy technologies within the East Midlands.

8.12 The results of the study indicate that Ashfield has considerable potential for microgeneration; in particular, heat pumps, solar thermal and solar photo voltaics and these uses are particularly encouraged. The study also highlighted that, whilst Ashfield District has good average wind speeds, the potential for commercial scale wind energy developments is limited by constraints relating to the presence of existing infrastructure, properties and bird sensitivity issues. These constraints should be addressed as part of any future proposal.

Wind Turbines

8.13 In line with national Planning Practice Guidance, proposals for wind turbines can only be granted planning permission if:

- The development site is in an area identified as suitable for wind energy development in a Local or Neighbourhood Plan; and
- Following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.

8.14 In response to this national requirement, the Council will undertake appropriate mapping exercise to identify areas suitable for wind energy development.

8.15 Prior to an application being submitted to the Council for consideration, it is recommended that the applicant undertakes appropriate consultation with local communities that may be affected by their wind energy proposal and submit appropriate information with their application to demonstrate how the planning impacts highlighted at the consultation have been fully addressed by the proposal. This information should also successfully address the requirements of Policy CC1(5). Applicants are recommended to consult with the Council prior to undertaking such consultation.

Water Resource Management

Policy CC2: Water Resource Management	
Strategic Objectives	
NPPF	
<p>Water Quality</p> <ol style="list-style-type: none"> 1. Development will be permitted where proposals do not have a negative impact on water quality, either directly through pollution of surface or ground water or indirectly through overloading of the sewerage system and Wastewater Treatment Works. 2. In line with the objectives of the Water Framework Directive, development must not result in any waterbody failing to meet the element and overall class status set out in the Humber River Basin Management Plan. 	

- 3. Development will not be permitted which poses a significant risk to the quality of the groundwater in the principal aquifers or in groundwater source protection zones.**
- 4. There will be a strong presumption against development that is likely to have an adverse effect on the water environment. The Council will seek opportunities to restore and enhance all watercourses, to improve water quality and to extending the connectivity and biological complexity of watercourses and their wider environment.**
- 5. Development will be permitted where it is set back by an appropriate distance from watercourses to allow access for maintenance and to enhancement habitat and ecological benefits.**
- 6. Development located in the proximity or upstream of environmentally significant sites related to water will be required to demonstrate that the development will have no adverse effect on the environmentally significant site.**
- 7. Sustainable Drainage Systems (SuDS) should be used to manage surface water effectively on site.**

Water Efficiency

- 8. Residential development proposals will implement water efficiency measures to minimise water consumption, to achieve a requirement of 110 litres per person per day.**
- 9. For non residential development proposals, meeting the BREEAM requirement will include reducing water consumption through the use of meters, leak detection, water efficient appliances, or other appropriate measures.**
- 10. Water efficient features and equipment should be incorporated into new development. Rainwater should be harvested and retained for re-use on site as 'grey water'.**

8.16 The water environment is vital for its contribution to the biodiversity, to the local economy and to the quality of life of people both within and outside the District. Development must take place within environmental limits and consider how all aspects of the water environment will be affected. How water can be safely disposed of, how water usage can be reduced, the protection of vulnerable aquifers, the protection of important habitats and the prevention of flooding are key considerations in developing sustainable communities.

Water Quality

8.17 The Water Framework Directive (Directive 200/60/EC) is a European Union Directive, which commits European Union member states to

- Prevent deterioration in the status of aquatic ecosystems, protect them and improve the ecological condition of waters;
- Aim to achieve at least good status for all water bodies by 2015. Where this is not possible and subject to the criteria set out in the Directive, aim to achieve good status by 2021 or 2027;
- Meet the requirements of Water Framework Directive Protected Areas;
- Promote sustainable use of water as a natural resource;
- Conserve habitats and species that depend directly on water;
- Progressively reduce or phase out the release of individual pollutants or groups of pollutants that present a significant threat to the aquatic environment;
- Progressively reduce the pollution of groundwater and prevent or limit the entry of pollutants;
- Contribute to mitigating the effects of floods and droughts.

8.18 The Directive has been taken forward in the Humber River Basin Management Plan. The Plan sets out the main issues for the water environment, and actions needed to be taken. Further information on the current status of rivers in Ashfield is set in the Humber River Basin Management Plan specifically in relation to in the Idle and Torne Catchment (Sutton in Ashfield, Stanton Hill, Skegby, north east of Kirkby-in-Ashfield) the Lower Trent and Erewash Catchment (south & east of Kirkby-in-Ashfield, Selston, Underwood, Jacksdale, Annesley, Annesley Woodhouse, Hucknall) Don and Rother Catchment (covers a small area to the north of the District) and the Derbyshire Derwent Catchment (Huthwaite).

8.19 Water quality, in terms of the Water Framework Directive, is defined by its ecological status (including biology and 'elements' such as phosphorus and pH) and chemical status ('priority substances'). The Council will work with the Environment Agency and other partners to determine whether a development may have an unacceptable adverse impact on water quality.

8.20 Most of the rivers in Ashfield, except the headwaters of the River Leen, currently do not meet the objectives for good chemical status, particularly for phosphorus. The Council's Watercycle Study identifies that failing to achieve good status alone is not considered to be a barrier to development where it can be demonstrated that growth would not contribute to deterioration in the status of the receiving water. However, upgrades to meet tighter consent conditions to meet Water Framework Directive or other EU or national statutory requirements could influence the phasing of development.

8.21 Parts of Ashfield are important with respect to groundwater resources, as Ashfield is located on principal aquifers namely the Lower Magnesian Limestone and Triassic Sherwood Sandstone. Groundwater resources are an essential source of water for public supply, industry and agriculture and also help to sustain the base flows of rivers and will be protected.

8.22 It is important that standards of design, materials specification and of on-site construction practices respect the vulnerability of these aquifers as well as all

watercourses, and environmentally sensitive areas. Once groundwater is polluted the resource may be lost for many years and the protection of these resources from potentially polluting development will be strictly enforced.

- 8.23 Severn Trent Water has indicated that they perceive no water quality concerns in the future, although some issues associated with the current performance of waste water treatment works are highlighted, as follows. At Huthwaite Waste Water Treatment Works, there is limited or no existing hydraulic capacity and limited scope to extend the Works due to the footprint of the site, which is in close proximity of an industrial development. This may have implications for the phasing of any development in this area.
- 8.24 There are issues with ammonia at the Newthorpe Waste Water Treatment Works but this has not been identified by Severn Trent Water as being an absolute constraint to growth in the period before improvements are completed.
- 8.25 The 'no deterioration' policy of the Water Framework Directive⁵ requires that current environmental conditions are maintained or improved. It is therefore a key element of any development that it does not have an adverse impact on water quality and ecology. Where appropriate, the Council, as the local planning authority will make planning permission conditional upon there being adequate sewerage facilities to cater for the development without the development resulting in ecological damage or having an adverse impact on the water quality.

Water efficiency

- 8.26 The National Planning Policy Framework requires local planning authorities to adopt proactive strategies to adapt to climate change that take full account of water supply and demand considerations. National Planning identifies that where there is a clear local need Local Plan policies can require new dwellings to meet the tighter Building Regulations optional requirement of 110 litres/person/day.
- 8.27 The Watercycle Study for Greater Nottingham and Ashfield³ indicates that the water resource situation in the East Midlands is significantly constrained with little opportunity to develop new water resource schemes. Severn Trent Water forecasts a shortfall of water supply against demand if no interventions are made. The company has included a 4.4% reduction in water resource availability in the East Midlands Water Resource Zone in its Water Resources Management Plan⁴, and has also included allowances for changes in customer demand. To reduce the pressure on water resources in the region and to support the water company's management plans, all new development should be water efficient. Consequently, the policy includes water efficiency measures which for residential developments are a requirement of 110 litres/person/day.
- 8.28 For commercial buildings, BREEAM (BRE Environmental Assessment Method) is now widely accepted as a means to establish environmental sustainability for systems within buildings. One of the areas that BREEAM assesses is water usage, with extra credits given when water saving equipment is installed.

- 8.29 Water conservation measures are also important in terms of water demand. The Policy incorporates a degree of flexibility on the exact methods to be utilised, which could include water butts, water saving devices, rainwater harvesting or greywater recycling. Garden water can be particularly important as garden hoses can use 280 litres of water in 30 minutes. Using rainwater or grey-water for gardening can result in substantial savings with a relatively low impact in terms of carbon load. In certain parts of the District, water conservation needs to be balanced against issues of low flows within local rivers and streams.
- 8.30 It is recognised that developments have to be economically viable and ecologically sustainable. The Council will work with developers to introduce water efficiency and conservation measure whilst not undermining the viability of development. The implication is that requirements can change over time with both national and local water efficiency requirements and the state of the local market for development.

Flood Risk and Sustainable Drainage Systems (SuDs)

Policy CC3: Flood Risk and SuDS	
Strategic Objectives	
NPPF	
<ol style="list-style-type: none"> All development proposals will be required to consider the affect of the proposed development on flood risk from all sources, both on-site and off-site, commensurate with the scale and impact of the development. This should be demonstrated through a Flood Risk Assessment (FRA), where appropriate⁴. Where considered necessary by the Council or any other relevant approving authority a site specific flood risk assessment will be required to identify flood hazards from all sources, the probability of flooding, flood risk management measures, (including how SUDS will be incorporated into the design), off site impacts, residual risks and, where appropriate, include a drainage assessment in accordance with the SUDS Manual or any updates or amendments. Development will not be permitted unless: <p>Watercourses Flood Risk</p> <ol style="list-style-type: none"> In the functional floodplain (Flood Zone 3b), it is water compatible or 	

⁴ In accordance with national policy. Currently, under the National Planning Policy Framework in Flood Zone 1, a FRA will only be required for sites over 1ha.

essential infrastructure;

- b. In Flood Zones 2 and 3a, it passes the Sequential Test, and if necessary the Exceptions Test, as required by national policy;
- c. Where required, that it can be demonstrated through an Flood Risk Assessment that the development , including access, will be safe, without increasing flood risk elsewhere and where possible will reduce flood risk overall.

Surface Water Flood Risk

- d. There is no net increase in surface water runoff for the lifetime of the development on all new development. Run off rates for development on greenfield sites should not be exceeded, and where possible should be reduced from existing. Proposed development within the catchment of the River Leen, including Hucknall should be designed to reduce surface water flows to a 'greenfield rate' of run-off. For all other areas of the District run off rates for development on previously developed land should be reduced from the current rate of surface water runoff. Surface water runoff should be managed at source wherever possible, avoiding disposal to combined sewers.
- e. Where ever feasible, part of the development site is set aside for surface water management, and use measures to contribute to flood risk management in the wider area. Such measures should supplement green infrastructure networks, contributing to mitigation of climate change and flooding as an alternative or complementary to hard engineering;

Sustainable Drainage Systems (SuDS)

- f. The development incorporates a Sustainable Drainage System (SuDS) to manage surface water drainage, in accordance with national SuDS standards, unless it is proven that SuDS are not appropriate in a specific location. Where SuDS are provided, arrangements must be put in place for their whole life management and maintenance.
 - g. Details of proposed SUDS and how they will be maintained are submitted as part of any planning application and will need to be agreed to the satisfaction of the Council or any other relevant approving authority.
- 4. A sequential approach will be applied to all other forms of flooding to minimise flood risk. Inappropriate development at risk from other sources of flooding will not be permitted unless it can be demonstrated that the sustainability benefits to the community outweigh the flood risks.
 - 5. The Council will seek opportunities to remove problems from the drainage network and increase the capacity of the floodplain, wherever this can be achieved safely, in connection with new development.
 - 6. Where improvement works are required to ensure that the drainage

infrastructure can cope with the capacity required to support proposed new development, a condition will be imposed or developer contributions will be required in accordance with Policy SD4 (Infrastructure Provision and Developer Contributions).

Flood Risk Strategy

- 8.31 National policy sets out that planning policy should minimise vulnerability and provide resilience to impacts arising from climate change. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Therefore, all forms of flooding and their impact on the natural and built environment are material planning considerations.
- 8.32 The Council has a duty under the Flood and Water Management Act 2010, Section 27, to contribute towards the achievement of sustainable development. This includes the exercise of flood risk management functions, through planning policy and development management. Flood risk can be reduced by:
- taking a sequential approach; directing development towards areas with the lowest risk of flooding appropriate to the development⁷
 - incorporating sustainable drainage systems (SUDS)
 - identify how surface water will be managed and where it will be discharged
 - taking opportunities to reduce the causes and impact of flooding and utilising green infrastructure for reducing flood risk.
- 8.33 The Council's approach to flooding is informed by a variety of sources. These include the Ashfield Strategic Flood Risk Assessment catchment flood management plans site specific flood risk assessments, neighbouring authorities flood risk assessments, Preliminary Flood Risk Assessments, Flood Risk Management Plans, and other information held by the Environment Agency and Nottinghamshire County Council and Nottingham City Council as Lead Local Flood Authorities.
- 8.34 The SFRA concludes that within the District sufficient land is available in areas of low flood risk from watercourses to avoid the need to develop within Flood Zones 2 or 3. Therefore, other than for water compatible development, development within Flood Zone 2 and/or Flood Zone 3 will only be permitted in exceptional circumstances.
- 8.35 Ashfield is located upstream of the Trent valley with a number of the River Trent's tributaries rising in the District. This is reflected in the Strategic Flood Risk Assessment's conclusion that the risk of flooding from watercourses in Ashfield is relatively low. However, properties in parts of Hucknall are at risk of flooding from the Baker Lane Brook and some properties in Jacksdale are at risk from flooding from the River Erewash and the Bagthorpe Brook. Small

areas of Sutton-in-Ashfield, Kirkby-in-Ashfield and Annesley Woodhouse are identified as having a medium to high probability of flooding from watercourses.

- 8.36 Additional water run-off from development in Hucknall into the River Leen and its tributary streams has significant implications for flooding downstream in the City of Nottingham; reflected in the need to keep runoff in Hucknall to greenfield rates or lower if possible. Similarly, additional water into the River Erewash has the potential to flood parts of Pinxton and other areas outside the District.
- 8.37 Flood risk from other sources is also increased by an urbanised environment, from impervious soils, potential infrastructure failure, groundwater located near the surface and steep gradients often associated with old soil heaps. The impact of climate change and topography is anticipated to result in an increasing risk from surface water flooding in the District.
- 8.38 A sequential approach will be used in areas known to be at risk from other forms of flooding. Where appropriate, evidence should be sought from local sources regarding past flooding and the location of springs. Removal of springs may cause drying out of clay layers and subsequent shrinkage, slippage and reduction in load bearing capabilities in development areas.

Sequential and Exception Tests

- 8.39 The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. If, following application of the sequential test, it is neither possible nor consistent with wider sustainability objectives for the development to be located in zones with a lower probability of flooding, the Exception Test will be applied. To satisfy the Test:
- it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk;
 - a site specific flood risk assessment must demonstrate that the development will be safe for its lifetime, without increasing flood risk elsewhere, and, where possible will reduce overall flood risk.
- 8.40 The Council's Strategic Flood Risk Assessment and National Planning Policy Guidance set out tables and further information on the application of the respective tests. The Tests will not apply to minor development, as set out in the NPPF Technical guidance but there may be individual circumstances, such as regeneration projects, where the Sequential Test may not be applied but the Exception Test is applicable.
- 8.41 It is essential that the potential impact of climate change is taken into account over the lifetime of the development. Climate change requirements will be considered against the provisions in the National Guidance, the Strategic Flood Risk Assessment 2009, or any subsequent review.

Sustainable Drainage Systems (SUDS)

8.42 SUDS is a non-traditional, environmentally friendly method of dealing with surface water run-off by providing a drainage system that:

- manages surface water run-off as close to the source as possible
- mimics natural drainage
- minimises pollution and flood risk resulting from new development.

8.43 SUDS includes taking into account long term environmental and social aspects in decision making about drainage systems; thereby increasing the value of properties affected and encouraging people to use external space. SUDS schemes should bring multiple benefits by: reducing flood risk, improving water quality, providing amenity areas, improving and providing habitats and creating attractive places.

8.44 The SUDS approach is presented in The SUDS Manual⁸ which includes methodologies for both outline and detailed drainage assessments for the site. Ideally, water should be dealt with at the individual property where it falls (source control) and appropriate measures can include green roofs, permeable surfaces and rainwater harvesting. Run-off from larger areas such as part of a housing estate, major roads or business parks may be dealt with by swales and detention basins.

8.45 In Sutton-in-Ashfield there is a problem of low flows in watercourses, and the advice from the Environment Agency is, where possible, to utilise infiltration to increase ground water levels. In relation to the Cauldwell Brook, water quality and habitat is important due to the presence of the white-clawed crayfish. In Hucknall the emphasis is upon reducing flows into the River Leen to prevent flooding downstream in Nottingham.

Flood Risk Assessments

8.46 Prospective developers will be required to submit a site specific flood risk assessment under a variety of circumstances including:

- all major planning applications, for applications within Flood Zone 2 or Flood Zone 3
- where there is a change of use to a use more vulnerable to flooding
- where the Environment Agency has identified there may be drainage problems
- where the Strategic Flood Risk Assessment identifies there is a risk of flooding or where other evidence identifies there is a risk of flooding.

The level of detail required from the flood risk assessment will be dependent on the nature of the anticipated flood risk.

Agriculture

8.47 Agricultural practices and the way land is farmed can have substantial impacts on the ability of land to store water, regulate and balance river flows and remove pollutants. However, agriculture practice is largely outside the planning system and flooding issues in relation to agriculture are dependent on other legislative control measures together with the cross compliance aspect of the Basic Payment Scheme, the European Community's main agricultural subsidy scheme for farmers⁹.

References

1. Directive 2009/28/EC of the European Parliament and of the Council of 23 April 2009.
2. Land Use Consultants, Centre for Sustainable Energy and SQW (2011) Low Carbon Energy Opportunities and Heat Mapping for Local Planning Areas Across the East Midlands: Final Report. Prepared for East Midlands Councils.
3. Entec (2010) Greater Nottingham and Ashfield Outline Water Cycle Study
4. Severn Trent Water Ltd (2010) Water Resource Management Plan.
5. Directive 2000/60/EC of the European Parliament and of the Council of 23 October 2000
6. Ashfield D.C(2009) Strategic Flood Risk Assessment Level 1.
7. National Planning Policy Guidance.
8. CIRIA (2007) SUDS manual C697
9. Department for Environment, Food and Rural Affairs: Basic Payment Scheme.

“Ashfield is recognised as one of the most diverse areas in Nottinghamshire, due largely to its varied geological context, Triassic sandstone (to the east) and coal measures (to the west)”

Chapter 9

Protecting and Enhancing the Environment

DRAFT

Green Belt

Policy EV1: Green Belt	
Strategic Objectives	
NPPF	
<p>1. Within the Green Belt, planning permission for any inappropriate development which is, by definition, harmful to the Green Belt, should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.</p> <p>2. Unless very special circumstances can be clearly demonstrated, the Council will regard the construction of new buildings as inappropriate in the Green Belt. However, subject to other Local Plan policies, exceptions to this are as follows:</p> <p><i>New Buildings & Facilities</i></p> <p>a) The construction of new buildings for agriculture and forestry.</p> <p>b) The provision of appropriate facilities for outdoor sport and recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.</p> <p><i>Extension or Alteration</i></p> <p>c) The extension or alteration of buildings within the Green Belt, where the proposal does not result in disproportionate additions over and above the size of the original building.</p> <p><i>Replacement of an Existing Building</i></p> <p>d) The replacement of a building within the Green Belt, where the proposed new building is in the same use as the building it is replacing, and is not materially larger than the building it is replacing.</p> <p><i>Infill in Villages</i></p> <p>e) Limited infilling in villages, and limited affordable housing for community needs under policies set out in the Local Plan.</p> <p><i>Infill, partial or complete redevelopment</i></p> <p>f) The limited infilling or the partial or complete redevelopment of previously developed (brownfield) sites in the Green Belt, whether redundant or in continuing use (excluding temporary buildings), where the proposal would not have a greater impact on the openness of the Green Belt and the purpose of including land</p>	

within it than the existing development.

Other forms of development

g) Any other form of development as listed under paragraph 90 of the NPPF.

- 9.1 The main purpose the Nottingham – Derby Green Belt is to contain the outward growth of Nottingham City and Derby City and to prevent the coalescence of these and other settlements within it by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. This original purpose remains important today, and at a local level, maintenance of the Green Belt ensures that Hucknall and Nottingham in particular, which lie very close together, remain physically separate. The purposes of keeping land in Green Belt are set out in the National Planning Policy Framework (NPPF), paragraph 80.
- 9.2 As is consistent with the national approach, the construction of new buildings is inappropriate in the Green Belt (as defined on the Policies Map); exceptions to this are set out at Policy EV1 and paragraph 89 of the NPPF. Certain other forms of development are also not inappropriate provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in the Green Belt; these are set out at paragraph 90 of the NPPF.
- 9.3 Although the policy criteria may be seen as a restatement of national advice, they are contained within Policy EV1 for completeness and to aid the user who wishes to see and fully understand the Council's approach to proposed development in the Green Belt.

New Buildings and Facilities

- 9.4 EV1: 2a) Many agricultural and forestry buildings are covered by The Town and Country Planning (General Permitted Development) Order 1995 and are permitted development. Where new buildings require planning permission, they should be restricted to cases where they are demonstrably essential and where the need for the proposed location has been established.
- 9.5 Where possible agricultural and forestry buildings should normally form part of a group, rather than stand in isolation and should relate to existing buildings in size and materials.
- 9.6 EV1 2b) new building and facilities that do not fall within agricultural or forestry uses, will only be considered if the developer can demonstrate that the proposal is appropriate for outdoor sport, outdoor recreation or cemetery uses. Any proposals that cannot demonstrate this or fall within another use, the applicant must successfully demonstrate the *very special circumstances* for justifying the development, as required by national planning policy.

Extensions and Alterations

- 9.7 EV1: 2c) The NPPF indicates that the extension or alteration of a building is not inappropriate in the Green Belt provided that the proposal does not result in disproportionate additions over and above the size of the original building.
- 9.8 The phrase 'disproportionate additions' cannot be clearly defined, as much will depend upon the individual circumstances of the site and what type of addition is proposed. However, in the case of an extension to a dwelling, a proposal will be considered to be 'disproportionate' if the development would result in an increase of more than 30% of the total floor area of the original dwelling, excluding the loft, measured externally. This measurement will be of the original structure at the time of construction or that reasonably assumed to be the original structure excluding extensions allowed under the General Development Order. In determining applications the Council will take into account factors such as the size of the original building, the bulk, height, mass and prominence of the extension or alteration and the impact of the proposal on the openness of the Green Belt.
- 9.9 For the purpose of Policy EV1 "original" means the dwelling as existing on 1st July 1948 even if the original dwelling has since been replaced. If no dwelling existed on that date, then "original" means the dwelling as first built after 1st July 1948. Extensions will only be allowed under the policy where the dwelling proposed to be extended remains intact on site.
- 9.10 The total floor area of the original dwelling will include any garage or domestic outbuilding within the curtilage of the dwelling that is used ancillary to the main dwelling and that was erected as part of the original development and still remains intact on site. Outbuildings added at a later date, regardless of whether planning permission was required, will not be included as part of the original dwelling.
- 9.11 Planning application proposals for ancillary residential buildings such as garages and other outbuildings that do not constitute permitted development under Schedule 2 Part 1 Class E of The Town and Country Planning (General Permitted Development) Order) or any superseding legislation, shall be treated as an extension.
- 9.12 Where ancillary domestic buildings are required in the Green Belt, they should be clearly subservient to their associated residential dwelling in terms of their function, design and scale in order to safeguard the appearance and character of the countryside and to ensure the impact on the openness of the Green Belt is minimised. In granting planning permission for ancillary domestic buildings in the Green Belt, the Council may impose conditions preventing their conversion to residential accommodation without planning permission.
- 9.13 The Council will give consideration to the removal of permitted development rights when assessing proposals to extend a dwelling in the Green Belt.

- 9.14 There will inevitably be cases where 'very special circumstances' may be present which may be taken into account in considering applications which would otherwise exceed the 30% floor area criteria. Such circumstances which may be taken into account include:
- the size of the dwelling. A 30% extension to a very small dwelling could be extremely small and not result in an extension of any practical value
 - the extent to which the extension is justified in bringing a small dwelling up to modern standards of floorspace and accommodation
 - the design and relationship of the property to the type, scale and character of adjoining development
 - whether any buildings are to be demolished as part of the development, the volume of which can be offset against the proposed extension.
- 9.15 Extensions or alterations to small dwellings in the Green Belt should not result in the provision of large houses of suburban appearance, out of character with their rural setting and reducing the supply of smaller rural houses. In order to minimise impact, the proposed development will need to respect the design of the existing property, adjoining properties and the setting of the building. In any event, where it is accepted that 'very special circumstance' apply, extensions or alterations should not exceed 50% of the total floor area of the original dwelling. Advice on appropriate design principles is contained in the Ashfield Design Supplementary Planning Guidance.

Replacement of Existing Buildings

- 9.16 EV1: 2d) The replacement of existing buildings need not be inappropriate providing that the new building is in the same use, is not materially larger than the original building it replaces, and where it can be demonstrated that the existing building is not of architectural or historic merit. Replacement buildings should be sited on or close to the position of the building it is replacing, except where an alternative siting within the curtilage demonstrably improves the openness of the Green Belt. Proposals for significantly different siting will only be supported where they result in a substantial visual improvement to the immediate setting. It is essential that such replacement buildings make a clear improvement to the surrounding area and the impact of generated traffic. This policy is not intended to formalise or give permanency to buildings of a clearly temporary nature.
- 9.17 Where an existing building is derelict or is structurally unsound, permission will not be granted for its replacement unless this has resulted from accidental damage, for example by fire, or subsidence, and in the case of replacement for residential purposes, where it can be demonstrated that the residential use has not been abandoned.

Infill in Villages

- 9.18 EV1: 2e) The NPPF states that limited infilling in villages is not inappropriate development in the Green Belt, provided it preserves the openness of the

Green Belt. The only villages 'washed over' by Green Belt is Bagthorpe (including Lower Bagthorpe and New Bagthorpe). Other smaller hamlets and outlying isolated settlements or extensions of other settlements within the Green Belt are not regarded as villages for the purpose of Policy EV1.

- 9.19 The Council defines limited infill development as the completion of an otherwise substantially built up frontage by the filling of a small gap normally capable of taking one or two dwellings only. A substantial built up frontage is defined as an otherwise continuous and largely uninterrupted built frontage of several dwellings visible within the street scene.
- 9.20 Not all small gaps are appropriate for infilling. Part of the character of Bagthorpe is made up of gardens, paddocks and other breaks between buildings, which is reflected in the Conservation Area designation of large parts of the village. Infill development may also not be desirable if it would consolidate groups of houses which are isolated from the main body of the village, or if it would consolidate a ribbon of development extending into the open countryside.
- 9.21 The above principles may also apply to infill for commercial, industrial, recreational or tourism purposes providing this would be in keeping with the character of the village and would not adversely affect residential amenity.

Infill, partial or complete redevelopment

- 9.22 EV1: 2f) The NPPF states that limited infilling or the partial or complete redevelopment of previously developed sites, whether redundant or in continuing use, is not inappropriate development in the Green Belt, provided it would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

Countryside

Policy EV2: Countryside	
Strategic Objectives	
NPPF	

1. In the Countryside, as defined on the Policies Map, permission will only be given for appropriate development that is located and designed so as not to affect adversely the character of the Countryside. Appropriate development comprises:

Rural Uses

- a) Rural uses, including agriculture (including farm diversification), forestry, engineering operations, mineral extraction and waste disposal to reclaim mineral workings, cemeteries, outdoor sport and recreation and tourism;

Business Uses

- b) Business uses where it can be demonstrated that:
 - there is a need for a particular rural location; and
 - there is a contribution to providing or sustaining rural employment to meet local needs.

New Buildings

- c) Well designed new buildings which are essential for uses appropriate to the Countryside, and the need for the proposed location has been established;

Utilities and Infrastructure

- d) Utility installations and local transport infrastructure which can demonstrate a requirement for a rural location;

Extension and Alteration

- e) Limited extensions or alterations of existing buildings where the resultant form, bulk and general design is in keeping with the host building, and its surroundings. In the case of dwellings, proposals should not be extended by more than 30% of the total floor area of the original dwelling;

Replacement of Existing Buildings

- f) Replacement of existing buildings provided that the new building is in the same or an appropriate rural use, is not materially larger than the one it replaces, and can be demonstrated that the existing building is not of architectural or historic merit;

Infill Development

- g) Limited infill development which does not have an adverse effect on the scale and character of the area.

- 9.23 The Settlement Hierarchy established in Strategic Policy S3 limits development outside the existing built-up areas or specific allocated sites to that which has an essential need to be located in the countryside. The purpose of this policy is to protect the countryside from inappropriate development.
- 9.24 Policy EV2 shows the types of development which are appropriate in the Countryside areas not designated as Green Belt. It supports the intention to locate most new residential and employment development within urban areas. Further, it responds to national government planning advice which supports sustainable economic growth, farm diversification and tourism and leisure developments that benefit rural businesses, communities and visitors and which respect the character of the countryside.

Rural Uses

- 9.25 EV2: 2a) Appropriate uses must preserve the character of the Countryside, with those uses considered appropriate, designed to minimise the impact the development may have on its surroundings.
- 9.26 The Council recognises that diversification into non-agricultural activities is vital to the continuing viability of many farm enterprises. The Council will be supportive of well-conceived schemes for business purposes that contribute towards sustainable development objectives and help sustain the agricultural enterprise, and are consistent in their scale with their rural location. Policy PJ4: Agricultural Buildings, Farm Diversification and Commercial Equestrian Development, provides further details on this matter.
- 9.27 Certain recreational uses, such as country parks, golf courses and playing fields, need extensive areas of land, but generally preserve the openness of the Countryside. Such uses would be appropriate on suitable sites within the Countryside subject to considerations relating to loss of the best and most versatile agricultural land (see policy EV10). Certain tourism uses, can also be appropriate provided that they are designed and located in a way which complements and does not adversely affect the character of the Countryside.
- 9.28 Cemeteries are acceptable in the Countryside, being large space users that are substantially open in character. Other appropriate development may include that for public utilities, such as the extension or construction of electricity transmission lines and pylons, railway installations, pumping stations and water reclamation works, which may need to be located in the Countryside.
- 9.29 Waste disposal operations may take place in rural locations as a means to use former mineral workings as voids for landfill, although this will be a matter for consideration by the Waste Authority, Nottinghamshire County Council. The responsibility for determining planning applications for waste disposal rests with the County Council and the District Council being a consultee on any relevant waste planning application

Business Uses

- 9.30 EV2: 2b) National planning policy indicates that economic growth should be supported in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. Whilst this approach would be restricted in the Green Belt, within the Countryside, support will be given to encourage the sustainable growth and expansion of small scale businesses and enterprises. Policy PJ3 – Rural Business Development provides further details on this matter.
- 9.31 Other than for small scale proposals, new businesses should investigate the availability of existing sites, and new build development in the countryside will only be supported where no alternative sites are available or there is a justification specific to the particular proposal.
- 9.32 Expansion of viable business and recreational uses will be supported subject to site specific assessment. It should be recognised that the expansion of any given site is likely to be limited at some point by its impacts on the Countryside.
- 9.33 Small rural businesses have traditionally supported each other and the rural economy through providing products and services and consequently employment closely related to their location. In recognising the contribution that such businesses make to achieving sustainable development through delivering the aims of the Spatial Strategy, the Council will support the expansion of existing businesses and establishment of appropriate new business.
- 9.34 Proposals to expand viable businesses will be supported where they can demonstrate an ongoing contribution to sustaining rural employment. This policy is not intended to allow the unlimited expansion of existing businesses. The visual or operational impacts may at some point outweigh the benefits of expansion.
- 9.35 Proposals for new businesses should be able to demonstrate both a need for a particular rural location and a contribution to sustaining rural employment. In the interests of minimising visual impact, new buildings should be restrained to the minimum necessary to sustain the business.

New Buildings

- 9.36 EV2: 2c) New buildings will be restricted in the Countryside to cases where it is essential for an appropriate Countryside use and the need for the proposed location has been established. Any new building should be at a scale which is appropriate to the nature of the site and its setting.
- 9.37 Unless there is an overriding need, residential dwellings are usually best sited within existing towns or villages. One of the few circumstances in which an isolated new dwelling in a rural area may be justified is when accommodation is essential to enable a full-time agriculture, or forestry worker to live at, or in the immediate vicinity of their place of work (NPPF, paragraph 55). Whether this is essential in any particular case will depend on the needs of the

enterprise concerned and not on the personal preference or circumstances of any of the individuals involved.

- 9.38 In all cases, a functional test will be necessary to establish whether it is essential (rather than merely desirable) for the proper functioning of the enterprise for one or more workers to be readily available at most times to deal with animals or agricultural processes which require essential care at short notice or to deal quickly with emergencies that could otherwise cause serious loss of crops or products. The Council will also require the application of a financial test to show that the agricultural enterprise is financially sound. It may be necessary to provide business accounts or financial projections in support of an application to a basic level to assist a financial appraisal. All proposals will be considered against advice contained in Appendix 2 of this Plan.

Utilities and Infrastructure

- 9.39 EV2: 2d) Utility installations and local transport infrastructure, such as electricity transmission lines or railway installations which can demonstrate a requirement for a rural location will generally be supported by the Council. It is important to ensure that these installations are sensitively located in order to minimise the adverse impact on the landscape or neighbouring properties. Careful siting, design and landscaping will normally be required, particularly in sensitive locations.

Extension or Alteration of Existing Buildings

- 9.40 EV2: 2e) Extension or alteration of a building is not inappropriate in the Countryside, provided that the proposal does not result in disproportionate additions over and above the size of the original building. The phrase 'disproportionate additions' cannot be clearly defined, as much will depend upon the circumstances of each case. However, in the case of an extension to a dwelling, a proposal will be considered to be 'disproportionate' if the development would result in an increase of more than 30% of the total floor area of the original dwelling, excluding the loft, measured externally. This measurement will be of the original structure at the time of construction or that reasonably assumed to be the original structure excluding extensions allowed under the General Development Order.
- 9.41 For the purpose of Policy EV2, "original" means the dwelling as existing on 1st July 1948 even if the original dwelling has since been replaced. If no dwelling existed on that date, then "original" means the dwelling as first built after 1st July 1948. Extensions will only be allowed under the policy where the dwelling proposed to be extended remains intact on site.
- 9.42 The total floor area of the original dwelling will include any garage or domestic outbuilding within the curtilage of the dwelling that is used ancillary to the main dwelling and that was erected as part of the original development and still remains intact on site. Outbuildings added at a later date, regardless of whether planning permission was required, will not be included as part of the original dwelling.

- 9.43 Planning application proposals for outbuildings that do not constitute permitted development under Town & Country Planning Schedule 2 Part 1 Class E of the Town and Country Planning (General Permitted Development Order) or any superseding legislation, shall be treated as an extension.
- 9.44 The Council will give consideration to the removal of permitted development rights when assessing proposals to extend a dwelling in the Countryside.
- 9.45 There will inevitably be cases where 'special circumstances may be present which may be taken into account in considering applications which would otherwise exceed the 30% floor area criteria. Such circumstances which may be taken into account include
- the size of the dwelling. A 30% extension to a very small dwelling could be extremely small and not result in an extension of any practical value.
 - the extent to which the extension is justified in bringing the dwelling up to modern standards of floorspace and accommodation
 - the design and relationship of the property to the type, scale and character of adjoining development, e.g. is the resultant house in scale with its surroundings
 - whether any buildings are to be demolished as part of the development, the volume of which can be offset against the proposed extension.
- 9.46 Extensions or alterations to small dwellings in the Countryside should not result in the provision of large houses of suburban appearance, out of character with their rural setting and reducing the supply of smaller rural houses. In order to minimise impact, the proposed development will need to respect the design of the existing property, adjoining properties and the setting of the building. In any event, where it is accepted that 'special circumstance' apply, extensions or alterations should not exceed 50% of the total floor area of the original dwelling. Advice on appropriate design principles is contained in the Ashfield Design Supplementary Planning Guidance.

Replacement of Existing Buildings

- 9.47 EV2: 2f) The replacement of existing buildings need not be inappropriate providing that the new building is not materially larger than the original building it replaces, and where it can be demonstrated that the existing building is not of architectural or historic merit. Proposals for significantly different siting will only be supported where they result in a substantial visual improvement to the immediate setting. It is essential that such replacement buildings make a clear improvement to the surrounding area and the impact of generated traffic. This policy is not intended to formalise or give permanency to buildings of a clearly temporary nature.
- 9.48 Where an existing building is derelict or is structurally unsound, permission will not be granted for its replacement unless this has resulted from accidental

damage, for example by fire, or subsidence, and in the case of replacement for residential purposes, it can be demonstrated that the residential use has not been abandoned.

Infill Development

- 9.49 EV2: 2g) Limited infill development may be acceptable in the Countryside, provided it preserves the character of the Countryside. Regard should be made to the scale and character of the area when assessing development.
- 9.50 The Council defines limited infill development as the completion of an otherwise substantially built up frontage by the filling of a small gap normally capable of taking one or two dwellings only. A substantial built up frontage is defined as an otherwise continuous and largely uninterrupted built frontage of several dwellings visible within the street scene.
- 9.51 Not all small gaps are appropriate for infilling, for example where it would consolidate groups of buildings which are isolated from the main body of the village, or if it would consolidate a ribbon of development extending into the open countryside.
- 9.52 The above principles may also apply to other purposes providing this would be in keeping with the character of the area and would not adversely affect residential amenity.

Re-use of Buildings in the Green Belt and Countryside

Policy EV3: Re-use of Buildings in the Green Belt and Countryside	
Strategic Objectives	
NPPF	
<p>1. The re-use of buildings in the Green Belt and Countryside will be supported where:</p> <ul style="list-style-type: none"> a) The buildings are in keeping with its surroundings by reason of its form, bulk and general design b) The buildings are of a permanent and substantial construction, are structurally sound* and is capable of re-use without major alterations, adaptations or reconstruction, other than limited extension c) The conversion works would not be detrimental to the character of the building itself d) There is no materially greater impact than the present use on the openness and character of the Green Belt and Countryside. Within the Green Belt such proposals must not conflict with the purposes of including land in it 	

- e) **The proposed use would not result in an unacceptable proliferation of replacement farm buildings or inappropriate outside storage of any materials, machinery and/or vehicles**
 - f) **The proposed re-use is not a building which has been built for agricultural or equine use within the last 10 years**
 - g) **In the case of a building of historic or architectural value, the proposed scheme will preserve and enhance the building.**
2. **Where the re-use of buildings in the Green Belt and Countryside is for employment uses, the business should be of a scale and type that is appropriate and consistent with the specific location, providing jobs and/or services to the local community.**
 3. **Where the re-use or adaptation of buildings in the Green Belt and Countryside is for residential purposes, the creation of a residential curtilage should not adversely affect the openness, character, or visual amenity of the area.**
 4. **Proposals that support employment, recreational and tourism uses will be treated favourably by the Council.**
- *Applications should normally be accompanied by a structural survey and a Conversion Method Statement, effectively demonstrating that the building is capable of re-use without significant major alteration, adaptations or reconstruction.*
- **Where the re-use of a building within the Green Belt and Countryside for residential purposes would result in the creation of a new isolated home in the countryside, the Council will need to be satisfied that there are special circumstances such as those set out in paragraph 55 of the NPPF. Where permission is granted for the residential re-use of buildings in the Green Belt, the Council may consider applying conditions which restrict permitted development rights.*

9.53 The Council will support the reuse of appropriately located and suitably constructed buildings in the Green Belt and Countryside where this would meet sustainable development objectives. Preference will be given for the re-use of buildings for local business and commercial uses, as opposed to residential use, and this will be a material consideration in determining applications.

9.54 Considerable change has occurred in rural areas and in the methods and type of agricultural production. The reuse of rural buildings may help to reduce demands for new buildings in the countryside, encourage new enterprises and provide new jobs. The above policy includes detailed criteria to ensure that the proposal does not cause significant harm to the openness, character and appearance of the surrounding Green Belt or Countryside.

- 9.55 Development in the Green Belt and Countryside is strictly controlled by Policies EV1 and EV2. Where it is appropriate in principle and involves the reuse of existing buildings it is important to ensure that the resultant form, bulk and general design of the building is in keeping with the surroundings and that the overall character and quality of the building is retained.
- 9.56 Buildings which are not of permanent and substantial construction; are not structural sound and are not capable of re-use without major alteration, adaptations or reconstruction, are considered unsuitable. Additionally, buildings should be physically capable of providing adequate accommodation without the need for significant extensions which would adversely affect the character of the building or its locality.
- 9.57 The conversion of buildings in rural areas to uses not originally intended in their design can result in visual intrusion and/or increased traffic and activity, resulting in a significant adverse impact on the Countryside. The Council will seek to ensure that any proposal is appropriate both for the building itself and for the area in which it is located. Proposed new uses should not have a materially greater impact on the openness and character of the Green Belt or Countryside, than the present use.
- 9.58 The re-use of agricultural buildings can result in the need for new farm buildings elsewhere on the farm or inappropriate outside storage of materials, machinery and/or vehicles. In certain areas new farm buildings and outside storage can adversely affect the local and wider landscape and it may be appropriate to control their proliferation by using planning conditions or negotiating a planning obligation.
- 9.59 In order to discourage abuse of the planning process, the Council will not consider favourably applications for the change of use of agricultural buildings to non-agricultural purposes, within ten years of their completion.
- 9.60 Listed buildings and buildings of architectural or historic interest will require special consideration, as detailed in Policy EV10. All proposals to reuse such buildings must be designed to protect their value or significance. This would usually involve minimal internal or external alterations.
- 9.61 Unused and underused buildings, especially those of traditional design and construction, provide habitats for some protected species, notably barn owls and some species of bats. This possibility should be considered during the preparation of schemes of conversion and provision made to retain and protect any nest or roost site which may be identified. This is a statutory requirement under the Wildlife and Countryside Act 1981.
- 9.62 In cases where the reuse of a building is for employment uses, the business should be of a scale and type that is appropriate and consistent with the location. Careful consideration will need to be made regarding the need for external storage, hardstanding, car parking and boundary treatments, to ensure that they do not have an adverse effect on the surroundings.

- 9.63 Where special circumstances exist for the reuse of a building for residential purposes, the buildings should be physically capable of providing adequate accommodation without the need for disproportionate additions over and above the size of the original building which would adversely affect the character of the building or its locality. The provision of a garden area to serve a converted building can also have an adverse impact on the local environment due to its position, extent, boundary treatment and the erection of additional buildings such as garages, sheds and greenhouses.

Green Infrastructure, Biodiversity and Geological Conservation

Policy EV4: Green Infrastructure, Biodiversity and Geodiversity	
Strategic Objectives	
NPPF	
<p>Green Infrastructure</p> <p>1. The delivery, conservation and enhancement of Green Infrastructure, as identified in the Council's Green Infrastructure and Biodiversity Strategy, will be achieved through the establishment of a network of green corridors and assets. This approach requires that:</p> <ul style="list-style-type: none"> a) Existing Green Infrastructure corridors and assets are protected and enhanced to maintain the integrity of the overall Green Infrastructure network. Priority for the creation of new or enhanced strategic Green Infrastructure will be given to the strategic and local links set out in the Area Based Policies contained in this document and within the Green Infrastructure and Biodiversity Strategy; b) Alternative scheme designs, including locations that minimise the impact on Green Infrastructure networks, should be considered before the use of mitigation (either on or off-site, as appropriate). Where new development has an adverse impact on Green Infrastructure (where no alternative is available), the need and benefit of the development will be weighed against the harm caused; c) Linkages between Green Infrastructure assets will be preserved, enhanced or created to improve public access and biodiversity value; and d) New or enhanced corridors and assets should be multi-functional, where appropriate. Proposals should demonstrate which functions will be delivered through the creation or enhancement of assets. <p>Biodiversity and Geodiversity</p> <p>2. Development proposals should protect and, where appropriate enhance the diversity and value of land and buildings, and minimise fragmentation of habitats. They should maximise opportunities for preservation,</p>	

creation, restoration, enhancement and connection of priority habitats, particularly for the recovery of priority species.

3. In considering proposals affecting biodiversity and geodiversity, planning permission will be granted provided the following apply:

- a) Development proposals on, or affecting, Sites of Special Scientific Interest as shown on the Policies Map will only be permitted where the justification for the development clearly outweighs the nature conservation value of the site;**
- b) Development proposals on, or affecting, locally designated sites as shown on the Policies Map, sites supporting priority habitats, or sites supporting protected or priority species, will only be permitted where it can be demonstrated that the need for the development outweighs the need to safeguard the nature conservation value of the site; and**
- c) Development proposals on, or affecting, national and locally designated sites and notable species should be supported by an up to date ecological assessment with any significant harmful ecological impacts avoided through the design layout and detailing of development, with mitigation, and as a last resort, compensation (including off-site measures), provided where they cannot be avoided.**

4. Where there is a reason to suspect the presence of protected wildlife or geodiversity, a survey assessing their presence will be required to support a planning application.

Designated sites including Sites of Special Scientific Interest (SSSI), Local Nature Reserves (LNR), Local Wildlife Sites (LWS) are listed in Appendix 3 and identified on the Policies Map. Any new sites of this nature identified after the Local Plan is adopted will be protected under this policy.

Green Infrastructure

9.64 Green Infrastructure comprises networks of multi-functional green space which sit within and contribute to, the type of high quality natural and built environment required to deliver sustainable communities. It includes what is sometimes referred to as blue infrastructure; that is, the river and water environment. Development should seek to create, through new and improved green infrastructure, opportunities to improve flood risk management and to deliver multiple environmental benefits to assist in meeting the aims and objectives of the England Biodiversity Strategy and Water Framework Directive (WFD).

9.65 With climate change and the use of Sustainable Drainage Systems, water will need to be taken increasingly into account within the wider green infrastructure environment. Well designed development which takes water into account can potentially result in multiple benefits including the provision of a broader ecosystem.

- 9.66 Delivering, protecting and enhancing these Green Infrastructure networks requires the creation of new assets to link with river corridors, woodlands, nature reserves, urban green spaces, historic sites and other existing assets. Green Infrastructure planning involves the identification of strategic networks of existing and proposed green spaces or corridors, to provide benefit to both communities and wildlife. Through the management, enhancement and extension of these networks, multi-functional benefits can be realised for local communities, businesses, visitors and the environment. In some cases there may be a greater value for assets being uni-functional, such as where the highest priority is to protect and conserve sensitive species and habitats that might be damaged by recreational disturbance.
- 9.67 The local approach to Green Infrastructure and Biodiversity is set out in the Council's Green Infrastructure and Biodiversity Strategy. This examines the connectivity of green spaces at a local level and identifies green infrastructure network opportunities and ensures that the Green Infrastructure network is protected and enhanced.
- 9.68 New residential development will place additional demands on current Green Infrastructure assets and generate demands for new assets. In some cases new residential development may impact directly on Green Infrastructure corridors and assets. When considering a proposal for development, the need for development and the benefits it will bring to the area should be weighed against any negative impacts. This could include looking at whether the assets are surplus to requirements, whether the development will only impact on a small area of a major asset or corridor, or if a wider need exists for the development and there is no better location for it.
- 9.69 If the benefits of proposed development outweighs adverse impacts, designs that minimise negative impacts will be sought. The form and nature of proposed mitigation, whether on or off-site, will depend on the context of the site and will be determined on a case-by-case basis, with reference to the Council's Green Infrastructure and Biodiversity Strategy and the Green Space Strategy. This will ensure that new provision relates well to the overall Green Infrastructure network, meets the locally adopted standards, and is suitable for the site.

Biodiversity and Geodiversity

- 9.70 Ashfield is recognised as one of the most biodiverse areas in Nottinghamshire, due largely to its varied geological context of magnesian limestone, triassic sandstone (to the east) and coal measures (to the west). It is an area heavily scarred by the industrial development of recent centuries, which has both damaged and fragmented habitats, while also creating new opportunities for wildlife in the form of disturbed and restored sites.
- 9.71 The District supports a broad range of habitats, including heathland, ancient woodland dumbles, calcareous grasslands (often on post-industrial sites) and fields rich in wild flowers. The east is characterised by small fields and streams, while the west and south contains large blocks of tree planting. The

rivers and streams within the District provide habitat for significant populations of water vole and native crayfish.

- 9.72 In Nottinghamshire, more than 100 species have been lost during the last century, with many more species and habitats at risk. These losses can have severe repercussions for complex and often fragile ecosystems and key threats have been the intensification of agriculture and the pressures for built development. In addition, climate change poses a significant threat and some species and habitats may be at risk of dying out unless they can keep pace with the impact of a changing climate, while others may suffer from increased competition for water resources. Avoiding fragmentation of habitats is likely to be significant in enabling wildlife to adapt to climate change.
- 9.73 Ashfield has nine Sites of Special Scientific Interest (SSSI), representing some of the County's richest habitats and covering 92 hectares. These are spread across the area, and based on varied geology of limestone, coal measures and sandstone. SSSIs are protected by specific legislation which includes a requirement for positive management.
- 9.74 The protection and enhancement of locally designated wildlife areas such as 'Local Wildlife Sites' (LWS), is vital. They represent sites that are of at least County-wide importance, and form a crucial framework of 'stepping stones' for the migration and dispersal of species. In 2010, Ashfield was recorded as having approximately 200 LWS although the number varies as new sites meeting the agreed criteria are identified while others are known to have deteriorated and may be removed. These sites are on both public and private land and are identified and surveyed by the local Biological and Geological Records Centre, based on criteria set by the Nottinghamshire LWS panel, and are subject to regular review.
- 9.75 Local Nature Reserves (LNR) are sites mainly under the control of the local authority, designated in consultation with Natural England to encourage public access and enjoyment of the natural environment. Ashfield currently contains four LNRs as well as one on the boundary with Nottingham City.
- 9.76 Regionally Important Geological Sites (RIGS) are part of a national system to raise the profile and offer some protection to sites that contain important examples of the local geology. Ashfield has twelve of the 133 recognised RIGS in Nottinghamshire, which are currently designated as LWSs.
- 9.77 All development proposals should consider protection and enhancement of biodiversity and geological diversity from the outset and seek to protect features such as trees, hedgerows, ponds and woodland. Buildings should be designed to include roosting or nesting spots, where appropriate, and include landscaping within sites and along boundaries which can provide feeding and nesting opportunities as well as acting as habitat corridors aiding the passage of wildlife between sites. Good design for biodiversity can help bring wildlife into urban areas and be of benefit for quality of life, health and wellbeing as well as contribute to achieving Biodiversity Action Plan (BAP) targets.

- 9.78 Development proposals should particularly seek to contribute towards the protection and preservation of priority habitats and species listed in Section 41 of the Natural Environment and Rural Communities Act 2006, and the objectives for priority habitats and species identified in the Nottinghamshire Biodiversity Action Plan (BAP)² and the protection, enhancement and linking of areas identified in the Ashfield Green Infrastructure and Biodiversity Strategy. Proposals that could affect a site of value for biodiversity or geological conservation must be accompanied by sufficient information to assess the effects of development on protected sites, species, biodiversity or geology, together with any proposed prevention, mitigation or compensation measures.
- 9.79 It should be noted that knowledge of valuable sites and their condition is constantly changing and decisions will be based on the most up to date information available. The Nottinghamshire Biological and Geological Records Centre can provide general data for development sites, where appropriate and further information may also be available from the Nottinghamshire Wildlife Trust.

Protection of Green Spaces and Recreation Facilities

Policy EV5: Protection of Green Spaces and Recreation Facilities	
Strategic Objectives	
NPPF	
<ol style="list-style-type: none"> 1. Green spaces and recreation facilities identified on the Policies Map and listed in Appendix 4 will be protected by restricting development to appropriate recreation uses or recreation facilities that are of a scale appropriate with the size of the space. 2. Development that would lead to the loss or partial loss of a green space or recreation facility will only be permitted where: <ol style="list-style-type: none"> a) It is ancillary to the recreation use, or it would assist in the retention and enhancement of the recreational use of the site; b) The Ashfield Green Space Strategy has identified a surplus in the catchment area to meet both current and future needs, and full consideration has been given to all functions that open space can perform; c) Adequate replacement provision of new green space is provided in the locality; d) It is proposed to make significant improvements to the overall quality of the recreation provision in the locality; or e) In the case of school playing fields the development is essential for educational purposes. 3. The Council will resist the loss or fragmentation of green space and recreation facilities identified on the Policies Map and listed in Appendix 	

4, and other green space not identified on the Policies Map which:

- a) Contribute to the distinctive form, character and setting of a settlement;**
- b) Create focal points within the built up area;**
- c) Provide the setting for heritage assets;**
- d) Form part of an area of value for wildlife, sport or recreation, including areas forming part of a 'green corridor'; or**
- e) Form the only accessible green space (within the Green Space Strategy catchment areas) for some residents.**

4. All sites may be subject to review and any deletions, amendments or additions will be updated in the Council's Green Space Strategy. Any new green spaces developed after the Local Plan is adopted will be protected under this Policy.

9.80 Green Spaces contribute towards quality of life in the district through providing opportunities for formal and informal recreation. They also contribute towards the overall green infrastructure and the range of social, economic and environmental benefits this provides. Policy EV5 will increase opportunities for pursuing a healthy lifestyle, by maintaining and enhancing recreation opportunities, while also protecting the integrity of the Green Infrastructure network.

9.81 The current network of green spaces and recreation facilities within Ashfield's towns and villages makes a significant contribution to their character and attractiveness. Green space takes many forms including town parks, formal gardens, country parks, informal woodland, restored landscapes, play areas, recreation grounds and sports facilities, school playing field, local small green spaces, green routes, reservoirs, allotments (see Policy EV7), cemeteries and church yards, undeveloped parcels of land, and semi-natural areas. Many provide important recreational and sporting facilities and whatever their size, function and accessibility they all contribute to local amenity and biodiversity.

Protection of Accessible Green Space

9.82 It is important to prevent the loss of green space where this would harm the character of a settlement or the visual quality of the locality. Sites greater than 2 hectares are shown on the Policies Map and listed in Appendix Four.

9.83 The success and value of a green space network is dependent on three principal factors: the quantity, quality and accessibility of green spaces. The Council produced a Green Space Strategy in 2008 (to be updated) which looked at these three principal factors and found that quality was the overriding factor that affects the public's satisfaction with the green space network in Ashfield followed by distance and the ability to access green spaces.

9.84 Ashfield's Green Space Strategy provides evidence on the existing green space network and its recreational values. It provides a basis for improving

the quality and potential uses of green spaces to cater for increasing future demand arising from growth and the changing needs of the community. The Strategy sets out locally-derived standards for the provision of green spaces and identifies deficiencies in the quantity, quality or accessibility of green spaces. Prospective developers will be expected to make appropriate provision to address deficiencies in green spaces, and for the needs arising from their development, in accordance with these standards or subsequent review of standards.

- 9.85 Outside the Main Urban Areas, Named Settlements and Villages, development proposals affecting green spaces or recreational facilities should initially comply with Policy EV1 - Green Belt and Policy EV2 – Countryside. These policies identify the limited types of development which may be appropriate in the rural parts of the District.
- 9.86 Proposals which are ancillary to the recreation use of the site and which add to its recreation value such as football changing rooms or a cricket pavilion may be acceptable if they are sited to minimise effects on the open character of the area. On private green spaces in particular, it may be appropriate to allow limited development on a small part of the site where this would result in retention of the majority of the green space including upgrading of the facility and improved public use of the site.

Protection of Other Green Space

- 9.87 In addition to the protection of accessible green space and recreational facilities, area EV5/206 to the south of Hucknall is considered to be an important area of open space. The area is important for several reasons including its effectiveness as a buffer between the existing development and the Hucknall Bypass (A611), and for its visual amenity within the built-up area. It is important to prevent the loss of other Green Spaces where this would harm the character of a settlement or the visual quality of the locality.
- 9.88 The Council will resist the loss or fragmentation of other Green Spaces not identified on the Policies Map which contribute to the distinctive form, character and setting of a settlement or an area. This approach accords with the Council's Green Space Strategy aims and objectives, which state that adequate protection of other smaller, valuable green spaces should be introduced through the Local Plan process.

Exceptions

- 9.89 In some circumstances the loss of an area may be acceptable where a replacement facility is provided in the immediate locality serving the same local resident population. This may include, for instance, cases where a site is required to enable the comprehensive development of an area. Where replacement formal sports facilities such as football pitches are to be provided these should be available for use prior to loss of the ground or pitch to be replaced. This will be negotiated and secured through a Section 106 Planning Agreement.

- 9.90 Exceptionally, the loss of green space may also be acceptable where it is proposed to make a significant improvement in the type, quality and general availability of green space in the locality. This may include the loss of an area with restricted public access, or an area with no formal play provision and the subsequent improvement of an existing nearby area through the provision of formal sports facilities that are much needed in the locality and where general public access will be allowed. The loss of an existing area and subsequent provision of an off-site replacement or improvement of facilities will need to be negotiated with the Local Planning Authority and will be secured by a planning condition or developer contribution as appropriate.
- 9.91 The Council will resist the loss or fragmentation of green space and recreation facilities identified on the Policies Map and listed in Appendix 4; and other green space not identified on the Policies Map which contribute to the distinctive form, character and setting of a settlement or an area. This approach accords with the Council's Green Space Strategy aims and objectives, which state that adequate protection of smaller, valuable green spaces should be introduced through the Local Plan process.
- 9.92 In the case of school playing fields, development essential for educational purposes will be permitted where it can be demonstrated that sufficient suitable outdoor space remains on the site.
- 9.93 Where the educational use of the site ceases, proposals for the development of its playing fields will only be considered favourably where it can be demonstrated to meet the criteria set out in Policy EV5.

Trees, Woodland and Hedgerows

Policy EV6: Trees, Woodland and Hedgerows	
Strategic Objectives	
NPPF	
<p>1. Development proposals shall avoid the loss of, and minimise the risk of harm to, trees, woodland and hedgerows. Where they lie within a proposed development site, they should be incorporated effectively within the landscape elements of the scheme.</p> <p>2. Development proposals will not be permitted where they would:</p> <ul style="list-style-type: none"> a) Result in the loss of trees or woodland which are subject to a Tree Preservation Order, within a Conservation Area, designated as Ancient Woodland, are aged or veteran, or of visual or nature conservation value; b) Give rise to a threat to the continued well-being of trees, woodlands or hedgerows of visual, historic or nature conservation value; or c) Involve development within the canopy or root zone of trees considered worthy of retention, unless: 	

- there are sound arboricultural reasons to support the proposal; or
- the work would enable development to take place that would bring sufficient benefits that outweigh the loss of the trees, woodland or hedges concerned.

3. Where the benefits of the development outweigh the harm resulting from the loss of trees, woodlands or hedgerows provision should be made for appropriate mitigation measures, reinstatement of features and/or compensatory planting, landscaping and habitat creation to ensure no net loss of valued features.

Existing Ancient Woodland sites are listed in Appendix 5 and shown on the Policies Map. Any new sites identified after the Local Plan is adopted will be protected by this Policy.

- 9.94 Trees, areas of woodland and hedgerows provide important habitats for a range of species, provide shelter, help reduce noise and atmospheric pollution. They also absorb CO² emissions helping to mitigate against climate change, add to the character and quality of the local environment, can have historic value and offer recreation opportunities supporting health and wellbeing.
- 9.95 Development proposals will be expected to avoid harm to existing trees, woodlands and hedgerows, and incorporate them within a landscape scheme. The retention of existing trees, woodlands and hedgerows can assist in integrating new development into the local environment by providing some mature, established elements within landscaping schemes. Mitigation, replacement or compensatory measures will be required when this cannot be achieved, to ensure that there is no net loss of environmental value as a result of development; these should be secured by condition or through S106 Agreement.
- 9.96 To comply with Policy EV6 and to provide an informed basis for decisions, it is essential that development proposals commission a detailed tree and hedgerow survey. These should be submitted before validation of a planning application. This applies to all sites on which trees and hedgerows are growing and those proposals that will affect neighbouring trees and hedgerows. A pre-development survey should be carried out by a competent arboriculturist and record information on trees and hedgerows on a site independently of and before any specific layout or design is produced.
- 9.97 To ensure existing trees and hedgerows are appropriately protected during the construction process, the Council will require development proposals to submit details of the tree protection measures to be utilised on site during the construction process.

Trees

- 9.98 Trees can add great beauty and a sense of place and character to our District's landscape. They enhance the structure and layout of our towns and villages, and many provide important landmarks. They offer a variety of form, texture, colour, shape and seasonal change; they also complement the built environment by providing screening, perspective, focal points, privacy and seclusion, and they define and separate open spaces. Trees are often greatly valued by the local community and visitors.
- 9.99 Where specific trees or groups of trees within a development site are of particular value (such that their removal would have a significant impact upon the local environment and its enjoyment by the public), and are potentially under threat, the Council will make Tree Preservation Orders to protect them. Where trees are covered by Tree Preservation Orders, the policy is intended to safeguard them from damage or destruction unless there are overriding reasons for their removal.

Ancient Woodland

- 9.100 An ancient woodland is an area which has had continuous cover of native trees and plants since at least 1600 A.D., neither having being cleared nor extensively replanted since then. The date is adopted as marking the time when forestry began to be widely adopted and when evidence in map form began to become available. Ancient woodlands in particular are exceptionally rich in wildlife, and often contain important archaeological and heritage features relating to their past management. Eleven Ancient Woodland sites have been identified by Natural England within Ashfield (see Appendix 5).

Greenwood Community Forest

- 9.101 The Greenwood Community Forest was established in Nottinghamshire in 1991 and the whole of Ashfield lies within the Greenwood Community Forest. The Greenwood Partnership works with communities to create, improve and enjoy woodlands and other high quality accessible green spaces in a sustainable way that benefits the environment, landscape and the local economy. Accessibility is a key component and full consideration is given to the potential to create routes within new woodlands and open spaces.
- 9.102 The Council has carried out numerous schemes contributing to the Greenwood Community Forest including Brierley Forest Park, a major public open space between Sutton-in-Ashfield, Huthwaite and Stanton Hill. This 145 hectare parkland includes extensive areas of tree planting, wetlands and wildflower meadow together with a large trail network and visitor centre.
- 9.103 Private developments can also contribute significantly to the Greenwood Community Forest through woodland planting, habitat creation and through the provision of other areas of open space.

Hedgerows

- 9.104 Hedgerows are the most traditional types of field boundaries in many areas and make an important contribution to the landscape of the District. They are often of considerable historic and wildlife interest and, particularly in the case

of older hedgerows, often contain a great diversity of plant and wildlife species. The loss of hedgerows from the countryside landscape is a continuing cause for concern.

9.105 On the 1st June 1997 the Hedgerows Regulations came into force under Section 97 of the Environment Act, 1995. They introduced new arrangements for local planning authorities to protect "important" hedgerows in the Countryside, by controlling their removal through a system of notification.

9.106 The Hedgerows Regulations set out criteria that must be used by the local planning authority in determining which hedgerows are "important". The criteria relate to the value of hedgerows from an archaeological, historical, landscape and wildlife perspective. There is a strong presumption that "important" hedgerows and other hedgerows, will be protected and wherever possible incorporated into open space and landscaping proposals for new development.

Provision and Protection of Allotments

Policy EV7: Provision and Protection of Allotments	
Strategic Objectives	
NPPF	
<p>The Council will support the provision of new allotments in order to meet a locally identified demand. Where residential development results in an additional demand for allotments in a locality, allotments may form part of the green space requirement or a planning contribution may be required towards improving existing allotments or providing new allotments under Policy HG3.</p> <p>1. Development on allotment land for alternative uses will only be permitted where:</p> <ul style="list-style-type: none"> a) it can be demonstrated that the allotments are no longer required through a lack of demand, the green space is surplus to requirements in the locality and the benefits from the proposed development outweigh the impacts on biodiversity, or b) there are overriding sustainability benefits from the proposed development and appropriate alternative provision of allotments will be made in the locality. <p>Protected allotments are listed in Appendix 6 and identified on the Policies Map. Any new allotments developed after the Local Plan is adopted will be protected under this Policy.</p>	

Allotment provision

- 9.107 Allotments are an important component of open space and offer a diverse range of benefits for people, communities and the environment. An allotment provides opportunities for people to grow their own produce, and enjoy a healthier lifestyle and diet. It also offers the opportunity for community interaction, they are socially inclusive and provides environmental benefits through green space and wildlife habitats.
- 9.108 The University of Derby 'Allotments in England – report of survey, 2006³' notes that the demand for allotments is increasing and recommends that local councils be further engaged in promoting allotments. The Ashfield Allotment Strategy identifies that the District's population is set to grow over the next fifteen years and it is therefore vital to ensure sufficient allotment gardens are available for the increasing population. Where appropriate, new residential development should facilitate opportunities for local food growing and for major residential development this may include the provisions of new or expanded allotments.
- 9.109 The requirements for allotments as part of any major residential development proposals will be assessed in relation to local provision and the potential demand created by the residential development. The National Society of Allotments and Leisure Gardens recommend a standard plot size of 250 sq. metres and 20 allotments per 1,000 households (i.e. 1 allotments per 50 households). Based on an average household size of 2.2 this equates to 20 allotments per 2,200 people. This will be utilised as a basis to agree any required provision of allotments.

Green space

- 9.110 Allotment sites are an important component of green space provision, and can have benefits for biodiversity. The National Planning Policy Framework stresses the important contribution that open space makes towards the health and wellbeing of local communities. It identifies that open space should not be built on except in specific circumstances. This is reflected in the Policy, which stresses that the loss of allotment land will only be permitted where it can be clearly demonstrated that there is no longer a demand for allotments in the locality and it does not have a detrimental impact on the provision of green space or biodiversity in the locality.
- 9.111 In exceptional circumstances, the development of an allotment site may be permitted, even where there is a demand for the allotments, provided it can be demonstrated that there are overriding sustainability benefits from the proposed development. Under these circumstances, the developer will be required to provide an alternative suitable site for allotments to serve the local community. In this context, an alternative site must be of an similar amount of land with similar or improved facilities (such as a water supply) the soils are of a similar or improved fertility, the site is readily accessible by foot, bicycle and car to the residential area the existing allotment site serves and, where appropriate, provides adequate parking within or adjacent to the site.

Private allotments

9.112 The Parliament Select Committee Reports on the provision of allotments⁴ have identified that there can be problems with blight on some private allotments. The actual loss of a site is only the final step in a complex and often lengthy process. Prior to the change of use, there will often have been many months or years of uncertainty about the future of the site. Constant rumours and repeated planning applications for development of a site impact upon the morale of the allotment holders and, ultimately, increase the number of untended plots. The approach of non-maintenance and running down of allotments will not provide evidence of a lack of demand for allotments in the locality.

Equestrian and other rural land based activities

Policy EV8: Equestrian and other rural land based activities	
Strategic Objectives	
NPPF	
<p>1. The change of use of land or erection of buildings and equipment for equestrian uses or other rural land based uses will be permitted if the following criteria are met:</p> <ul style="list-style-type: none"> a) The development in scale, design, materials, and siting, will not be harmful to the character, landscape and openness of the Green Belt and Countryside and will minimise adverse impact on the natural environment, including biodiversity, geodiversity, species, and habitat quality of the locality; b) Priority is given to the re-use of existing buildings for stables, tack rooms, and feed stores. Where new buildings or structures are justified in relation to the proposed development they are well related to existing buildings, and consist only of essential facilities necessary for the proposed use; c) The applicant can demonstrate that there is sufficient provision of land for the proper care of horses⁵ including stabling, grazing and exercise in accordance with the British Horse Society standards and the Equine Industry Welfare Guidelines; d) The proposal will not result in an unacceptable loss in the amenity of adjacent land uses including potential problems arising from traffic, noise, smell and pollution; and e) The applicant can demonstrate that adequate provision will be made for the storage and disposal of waste materials from horses. <p>2. In determining any application the Council will consider the cumulative impact with other existing similar developments or developments for which there is planning permission in the local area, the wider landscape and environment.</p>	

⁵ 'Horse' is used as a generic term. The policy and supporting justification applies to developments relating to all sizes, types and breeds of equines.

Equestrian and land based activities

- 9.113 Equestrian and other land based activities can have an important economic role and the Council supports enterprises, which can provide rural employment. However, these proposals are likely to involve land in the countryside, which is designated either as Green Belt (Policy EV1) or Countryside (Policy EV2). In principle, such locations may be appropriate for these uses. However, in all cases the Council will seek to ensure that the environmental quality, amenity, wildlife interest and character of the countryside are not harmed by inappropriate developments.
- 9.114 Equestrian uses can form part of farm diversification and may require the provision of large buildings. While the reuse of existing buildings both in the Green Belt and elsewhere may be acceptable, the development of new buildings will potentially conflict with the openness of the Green Belt. Such proposals will not normally be acceptable where it is judged that the scale of development would impact on the openness of the Green Belt, be visually dominant or intrusive or would lead to a loss of character of the rural area. A similar approach will be adopted in the Countryside defined by the Policy Map where the scale should be appropriate to the location.

Grazing of Horses

- 9.115 Well-managed horse pasture can contribute positively to the landscape character and openness of the countryside and Green Belt. However, horse keeping can also have detrimental impacts through excessive subdivision of fields, unsightly built development (stables, horse shelters, jumps and other structures), there can be waste management issues, overgrazing of pasture, loss of soil structure, and poor quality fencing.
- 9.116 The British Horse Society, Equine Industry Welfare Guidelines and other welfare organisations set out standards regarding well managed grazing land required per horse. The availability of sufficient well managed grazing land associated with a development is considered by the Council to prevent overgrazing, which is detriment to animal welfare, and the character and appearance of the landscape. The Council will utilise information from the British Horse Society, Equine Industry Welfare Guidelines and other equine and welfare organisations in considering the pasturage, and the stabling welfare requirements for horses.

Buildings

- 9.117 Buildings should be constructed in good quality appropriate materials and designed clearly for their intended purpose. In the Countryside or Green Belt the Council anticipates that buildings will be of timber construction and of a small scale so as to minimise the impact on the Countryside. Buildings of permanent construction such as bricks/block walls and tile roofs would normally only be considered appropriate where required to preserve or enhance a Conservation Area or if it is sited within a group of existing traditional buildings.

- 9.118 In terms of small scale, the number of stables/loose boxes/sheds should be proportional to the accommodation of reasonable leisure needs of a householder or occupier balanced against the need to protect the countryside and character of the landscape. In addition, the land associated with the buildings will also be a determinate of the size of any buildings. However, it is not anticipated that recreational uses of stables for non-commercial purposes will typically require more than four loose boxes.
- 9.119 Where appropriate buildings should be a suitable distance away from dwellings to avoid problems of smell, noise, and pests, if necessary taking account of wind directions and other relevant factors.

Diffuse Pollution

- 9.120 The Water Framework Directive⁵ requires all water bodies to achieve good ecological status by 2027. This requires that everyone works together to protect and improve water environment. In the Midlands the Environment Agency identify that one of the four issues is diffuse pollution from agriculture. Although individually minor, such pollution on a catchment scale can be significant in terms of the cumulative effect on the environment. An average horse will produce 20.4 kilos (or 45 pounds) of manure each day, equating to 7.5 tonnes annually. This quantity does not include the addition of soiled stable bedding material.
- 9.121 Animal waste is a potential threat to the environment and human health, especially if it is stored or spread near water and one of the key elements of good management is the correct storage and consideration of the disposal of waste⁶. Ashfield is within a Nitrate Vulnerable Zone (NVZ) whose rules will be applicable to animals kept on agricultural holdings or enterprises.

Agricultural Land Quality

Policy EV9: Agricultural Land Quality	
Strategic Objectives	
NPPF	
<p>Agricultural land of grades 1, 2 and 3a of the Department for Environment, Food and Rural Affairs (DEFRA) Agricultural Land Classification is the best and most versatile agricultural land, and should be conserved as a finite resource for the future. Development on the best and most versatile agricultural land will only be permitted if it can be demonstrated that there is an overriding sustainability benefit from the development and there are no realistic opportunities for accommodating the development elsewhere.</p>	

⁶ See Gov.uk website and 'Keeping horses on farms',

- 9.122 The global demand for food production is likely to increase in future years and in this context high quality agricultural land is an important resource. Once developed, returning land to viable agriculture is rarely feasible. Consequently, it is important to protect the best and most versatile agricultural land and minimise its loss to development to safeguard this resource for future generations.
- 9.123 The Agricultural Land Classification system assigns five grades (Grade 3 being subdivided) dependent on climate, site and soil characteristics. The best and most versatile land is classified as Grades 1, 2 and 3a. There is no identified Grade 1 land in Ashfield. Grade 2 land and Grade 3 land is located around Hucknall, to the south and east of Annesley Woodhouse, to the west of Kirkby-in-Ashfield and Sutton-in-Ashfield and to the north of Sutton-in-Ashfield. The location of the better quality land on the urban fringe means that there may be a requirement for land to be used for other purposes and these issues should form part of the determination of sustainable development through the Local Plan. Land outside these allocations should remain as an important agricultural resource.
- 9.124 Land in grades 1, 2 and 3a should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable or available lower grade land has environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations. If land in grades 1, 2 or 3a does need to be developed, and there is a choice between sites of different grades, development should be directed to land of the lowest grade.
- 9.125 Agricultural Land Classification maps are typically only available at 1:250 000 scale and do not identify the subdivision of Grade 3 land. Under these circumstances, before planning applications are considered on land potential within the best and most versatile land, the applicant will need to undertake survey work to identify the Agricultural Land Classification. Field surveys are usually time consuming and should be initiated well in advance of the intended date of any planning application.

Ashfield's Historic Environment

Policy EV10: The Historic Environment	
Strategic Objectives	
NPPF	
1. Proposed development must have regard to its impact on the historic environment and will be expected to be in line with conservation area appraisals, characterisation studies and other relevant studies adopted by the Council. Development will be considered acceptable where it will protect, conserve and, where appropriate, enhance the historic environment, including designated and locally designated heritage	

assets and their setting.

2. Designated Heritage Assets in Ashfield include:

- a) Conservation Areas**
- b) Listed Buildings (including attached and curtilage structures) ⁽¹⁾**
- c) Scheduled Monuments.**
- d) Registered Parks and Gardens.**

3. Non-Designated Heritage Assets in Ashfield include:

- a) Local Heritage Assets ⁽²⁾**
- b) Areas of Archaeological Interest ⁽³⁾**
- c) Unregistered Parks and Gardens ⁽³⁾**
- d) Landscape features as defined in the Landscape Character Assessment (2009) including ancient woodlands and veteran trees, field patterns, watercourses, drainage ditches and hedgerows of visual and historic value.**

4. Development proposals, including alterations and extensions, should preserve or enhance the significance of designated and non-designated heritage assets and their settings through high quality and sensitive design of appropriate scale, siting and materials. Development, including demolition, that would harm the special historic, architectural or archaeological interest of a heritage asset, directly or indirectly, will not be permitted.

5. Support will be given to development proposals that protect, conserve and enhance the historic environment and secure its long-term future, especially the District's Heritage at Risk. Such proposals must recognise the significance of the heritage asset as a central part of the development.

6. Support will be given for the re-use of heritage assets for new purposes where they are compatible with their character, architectural integrity and setting. New uses that harm the fabric or setting of heritage assets shall not be supported unless it can be demonstrated that the harm is justified to realise the optimum viable use.

Existing Conservation Areas are detailed below. Listed Buildings are listed in Appendix 7, Scheduled Monuments are listed in Appendix 8 and Registered and Unregistered Parks and Gardens are listed below. All sites are shown on the Policies Map. Any new sites identified after the Local Plan is adopted will be protected under this Policy.

(1) Any object or structure fixed to the principal listed building or any object or structure within its curtilage that has formed part of the land since before 1st July 1948 is also protected.

(2) As identified in the Nottinghamshire Historic Environment Record (HER) or by the District Council using the guidance publication Local Heritage Assets in Ashfield: Criteria.

(3) As identified in the Nottinghamshire Historic Environment Record (HER).

- 9.126 The historic environment is an important asset for Ashfield District and provides us with an understanding of both the past and the present. It is a physical record of our history and is central to our cultural heritage. The Council is committed to protecting, conserving and, enhancing the District's historic environment.
- 9.127 The Council has a duty to protect, conserve and enhance the significance, character and appearance of the District's historic environment when carrying out its statutory functions and through the planning system. It is recognised that the historic environment contributes to the enjoyment of life in the District and provides a unique sense of identity. Policy EV10 reflects this duty in line with national planning guidance.
- 9.128 The historic environment is all aspects of the environment which have resulted from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped planting or managed flora. Those elements of the historic environment that hold significance are called heritage assets.
- 9.129 Heritage assets are buildings, monuments, sites, places, areas or landscapes of historic, archaeological, architectural or artistic interest, whether designated or not, that have a degree of significance. The term 'significance (for heritage policy)' can be defined as "the value of a heritage asset to this and future generations because of its heritage interest"⁶, and is measured in terms of the asset's rarity, representativeness, association, aesthetic appeal and integrity.
- 9.130 Heritage assets include listed buildings, conservation areas, world heritage sites, historic parks and gardens and scheduled monuments. The definition also covers non-designated assets including buildings of local interest, areas of archaeological interest, unregistered parks and gardens and landscape features as defined in the Nottinghamshire Landscape Character Assessment. The significance of these 'non-designated assets' is a material consideration in determining planning applications.
- 9.131 Ashfield benefits from a variety of formally designated historic assets including:
- 5 Conservation Areas;
 - 79 Listed Buildings;
 - 9 Scheduled Monuments;
 - 2 Registered Historic Parks and Gardens.

Conservation Areas

- 9.132 Ashfield's five designated Conservation Areas are :
- EV10 Ca - Kirkby Cross⁷,
 - EV10 Cb - Lower Bagthorpe⁸,

- EV10 Cc - Teversal⁹
- EV10 Cd - New Annesley
- EV10 Ce - Sutton in Ashfield Church and Market Place¹⁰

- 9.133 For each Conservation Area, with the exception of New Annesley, the Council has prepared a Conservation Area Appraisal based on an analysis of the area's particular character and requirements. In preparing development proposals applicants will be expected to take full account of these documents. Planning applications will be required to contain sufficient detail to allow aesthetic and environmental aspects to be fully evaluated.
- 9.134 A key consideration in assessing development proposals will be the effect new development would have on the character and appearance of these areas and in particular whether they assist in both preserving or enhancing their special character. New development should respect the character of the existing architecture in terms of scale, grouping and materials. The overall character of the area will also be an important consideration, applying to features such as walls, paving, verges, trees, street furniture and spaces between dwellings which can be as significant as the buildings themselves. Outline planning applications will not normally be acceptable for development in Conservation Areas and proposals to lop, top or fell trees in these areas which, although not specifically comprising development, will only be acceptable with the prior approval of the Authority.
- 9.135 Where a development proposal involves total or substantial demolition of a building in a conservation area, consideration will be given to the significance of the building and the contribution it makes to the significant character and appearance of the area. Generally, buildings should be retained where they make a positive contribution in this respect but there may be cases where the removal or replacement of a building would benefit the character or appearance of an area.
- 9.136 The condition of the existing building and the potential for viable alternative uses will be relevant considerations, as will the potential benefits of redevelopment for the community compared with the effects the building's loss would have on the Conservation Area. All proposals for demolition and redevelopment will need to include full and detailed plans indicating what is proposed for the site after demolition.
- 9.137 To ensure that sites do not remain undeveloped for long periods of time, conditions may be imposed on planning permissions to ensure that redevelopment occurs within specified time limits. This may require that demolition does not take place until a contract for the carrying out of redevelopment works has been made and planning permission for those works granted.

Designated Listed Buildings

- 9.138 Listed Buildings are buildings that appear on the Secretary of State's 'List of Buildings of Special Architectural or Historic Interest', prepared by the Department of Culture, Media and Sport.
- 9.139 Listing ensures that the architectural and historic interest of the building is carefully considered before any alterations, either outside or inside, are agreed. Listed buildings are graded to show their relative architectural or historic interest, as follows:
- Grade I buildings are of exceptional interest (two in Ashfield);
 - Grade II* buildings are particularly important buildings of more than special interest (four in Ashfield);
 - Grade II buildings are of special interest, warranting every effort to preserve them.
- 9.140 Ashfield has a limited stock of statutorily listed buildings (see Appendix 7). They represent a finite asset and for that reason their loss or substantial demolition will not be permitted unless the Council is satisfied that every possible alternative approach for restoration, conversion or re-use has been thoroughly explored. The fact that a building has become derelict will not in itself be regarded as sufficient reason to permit its demolition. The Council will ensure that every possible effort has been made to secure an alternative use for a building before considering any proposals to demolish.
- 9.141 The best use for a listed building is normally that for which it was designed. In many cases it must be accepted that the continuation of the original use is now not a practicable proposition and it will often be essential to find appropriate alternative uses to secure the future of the building. Alternative uses should respect the fabric and appearance of the building and require minimum internal and external alteration.
- 9.142 Proposals for enabling development to provide for the repair of listed buildings will be considered against criteria contained in English Heritage Policy Statement: Enabling Development and the Conservation of Significant Places 2008, or any subsequent guidance, and all other material considerations.

Local Heritage Assets

- 9.143 Non-designated heritage assets can still be of great importance to the historic environment locally. The Council has introduced a scheme by which historic assets of local importance are identified, using local selection criteria. This status would be a material consideration in assessing planning applications affecting such buildings or assets.
- 9.144 A list of non-designated local heritage assets is published in a separate document, together with a criteria based document to enable the identification of future local heritage assets at any given time. The list will be maintained

and kept under review by the Council. The absence of any particular heritage asset on the local list should not be taken to imply that it has no heritage value, simply that it has yet to be identified or it does not currently meet the selection criteria.

- 9.145 The loss of buildings or assets identified on the 'local heritage list' would be detrimental to the appearance, character, townscape quality or heritage of the District. Therefore, the Council will seek to encourage the retention, restoration and continued beneficial use of these buildings wherever possible. Proposals to alter them should, for example, be architecturally compatible with the style of the original building. The Council will resist the demolition of Buildings of Local Interest where there is no clear and convincing justification for their removal.
- 9.146 The setting of assets on the Council's Local Heritage List may contribute to their intrinsic qualities, and the Council will seek to protect both the character and setting of such assets.

Scheduled Monuments and Areas of Archaeological Interest

- 9.147 Archaeological remains provide crucial links to the past and can provide useful information about local heritage. Appropriate steps must be undertaken to identify and protect them as they are easily damaged or destroyed when development takes place. To protect the integrity of archaeological remains, preservation should take place in situ wherever possible.
- 9.148 Archaeological remains are important for their historical and educational interest and may also be important features in the landscape. The Nottinghamshire Historic Environment Records (HERs) is maintained and updated by the County Council and contains details of all known sites, structures, landscapes or other areas of archaeological interest in Ashfield. The HER should be consulted on all planning applications within or near to areas of known archaeological interest.
- 9.149 The District has nine Scheduled Monuments under the Ancient Monuments and Archaeological Areas Act, 1979 (see Appendix 8). These are considered to be of national importance and will be protected from deterioration and demolition. Elsewhere within the District there are many sites and areas regarded as being of archaeological interest, including historic landscapes.
- 9.150 Early consideration should be given by developers to the question of whether archaeological remains exist on a site and the implications for a proposed development. The County Archaeologist should be contacted for advice on locations where remains are known or thought to exist. Advice can be given on the best means to preserve and enhance remains that have been previously identified.
- 9.151 Where sites are of known or potential archaeological significance developers may be required to submit the results of an archaeological evaluation with any planning application. Evaluations of this kind help to define the character and

extent of the archaeological remains, and thus indicate the weight which ought to be attached to their preservation. The level of importance of the site can then be assessed against the need for the proposed development. If archaeological remains are discovered during development, developers should contact the Local Authority immediately for advice.

- 9.152 The preservation of archaeological sites in-situ will nearly always be preferred to "preservation by record". There are often opportunities to avoid the disturbance of remains by raising ground levels under a proposed new structure, introducing raft foundations, or by the careful siting of landscaped or open areas. This will secure their long term preservation even though they will remain inaccessible for the time being. Where the physical preservation of archaeological remains in-situ is not possible the Council will ensure that adequate provision is made for the survey, excavation and recording of remains, where appropriate, through the use of planning conditions or a planning obligation.

Historic Parks and Gardens

- 9.153 Registered Historic Parks and Gardens are important in historical and landscape terms and may also be of wildlife and recreational value. Ashfield has two designed landscapes on the English Heritage Register of Parks and Gardens of Special Historic Interest, including:

- EV10 Pa Annesley Hall, Annesley - Grade II*
- EV10 Pb Hardwick Hall Grounds (that part within Ashfield) – Grade I

The District also has a locally designated Historic Park and Garden:

- EV10 Pc Skegby Hall, Skegby, Sutton in Ashfield.

- 9.154 Any development proposal within or affecting a designated historic park or garden, or any subsequent designations, will only be permitted if it would not have an adverse impact on its historic or special features. Where appropriate, it should support the long-term preservation of the park or garden and its setting through sensitive restoration, adaptation and re-use. In particular, care should be taken to avoid the loss of trees or woodland, and any proposed loss will need to be assessed against Policy EV6 which protects all trees worthy of retention.

Historic landscape features

- 9.155 The landscape of Ashfield today is the result of both natural and man-made actions which have taken place over many years. Activities such as settlement, farming, industry and recreation have all left behind physical traces that help to give individual parts of the District their own special character.
- 9.156 More than any other part of the historic environment, the landscape is characterised and enriched by centuries of change and modification. It is essential that any new development is of a scale and type which is

appropriate and does not harm the intrinsic value of the particular landscape in which it is to be located. Development proposals should appreciate an area's sensitivity, vulnerability and capacity for change in the context of specific proposals.

- 9.157 The Landscape Character Assessment for Ashfield (2009) sets out 3 landscape character areas which broadly influence the scale and form of development across the District. Development proposals should respect the fundamental character of these and not introduce any incongruous elements. Policy EV11 – Protection and Enhancement of Landscape Character, should be assessed when determining new development proposals in the countryside. The policy seeks to protect historic landscape features including ponds, trees, ridge and furrow patterns, meadows and orchards as these all add value to the character of the area and help to make Ashfield's landscape distinctive.

Shopfronts

- 9.158 Shopfronts of architectural or historical value exist across the District in a variety of settings sometimes individually and sometimes as part of group. In recognition of the contribution that they make to the character of the District, the Council is keen to see them retained and incorporated into new development wherever possible. Proposal for alterations to shopfront or for new shopfront should accord with Policy SH4 within the Shopping Chapter of this Plan

Statements of Heritage Significance and Archaeological Evaluations

- 9.159 In cases where it is necessary for an applicant to submit a Statement of Heritage Significance (as required since 2010 and the NPPF) and/or archaeological evaluation, the scope and degree of detail necessary will vary according to the particular circumstances of each application. The level of detail required should be proportionate to the importance of the heritage asset, the size of the development and the level of its impact on the heritage asset. As a minimum, a Heritage Statement and/or archaeological evaluation should describe the significance of the heritage asset affected and consult the Nottinghamshire Historic Environment Records.
- 9.160 Where an application site includes, or is considered to have the potential to include, heritage assets with archaeological interest, the Council will require developers to submit an appropriate desk-based assessment and, where desk-based research is insufficient to assess the interest properly, a field evaluation.
- 9.161 Applicants are advised to discuss proposals with the Council prior to submitting an application.

Protection and Enhancement of Landscape Character

Policy EV11: Protection and Enhancement of Landscape Character	
Strategic Objectives	
NPPF	
<ol style="list-style-type: none"> 1. Proposals for development outside the Main Urban Areas and Named Settlements should be informed by, and be sympathetic to, the distinctive landscape character areas identified in the Landscape Character Assessment for Ashfield. 2. Where necessary, development proposals should demonstrate that their location, scale, design and materials will protect, conserve and where possible, enhance: <ol style="list-style-type: none"> a) The special qualities and local distinctiveness of the area (including its historical, geological, biodiversity and cultural character); b) Local character through appropriate design and management; c) Gaps between settlements, and their landscape setting; d) The pattern of distinctive landscape features, such as watercourses, woodland, trees and field boundaries, and their function as ecological corridors for wildlife; e) Visually sensitive skylines, ridgelines, hillsides, valley sides and geological features; f) Important views; and g) The setting of, and views to and from, Listed Buildings, Scheduled Monuments, Conservation Areas and Historic Parks and Gardens. 3. Proposals that have an adverse effect will not be permitted unless the public benefits of the development clearly outweigh any adverse impacts, and it can be demonstrated that they cannot be located on alternative sites that would cause less harm. 4. Development deemed acceptable in accordance with the above criteria will be supported in the countryside provided that it enhances landscape character and provides: <ol style="list-style-type: none"> a) Suitable mitigation to restore any damaged landscape and features in poor condition; and b) Mitigation proportionate in scale to the proposed development and/or suitable off-site enhancements. 	

- 9.162 People value the countryside and its landscape for many different reasons, not all of them related to traditional concepts of aesthetics and beauty. It can provide habitats for wildlife and evidence of how people have lived on the land and harnessed its resources.

- 9.163 Landscape has a social and community value, as an important part of people's day-to-day lives. It also has an economic value, providing the context for economic activity and often being a central factor in attracting business and tourism. National Planning Guidance states that valued landscapes should be protected and enhanced, and requires Local Plans to include criteria based policies against which proposals for any development on or affecting landscape areas will be judged.
- 9.164 The Council, in partnership with five neighbouring Local Authorities, carried out a Landscape Character Assessment in 2009¹¹ to evaluate and record the landscape quality of the Greater Nottingham area. The study covers the whole of Ashfield, excluding urban areas. The Assessment is an important decision making tool, which systematically classifies the landscape into distinctive areas based on the interaction between topography, geology, land use, vegetation pattern and human influence. Its role is to ensure that future change does not undermine the characteristics or features of value within a landscape. Landscape Character Assessment is an approach that makes a significant contribution to the sustainable objectives of environmental protection; prudent use of natural resources; and maintaining and enhancing the quality of life for present and future generations.
- 9.165 The results of the assessment have identified three landscape types in Ashfield: Magnesium Limestone Ridge, Nottinghamshire Coalfields and Sherwood. Each of these areas has been further sub-divided into component landscape character areas known as Draft Policy Zones (DPZ). Each DPZ identifies and lists the key features which make it special and provides a judgement on the condition of the landscape and its strength of character. When considering new development these will enable judgments to be made regarding what landscape actions are required to conserve, enhance, restore or create distinctiveness within each DPZ.
- 9.166 Policy EV1: Green Belt, and Policy EV2: Countryside, explains the limited types of development which may be appropriate in the rural parts of the District. Under Policy EV1, should a proposal be acceptable in principle based upon Policies EV1 and EV2, the actual form of the development will need to have regard to the particular landscape characteristics of importance to that locality, as identified in the Landscape Character Assessment.
- 9.167 On all new developments the Council will require the provision of suitable mitigation measures to restore any damaged landscape and features in poor condition as identified in the Landscape Character Assessment's 'landscape actions' for each character area.

References

1. Ashfield D.C (2012) 2012 – 2021 Green Infrastructure & Biodiversity Strategy.
2. Prepared by The Nottinghamshire Biodiversity Action Group. Local Biodiversity Action Plan for Nottinghamshire & Updates.
3. Crouch.D. University of Derby (2006) Allotments in England Report of Survey. Prepared for the Office of the Deputy Prime Minister.

4. House of Commons Select Committee on Environment, Transport and Regional Affairs Fifth Report (1998) "The Future for Allotments
5. Directive 2000/60/EC of the European Parliament and of the Council of 23 October 2000
6. CLG: National Planning Policy Framework 201
7. Ashfield D.C.(2004) Kirkby Cross, Conservation Area Appraisal
8. Ashfield D.C.(2007) Lower Bagthorpe, Conservation Area Appraisal
9. Ashfield D.C.(2012) Teversal, Conservation Area Appraisal
10. Ashfield D.C. (2015) Sutton in Ashfield Church and Market Place, Conservation Area Appraisal and Management Plan
11. Nottinghamshire County Council (2009) Greater Nottingham Landscape Character Assessment

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“The economic regeneration of Ashfield is a priority of the Council as reflected in the objectives set out in “Ambition: a Plan for Growth” the Ashfield and Mansfield Joint Economic Masterplan”

Chapter 10

Providing Jobs

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Economic Development

Policy PJ1: Business and Economic Development	
Strategic Objectives	
NPPF	
<ol style="list-style-type: none">1. The Council will give significant weight to proposals for business development, which provide for, or assist the creation of, new employment opportunities and inward investment. This includes new buildings, extensions to existing buildings and businesses; and change of use or conversion of existing buildings within the defined urban boundaries or settlement.2. Business and economic development proposals should be directed towards existing town centres (where appropriate), employment sites, Locally Significant Business Areas and allocated employments site.3. Where appropriate, planning applications should be supported by an economic assessment of the implications of the development proposal.4. Business start ups and small scale employment working from home through using part of a dwelling or a building within the curtilage of a dwelling will be supported providing that:<ol style="list-style-type: none">a) The proposal would not have an unacceptable impact on the amenity of any nearby residential occupiers;b) The direct and indirect effects of the scale of the business activity, including the employment of non-residents at the business, remains incidental to the overall use of the site for residential purposes;c) There is no detrimental effects to parking or traffic generation in the area; andd) There are no direct sales from the site to visitors.	

Integrated Approach

- 10.1 The Local Plan's Vision for Ashfield is to be a place which is economically strong. This reflects the importance the Council places on building a strong local economy. There is an emphasis on supporting sustainable economic development in the District which reflects an integrated approach. This means that, while an emphasis is placed on supporting applications which achieve the Council's economic objectives to be sustainable, they have to consider wider issues including:
- whether the development is resilient to climate change
 - the impact on the amenities of neighbouring residents or other neighbouring land uses

- whether the proposed development secures high-quality design
 - choice of modes of transport
 - the impact on the natural and historic environment
 - the provision of adequate access, parking and servicing facilities so as not to compromise highway safety
 - whether the proposed development is compatible with enterprises already operating in the area, including where existing industry may need a clean or sterile environment, or where requirements of other legislation may impose new requirements on existing businesses.
- 10.2 In ensuring business and economic development across the District successfully contributes to delivering sustainable growth, the Council will seek to direct development to the most sustainable and appropriate location for the given uses. These locations will include town centres for appropriate office development, existing employment sites and buildings, Locally Significant Business Areas and employment allocations, illustrated on the Policies Map.
- 10.3 The Policy provides developers, landowners and businesses the opportunity to react quickly and flexibly. Specific industrial estates identified in Policy PJ2 as “Locally Significant Business Areas” and employment allocations are considered as having a key role in providing for B1, B2 and B8 uses and are considered to be one of the primary locations for employment development. Other uses on these sites will also be considered and assessed against the following considerations:
- economic implications including the impacts on local employment, deprived areas, physical regeneration of the area and the local and sub regional economy;
 - infrastructure requirements associated with the development;
 - compatibility with the future operation of an existing or approved economic development use;
 - whether they are town centre uses and the sequential and/or impact test have been applied;
 - promotion of skills provision and levels; and
 - removal of barriers to employment for economically inactive people.

Ambition: A Plan for Growth

- 10.4 The economic implications of a development proposal will be seen in the context of the evidence and objectives of “Ambition: A Plan for Growth” the Ashfield and Mansfield Joint Economic Masterplan, the Local Economic Assessment and other appropriate evidence from economic analysis of the Ashfield and Mansfield or Greater Nottingham economic area³ (including any subsequent reviews). The economic significance of any application will depend upon:
- the scale and location of the proposed development; for example, the creation of ten jobs within a small village location can have a significant impact at a local level

- the short, medium or long term implications of the proposal, with a greater weight in favour of applications for long term sustainable development.
- 10.5 Where necessary, planning applications should be supported by sufficient information about the positive and negative economic implications of the proposal to enable the Council to make an informed assessment of the potential economic impact.
- 10.6 The Council is supportive of working from home. The use of homes for starting and running businesses, or for working away from a larger central business location is an increasing trend. It provides an efficient use of land and buildings and helps to minimise travel as well as encouraging new businesses to start up.

Significant weight

- 10.7 The policies in the development plan, taken as a whole, together with national planning policies constitute sustainable development. Therefore, an application for business development will be considered against other policies within the Local Plan, any relevant neighbourhood plan and national planning policy. In terms of giving substantial weight to business development, the Council will grant consent when the assessment of the application is finely balanced, having regard to economic, environmental and social considerations.

Business and Employment Development Sites

Policy PJ2: Business and Employment Development Sites	
Strategic Objectives	
NPPF	
<p>1. The Council will sustain and enhance Ashfield's employment capacity (land, floorspace and/or jobs) to meet the needs of businesses, by supporting the following uses on existing Locally Significant Business Areas and allocated employment sites identified on the Policies Map:</p> <p>a) Office, light industrial and research and development (Use Class B1), General Industrial (Use Class B2) and storage and distribution (Use Class B8);</p> <p>b) Sui generis uses where it can be demonstrated that the proposal is compatible with the predominant use and is of a scale, nature and form appropriate to the location; and</p> <p>c) The proposed development is identified as a locally important priority sector by the Ashfield and Mansfield Joint Economic Development Masterplan or any successor evidence.</p>	

d) Educational or training purposes which will assist in improving skills in the working age population where:

- **it can be demonstrated that no suitable sites are available in town centre;**
- **provision is made for access by a range of means of transport; and**
- **the development would not conflict with the employment function of the estate or area.**

e) Ancillary uses including workplace nurseries and catering facilities that serve the needs of employees; and

f) Other exceptional uses, excluding housing development, which provide a substantial contribution towards the economy of the area or generate substantial employment opportunities.

2. Development proposals which would result in the loss of existing sites or buildings for employment purposes will only be permitted where the applicant can demonstrate that:

a) Retention of the uses for employment development would cause unacceptable environmental problems; and/or

b) Taking into account market conditions and anticipated longer term demand requirements, the building is no longer capable of providing an acceptable standard of accommodation and there is no demand for the building or redevelopment of the site for employment development purposes.

Within the rural areas of the District there are a limited employment sites and the Council would not support these sites being used for alternative purposes.

Sources of employment

10.8 Ashfield's existing employment areas, primarily the main industrial estates, will continue to play a crucial role in the economy of the area. These employment areas not only provide space for current employers and business but also opportunities for new investment and rejuvenation, through intensification or re-use.

10.9 These sites can also help to support less-skilled jobs for less-skilled workers in and near deprived areas. While providing benefits for the regeneration of the area, it is important that they remain available for economic development purposes. Consequently, under Policy PJ2, allocated sites and Locally Significant Business Areas (identified in the Strategic Area Policies and the Policies Map), as key economic areas, will be protected by identifying potential uses which are acceptable within those estates.

10.10 It is anticipated that, given the nature of the District, most of the uses on existing or allocated employment site will fall within Class B1, B2 or B8 of the

Town & Country Planning (Use Classes) Order 1987 as amended. However, the development of a sui generis employment use may also be appropriate where they have the characteristics of B1, B2 or B8 uses. Policies in this area reflect the emphasis on key employment sectors and the role educational facilities can play in improving the skills of the local workforce.

- 10.11 The National Planning Policy Framework emphasises the need to consider the changing economic environment and provide flexibility in relation to employment opportunities. Consequently, in exceptional circumstances, the policies enable employment uses which provide a substantial contribution towards the economy or generate substantial jobs, to be considered on allocated sites or Locally Significant Business Areas. In these cases, it will be necessary for the applicant to demonstrate to the Council that there are substantial economic and employment benefits from allowing such a use on the site through an economic assessment of the implications of the development proposal

Loss of employment sites

- 10.12 Where economic circumstances change, the policy allows for changes to other uses in specific circumstances which are usually reflected in a lack of demand for the site in question. In these circumstances, the Council will require the developer to satisfy one or more of the following tests dependent on the nature of the site:

Demand Test

- 10.13 Where there is deemed to be a lack of demand for the existing employment premises, the landowner should have openly marketed the site for sale or let for an appropriate period, to be agreed with the Council. This will depend upon the location of the premises but in secondary locations it could be twelve to eighteen months as demand is consistently slow to emerge in these areas.
- 10.14 Open marketing should include, but not be limited to, local and regional advertising in press and on the internet. It should be specified that the site is for sale or to let as employment premises, and should preclude interest from non employment developers. Full records of enquiries, interested parties and bids should be recorded, with explanations and substantiation of why they have not been progressed.
- 10.15 The site should be marketed at an appropriate price; the price should be justifiable given current market conditions. If the site represents an employment redevelopment opportunity, an open request for offers may be more suitable in order to attract the widest interest.

Viability Test

- 10.16 Where appropriate, the landowner or prospective developer should be able to demonstrate that employment development is not viable on the site. Hypothetical employment schemes, which maximise the redevelopment potential of the site, should be appraised to prove their lack of viability. Mixed use schemes should also be appraised and in both circumstances, market evidence should be used to support them. Where the Council does not have

the appropriate expertise, external advice may be sought at the expense of the applicant.

Rural Business Development

Policy PJ3: Rural Business Development	
Strategic Objectives	
NPPF	
<p>1. The Council will support measures which promote an integrated and flexible approach to sustainable business development within rural settlements. In principle, the following business development may be acceptable:</p> <ul style="list-style-type: none"> a) Extensions or expansions of existing buildings; b) Diversification of farms; c) Change of use or conversion of existing permanent and soundly constructed buildings; d) New buildings where the uses has a strong functional link to local agriculture, forestry or other existing rural activities e) Facilitating new technologies in rural settlements; or f) Facilitating home working. <p>Provided that:</p> <ul style="list-style-type: none"> i. It can be demonstrated that the nature and design of the development is appropriate to the scale and character of the settlement; ii. It is of a scale appropriate to the nature of the site and its setting; iii. It can be accommodated by the transport network in the locality and would not be detrimental to highway safety; and iv. It is not inappropriate development within the Green Belt in relation to Policy EV1 and the National Planning Policy Framework. <p>2. The Council will support and develop opportunities for tourism by:</p> <ul style="list-style-type: none"> a) Safeguarding key landscape and heritage assets; b) Supporting the development of appropriate visitor-related attractions, businesses and facilities where opportunities arise; and c) Supporting the development and improvement of rural trails. 	

- 10.17 The 2011 Rural-Urban Classification for Local Authority Districts in England identify Ashfield as falling within the “Urban with city and town”. This means that it is predominantly urban as more than 74% of the resident population lives in urban areas. However, beyond these urban areas the District contains a number of rural areas that contribute significantly to its character.

- 10.18 DEFRA in Towards a One Nation Economy⁷ identified that on average, productivity (measured in terms of GVA per workforce job) is lower in rural areas than it is in urban areas. In 2013, productivity in predominantly rural areas was around 7% below the level of productivity for predominantly urban areas, excluding London. Therefore, there is significant scope to harness recent economic trends to strengthen productivity levels in rural areas. The emphasis of this Policy is to support economic growth in the rural areas with the scale, location and economic impact being an important considerations in determining the acceptability of new businesses with the rural area.
- 10.19 The National Planning Policy Framework (NPPF) identifies that the countryside should be protected for its intrinsic value and beauty. However, this has to be balanced against the need to promote appropriate development within rural areas to ensure that they remain viable and sustainable, meeting the needs of their resident population. For many businesses, and would-be businesses, in rural areas the lack of suitable business premises can limit possibilities for start-up and expansion. Substantial permitted development rights already exist in relation to change to other uses of agricultural buildings and the Policy is intended to provide flexibility in providing premises whilst protecting the Green Belt and countryside.
- 10.20 Within the Countryside, support will be given to encourage the sustainable growth and expansion of small scale businesses and enterprises, both through conversion of existing buildings and well designed new buildings. This includes the development and diversification of agricultural and other land based businesses.
- 10.35 A substantial part of the District is designated as Green Belt where it is anticipated that business development activities will be focused in the settlements of Jacksdale, Selston, Underwood, Bestwood, Brinsley and New Annesley. The Policy must be seen in the context of Green Belt policy; as such any development proposals within the Green Belt must be accessed against local and national Green Belt policy.
- 10.36 In the context of sustainable development it should be recognised that the private car can have an important role to play in rural areas as it may be the only real option for travel. Modern communications also mean that all kinds of businesses may be undertaken in rural areas and this includes home working, particularly where broadband can be improved. Consequently, diversification of the economic base of the rural areas is more achievable as technology allows greater workplace flexibility. As such, the Council will continue to support the roll out superfast broadband within rural communities.

Agricultural, Forestry or Horticultural Development and Farm Diversification

Policy PJ4: Agricultural, Forestry or Horticultural Development and Farm Diversification	
Strategic Objectives	
NPPF	
<p>Agricultural Forestry and Horticultural Buildings</p> <p>1. Proposals for agricultural, forestry or horticultural buildings and structures will be permitted in the countryside provided that:</p> <ul style="list-style-type: none"> a) The proposed development is necessary for the purpose of agriculture, forestry or horticulture within the unit ; b) Where the proposal includes the erection of new buildings, there are no existing redundant buildings on the holding which can be economically renovated or altered to meet the proposed development requirements; c) The proposed development is appropriate to the location in terms of use, design and scale, and is sensitively sited to protect the amenity of existing neighbouring uses in the locality; d) Designed to minimise adverse impact on the local and natural environment, including biodiversity, geodiversity, species, habitat quality, and the appearance of the locality, and to integrate the proposals with existing features and to respect the character of the surrounding landscape and environment; e) It does not utilise the best and most versatile agricultural land if there are lower grades of land available on the farm; f) The development has regard to the capacity and accessibility of the road network and would not be detrimental to highway safety; and g) Adequate provision can be made for the storage and disposal of slurries and manures without polluting any watercourse or water supply sources. <p>Farm Diversification</p> <p>2. The Council will support a farm diversification proposal provided it meets the criteria 1 a to g of this Policy together with the following criteria:</p> <ul style="list-style-type: none"> a) The proposal is ancillary to and operated as part of an established agricultural enterprise; forms part of a comprehensive farm diversification scheme and will contribute to making the holding viable; b) the scale and nature of the proposal must be appropriate within its rural location and where it is likely to create significant vehicular movements to and from the site it should be well located in relation to sustainable settlements; c) Where a retail use is proposed it must be directly related to the farm unit, provide adequate access and parking arrangements, the proposal must be of a scale appropriate in a rural location and it will not result in a scale of activity that will have a significant detrimental 	

economic impact on the shops or services within neighbouring villages.

Definitions

For the purpose of this policy:

- an agricultural, horticultural or forestry enterprise is a business, which for profit to facilitate a living produces crops, or breeds/keeps livestock, undertakes dairy farming or any combination of these activities. In addition, for agricultural enterprises, they will meet the requirements of Article Two of the European Council Regulation No 73/2009⁸ and will have a County/Parish/Holding (CPH) number⁹, which is used to identify an agricultural holding and any premises where cattle, sheep, goats and pigs and other animals are kept. Typically, the farm will be registered for the Basic Payment Scheme¹⁰, currently the principal agricultural subsidy scheme in the EU.

10.37 Applicants will be required to provide sufficient information to demonstrate a level of involvement commensurate with commercial activity, including accounts, where appropriate. For equine businesses, such information could include a statement of the commercial rates history for the business, copies of appropriate insurances, copies of horse passports (if applicable) and any other information considered relevant to demonstrating it is a commercial business.

10.38 The Policy should be seen in the context of the provisions of Policy EV1 (Green Belt) and Policy EV2 (Countryside).

10.39 Keeping farm animals, horses or ponies for leisure or hobby purposes will not satisfy the requirements of the policy.

Agriculture

10.40 The Council will support development which facilitates farm businesses in the context of:

- the significant contribution of agriculture to the rural economy and rural employment;
- the strategic importance of food production in relation to the economy and food security;
- supporting opportunities for farm diversification and other land-based rural businesses;
- the major role of agriculture in landscape management, which makes substantial contribution to public amenity as a low cost by-product of farming;
- ensuring that schemes are appropriate to the location and the scale of the existing farm enterprise, in terms of scale, design, impact on the environment and traffic generation; and

- ensuring that proposals are genuine farm diversification proposals, that help ensure the future viability of the existing farm enterprise, or which provide genuine land-based rural business opportunities.
- 10.41 The demands on the agricultural sector are likely to increase into the future reflecting:
- food security;
 - the expansion of non food crops; and
 - the impact of climate change with rising global temperatures and changing patterns of precipitation.
- 10.42 This is likely to require an increase in the productivity of existing land resources, utilising improved varieties and breeds, and a more efficient use of labour and better farm management. However, it is within the context of reducing negative environmental impacts and balancing farming and food production requirements with the value of the countryside for its landscape, contribution to biodiversity and conservation.
- 10.43 Buildings and structures associated with agriculture are necessarily located in the countryside and many are large to meet the functional agricultural requirements. Consequently, in determining planning applications there should be a flexible approach to meeting the demands of agricultural enterprises, particularly where there are changes to the agricultural infrastructure with an increasing trend for the average farm size which may well result in an increased use of polytunnels, larger buildings, water reservoirs, crop covers and renewable energy operations; all of which will be locally visible.
- 10.44 The agricultural need has to be balanced against maintaining the attractive rural character of the countryside. The size, siting, material used, and appearance of any building or structure will be an important consideration. New buildings should integrate with existing features and should normally be located as closely as possible to existing buildings, although in some cases this may not be possible or appropriate. Opportunities to re-use existing buildings or previously built sites will be preferred except in the case that removal of an existing structure and re-building in a more appropriate location is more beneficial. The Council will consider whether a proposed agricultural building is necessary in relation to the needs of a Holding and where appropriate will obtain advice from an agricultural adviser.

Farm diversification

- 10.45 Farm diversification is anticipated to be increasingly important to the continuing viability of farm enterprises in the future. Diversification covers many different types of development including farm shops, leisure and recreation, tourism related development, sporting activities, equestrian uses and farm based food processing or packaging with associated storage. The Council supports farm diversification schemes where it can be demonstrated that the scheme is financially viable from an economic perspective, the project

is part of an existing farm holding, and is capable of satisfactory integration into their rural location.

- 10.46 Diversification schemes must be capable of supporting the farm economy in the long term and be compatible with the main farming activities of the farm business. The Council will expect an appropriate farm diversification plan to be submitted with the proposal, which must set out the short and long term business plan of the existing farm business and explain how in functional and financial terms the proposal will support the long-term viability of the farm business.
- 10.47 The scale and character of the diversified activities will need to be sensitive to the character of their setting. Existing buildings should be re-used where possible and any opportunity should be taken to seek environmental improvements and to improve the appearance of the holding as a whole through appropriate diversification schemes.
- 10.48 Substantial parts of the District are designated as Green Belt. Favourable consideration will be given to diversification which preserves the openness of the Green Belt and does not conflict with the purposes of including land within the Green Belt. Where the proposed diversification scheme results in inappropriate development, very special circumstances will need to be demonstrated, as set out in national guidance, for the proposal to be granted planning permission.
- 10.49 One form of diversification is a farm shop. A farm shop can make an important contribution toward the viability of an agricultural holding; by reducing food miles, adding to the vibrancy of the rural economy and responding to customer requirements for quality local products. The success of a farm shop may be dependent on the correct product mix reflecting the seasonality of farm production, the ability to access and provide quality niche products from small local providers for customers, as well as providing a basic range of products for those customers. In assessing application for farm shops, the Council will use advice from the National Farmers' Retail & Markets Association (FARMA), when assessing the appropriate product mix to be sold by the proposal. Their recommendation is that:
- 20% of products should be sourced and produced from the Farm;
 - 20% of products sourced and produced within 30 miles of the Farm;
 - 40% of products should be sourced and produced within the Region;
 - 20% of the products are sourced and produced from elsewhere.
- 10.50 Where permission is granted for a farm shop, conditions may be applied in relation to limits on the broad type of goods sold and the scale of development, to ensure that the shop is not run independently of the farm and to ensure adequate car parking and landscaping is provided. Depending on the scale of the shop proposed, there may also be a requirement to undertake an impact assessment.

Pollution and water

10.51 The Water Framework Directive¹¹ requires all water bodies to achieve good ecological status by 2027. In the Midlands, the Environment Agency identifies that one of four issues of concern is diffuse pollution from agriculture. Such pollution on a catchment scale can be significant in terms of the cumulative effect it has on the environment. Consequently, the storage and handling of livestock slurries and manures and other potential pollutants is critical.

Education Skills and Training

Policy PJ5: Education Skills and Training	
Strategic Objectives	
NPPF	
<p>1. The Council will support development that contributes towards raising the level of skills and opportunities for all ages in the District. Development of education and skills will be promoted through:</p> <p>a) Supporting the growth, development and improvement of West Nottinghamshire College, Sutton Centre Community College and other educational institutions.</p> <p>b) Supporting new educational facilities to improve local skills and training in the working age population, including on sites allocated for employment uses and Locally Significant Business Areas where:</p> <ul style="list-style-type: none">• it can be demonstrated that no suitable sites are available in town centre;• provision is made for access by a range of means of transport; and• development would not conflict with the economic development function of the estate or area. <p>2. Training and employment agreements will be supported to secure employment and skills development for the local workforce.</p> <p>3. Where additional school places are anticipated to be required as a result of a development proposal, the Council will require the provision of:</p> <p>a) A primary school on site or contribution towards the expansion of existing primary school provision; and/or</p> <p>b) A contribution towards the expansion of secondary school provision.</p> <p>4. The Council will support the renovation, redevelopment and expansion of the District's schools.</p>	

- 10.52 Improving skills is a national priority for strengthening productivity performance given longstanding problems with the UK's skills base.¹⁴ A significant issue facing the Council is that educational attainment levels in the District remain below the national average. Ashfield is still predominantly a low skill economy with consequently low average incomes and limited opportunities for highly qualified workers. It is important to improve both school performance and skills in the existing workforce. With economic restructuring there is an increasing need for people with high skill levels and the Council will support development proposals which seek to raise skill levels.
- 10.53 West Nottinghamshire College and Sutton Centre Community College play a key role in improving local skills. The Construction and Logistics Skills Academy off Lowmoor Road, Kirkby-in-Ashfield provides some of the best training facilities in the sector, allowing students to gain valuable practical experience using state-of-the-art technology and industry standard equipment. It is important that the skills of the graduates from this and other centres of learning are retained within the area to facilitate inward investment and economic growth.
- 10.54 To improve skills in the District, the Council will, where appropriate, look to secure improvements to local skills through 'Section 106' agreements. This could include contributions to ensure that developments complement and benefit the local labour market and economy by raising skills and enabling people within the area to compete for the jobs generated. Specific measures can include training, apprenticeships, employment advice, interview guarantees, and work placements. These can typically take form of:
- a financial contribution to be paid by the developer/landowner to be spent towards the provision of improved skills.
 - an obligation on the developer to employ local labour and provided construction training during the development phase of the development.
- 10.55 Education attainment is a crucial driver in terms of determining life choices, particularly 'employability' and resulting livelihoods. Poor education and a lack of basic skills often prevent people from reaching their full potential and contribute to deprivation. Spatial planning can have a direct positive impact on education and learning by helping to improve the location and quality of learning facilities. It can also have wider impacts such as raising aspirations and skills, increasing opportunities for work and enterprise, improving the quality of life and environment in the District and contributing to reducing worklessness. Good quality educational is an important criterion in anchoring families in the area, as a good quality education, particularly in secondary schools, impacts on where people look to live.
- 10.56 Ashfield falls well below regional and national averages in terms of qualifications. The Council will work with Nottinghamshire County Council, as the Education Authority, and local schools in:

- Planning for infrastructure to support development, to ensure that the provision of schools reflects the anticipated population implications arising from development.
- Monitoring the supply and demand for primary and secondary school places to determine whether a development will result in a requirement for the expansion of local school places.

References

1. Department of Communities and Local Government (2012) National Planning Policy Framework – Appendix 2:Glossary.
2. Ashfield District Council & Mansfield District Council (2011) “Ambition, A Plan for Growth. Joint Economic Masterplan.
3. See Ashfield D.C.(2012) Local Economy Summary Paper.
4. Roger Tym. (February 2007) The Nottingham City Region Employment Land Study.
5. Roger Tym (2009).Nottingham City Region Employment Land Provision Study Update.
6. Ove Arup & Partners. (March 2008) The East Midlands Northern Sub Region Employment Land Review, March 2008.
7. DEFRA Towards a one nation economy: A 10-point plan for boosting productivity in rural areas August 2015
8. Selston Parish Council Parish Plan for Jacksdale, Underwood and Selston 2006 – 2011.
9. Annesley & Felley Parish Council Parish Plan 2006 – 2012
10. The Basic Payment Scheme (SPS) - part of the Common Agricultural Policy (CAP) - is the EU’s main agricultural subsidy scheme.
11. European Council Regulation No 73/2009 of 19 January 2009 establishing common rules for direct support schemes for farmers under the common agricultural policy.
12. CPH numbers are used to identify agricultural holding(s) and any premises where cattle, sheep, goats and pigs are kept.
13. Directive 2000/60/EC of the European Parliament and of the Council of 23 October 2000
14. HM Treasury. Fixing the foundations: Creating a more prosperous nation, July 2015

“Local Centres and small out of centre shops provide a convenient, vital lifeline to local communities within many area of the District”

Chapter 11

Shopping

DRAFT

Town Centre Developments

Policy SH1: Retail, Leisure, Commercial and Town Centre Uses	
Strategic Objectives	
NPPF	
<ol style="list-style-type: none"> 1. The Council will support development proposals which enhance the vitality and viability of Primary Shopping Areas and Local Shopping Centres in Ashfield District, as defined on the Policies Map. 2. Retail, leisure and commercial development proposals will be permitted where the following criteria have been met: <ol style="list-style-type: none"> a) They are appropriate in scale to the role and function of the centre in line with the proposed Town Centre Hierarchy Retail Strategy; b) They should not have an adverse impact on the health and vitality of Primary Shopping Areas or Local Shopping Centres; c) They should not result in the core shopping function of the Primary Shopping Areas being undermined; d) Proposals in excess of the thresholds (see 9 below) are supported by an impact assessment; e) They assist in the delivery of the objectives set out in the Town Centre Masterplans, where applicable; and f) Servicing arrangements are safe and do not conflict with the day to day activities of the area. <p>Sequential Test</p> <ol style="list-style-type: none"> 3. A sequential test should be undertaken for retail, leisure and office proposals not located within a designated Town Centre. The Council will give preference to development located within the Primary Shopping Areas. Edge of centre locations which are within easy walking distance of the Primary Shopping Area will be favoured where sites in Primary Shopping Areas are unavailable. Where development is proposed to be located in an edge of centre location, the Council will seek to ensure that it is of an appropriate scale and linkages between the Primary Shopping Area and the development are improved where necessary. Where suitable locations cannot be identified within Primary Shopping Areas or on the edge of centres, the Council will seek to ensure that sites are as close as possible to Primary Shopping Areas and are well served by public transport 4. Retail (A1 Use Class) uses should form the core uses at ground floor level within Primary Frontages. Where non-retail uses are proposed, proposals must demonstrate how they complement the retail uses and not detract from the centre's Primary Frontage. 5. Non-retail town centre uses that help diversity a centre's use mix and complement the core retail function of the Primary Shopping Area will be 	

supported within a centre's Secondary Frontage.

- 6. Residential and B1 office development should be located above ground floor level in Primary Shopping Areas.**

Impact Assessments

- 7. In edge of centre and out of centre locations, an impact test will be required for retail, office and leisure/entertainment developments over the following thresholds (gross floorspace): (will be reassessed by the new Retail Study currently being undertaken)**

- a) Sutton-in-Ashfield: 500m²**
- b) Hucknall and Kirkby-in-Ashfield: 300m²**
- c) Local shopping centres and out of centre locations: 200m²**

- 11.1 Town centres play an important role within the District, contributing to the local economy and providing a range of services and facilities. Supporting the growth and regeneration of the District's centres is a key element of the Plan's Vision and the Council want to ensure all new development within the centres positively contributes their regeneration.
- 11.2 The Council aims to promote competition and consumer choice within each town centre and Local Shopping Centre by supporting only those proposals which create a mix of uses appropriate in scale for each area. In areas outside the town centres and Local Shopping Centres, the day to day needs of the community will be met through small scale convenience shops of an appropriate size.
- 11.3 Development proposals should enhance the vitality and promote the viability of town centres within Ashfield District. The Council recognises the importance of supporting appropriate diversification of uses within a town centre, but retains the belief that retail should form the principle use within all the District's centres, supported by complementary non-retail uses. In assessing the suitability of a proposal's location within a centre, the Council has allocated Primary and Secondary Frontages within its Primary Shopping Area.
- 11.4 The Primary Frontages, as defined by the Ashfield Retail Study, contain the highest concentration of retail units and form a fundamental element of a centre's retail circuit. As such, the Council will seek to retain and strengthen the retail offer within these Frontages and not allow the development of non-retail uses that would diminish their Primary Frontage status. The Council recognises that complementary non-retail uses within Primary Frontages can aid to the vitality of these areas, but they must remain the secondary. Proposals for such uses must demonstrate how they will enhance the Primary Frontage and not detract from a Frontage's primary retail function.
- 11.5 Secondary Frontages also play an important role within a centre's retail circuit, but often contain a greater level of non-retail uses and may not contain a large

number of national retailers. Whilst secondary in terms of retail provision, these areas can play an important role in diversifying the use mixes of centres and providing units for smaller, independent retailers. Within these Secondary Frontages the Council will support a greater diversity of town centre uses, to create mixed use areas that can complement the retail within the Primary Frontages.

- 11.6 Residential and B1 office uses are an important element of a diverse and vibrant centre, providing vibrancy and customers to a centre. However, the location of such uses must be appropriately sited and designed to not impact on the street scene or create conflict between users. As such, within the Primary Shopping Area the Council will seek to locate such uses at first floor levels. Where these uses are proposed at ground floor, designs must effectively integrate the uses within the existing street scene and create an appropriate environment of future users and residents.

Scale of Development

- 11.7 This policy seeks to ensure that each centre has an adequate range and level of services and facilities without undermining other centres within the defined hierarchy. The Policy does not seek to prescribe a preferred size or scale of development for each centre in the hierarchy but there should be some differentiation in terms of the activities and goods available; this will often depend on site-specific development opportunities and constraints.
- 11.8 Hucknall, Sutton and Kirkby will be the focuses for larger scale retail and leisure developments, in line with Policy SP3 Town Centre Hierarchy, as they serve wider catchment areas and seek to serve the District as a whole.
- 11.9 In considering the appropriateness and scale of proposed development, the Council will have regard to the following matters:
- the role and function of the centre within the wider hierarchy and the catchment served
 - the pattern of existing development within the centre
 - the scale of existing development.

Impact Assessment

- 11.10 On edge-of-centre, or out-of-centre sites, the Council will require an impact assessment to be undertaken for retail, office and leisure developments beyond the threshold outlined in policy SH1. This assessment should align with the requirements of NPPF Paragraph 25; assessing potential impact on existing, planned and committed investment; and a centre's vitality and viability.
- 11.11 Where proposals seek to extend existing premises, the total gross floorspace of the proposed development (including extension) will be taken into account when determining whether an impact assessment is required.

Sequential Test

- 11.12 The Council advocates a sequential approach to site selection of retail development proposals, requiring sites within Primary Shopping Areas (as defined by the Policies Map) to be the preferred choice where there are suitable sites or buildings for conversion available, or where they are likely to become available, followed by edge-of-centre locations where they are well-connected to the centre. Only then will out-of-centre sites be considered with preference given to sites that are, or will be, served by a choice of means of transport, which are close to the centre and have a high likelihood of forming links with the town centre.
- 11.13 The Council will expect developers to be flexible in their requirements for space and land. Developers should demonstrate that they have been flexible in their approach to site selection by submitting a report which sets out the following as a minimum:
- a detailed description and plan of the development
 - a reasoned justification for the location of the development
 - the scale of the development
 - a sequential test for sites outside or on the edge of Primary Shopping Areas
 - an impact test for sites over the specified threshold.

Design of Proposals

- 11.14 The Council will support proposals which deliver the objectives of the Masterplans for Hucknall¹, and Sutton and Kirkby², provided that there are no adverse affects on neighbouring sites or on the area as a whole. The design of town centre developments, including architectural style, functionality, materials, accessibility arrangements and colour scheme, should enhance the street scene.
- 11.15 When considering access and servicing arrangements, proposals should take into account the potential impact on the surrounding street scene and uses, whilst ensuring the needs of people with a disability are appropriately catered for.

Local Shopping Centres, Parades and Single Shops

Policy SH2: Local Shopping Centres, Shopping Parades and Single Shops	
Strategic Objectives	
NPPF	
1. The Council has identified the following Local Shopping Centres to	

protect them from alternative development and to enable change to be managed appropriately:

- a) Stanton Hill, Huthwaite and Outram Street in Sutton-in-Ashfield;
 - b) Annesley Road and Watnall Road in Hucknall; and
 - c) Jacksdale.
2. The Council will support well designed retail and non-retail development in Local Shopping Centres of an appropriate type and scale which provides for the day to day needs of the community.
 3. An impact assessment will be required for any retail, office and/or leisure development in an edge or out of centre location in excess 200 square metres floorspace.
 4. The Council will protect convenience food stores which provide for the day to day needs of the community unless it can be demonstrated that:
 - a) alternative shopping facilities that are similarly accessible by walking, cycling or public transport exist to meet the needs of the area;
 - b) there is no demand for the current use; and
 - c) the site has been marketed effectively for the current use, for a period of at least 12 months.
 5. Where a unit has been vacant for a long period, community uses appropriate to the Local Shopping Centre will be supported.
 6. Retail and leisure development proposals should not have a significant adverse effect on the amenity of existing residents through noise, odour, litter or disturbance.

Shopping Parades and single shops

7. Alternative uses to retail will not be favoured in areas where there are established shopping parades or single shops, unless it can be demonstrated that there is no demand for the retail use, or the proposal will not impact on core retail function of the parade or shop.
8. In the settlements of Annesley Woodhouse, Selston and Underwood small scale retail development will be supported where it would not adversely affect the character, quality, safety or amenity of the environment

11.16 Ashfield has a high percentage of households (23.7%) without access to a private vehicle (Census, 2011) and local centres and small out of centre shops provide a convenient, vital lifeline to local communities within many areas of the District. As such, this policy seeks to protect local and minor shopping centres and smaller scale out of centre convenience shops.

11.17 Local Shopping Centres and Shopping Parades (defined in Policy SP3) should provide for the day to day needs of the community without threatening

the vitality and viability of Primary Shopping Areas. At a national level, the NPPF promotes strong neighbourhood centres because they provide consumer choice and reduce the need to travel.

- 11.18 Local Planning Authorities are required to plan positively for the provision of facilities, such as local shops and other local services, which serve the community's day-to-day needs. The Ashfield Retail Study Update 2011³, which forms the evidence base for policies relating to retail in the Ashfield Local Plan, recommends that small scale local facilities should be promoted in Local and Minor Shopping Centres and in areas less well served within Ashfield District. A similar Retail Study will be completed in the 2015-16 period, this will lead to an updating of the evidence base
- 11.19 Wherever possible, the Council will seek to promote a diverse mix of uses within local shopping centres which cater for the day-to-day needs of the community (Use Classes A1 to A5⁴ cover typical town centre and local centre uses). In particular small scale food stores; newsagents; post offices; public houses and cafes provide an important range of goods and services in such areas. The Council will support development proposals where they contribute to the vitality and viability of a local shopping centre or out of centre areas which have a deficiency in such provision, provided they are located within settlement boundaries; are accessible; and are appropriate in size and scale.
- 11.20 The Council will require evidence of a lack of demand before any loss of a convenience food store is accepted in Local Shopping Centre, Shopping Parade or as a single store. Where a proposal would lead to the loss of a convenience store, a marketing report should be submitted with the planning application. The site should be marketed at a realistic market rate, utilising methods agreed with the Council, for a reasonable period of time, no less than 12 months.
- 11.21 Where there are vacant units within Local Shopping Centres or Shopping Parades, the Council will seek to ensure that these are the first choice for the location of new small scale units. Convenience stores of less than 200 square metres of floor space will be considered favourably in minor shopping centres or appropriate out of centre locations, where they would not adversely affect the quality, amenity or safety of the environment, if there are no available units within nearby local or minor shopping centres.

Food, Drink and the Evening Economy

Policy SH3: Food, Drink and the Evening Economy	
Strategic Objectives	
NPPF	
1. The Council will support proposals for new food, drink and entertainment facilities in the Primary Shopping Areas of Sutton-in-Ashfield, Hucknall,	

Kirkby-in-Ashfield and Local Shopping Centres, provided that they do not undermine the main shopping function of the centre, positively contribute to day-time activity, enhance the Primary Shopping environment and vibrancy, and are of an appropriate scale.

2. The Council will support proposals where:

- a) A diverse range of day and evening uses which meet the needs of the community is achieved**
- b) They will not adversely affect the character, quality, amenity and safety of an area**
- c) The proposed premises are well designed and enhance or complement the street scene.**

3. The Council will support proposals for well-designed food, drink or entertainment facilities of an appropriate size and scale in edge of centre or suitable out of centre locations, provided they will not have a singular or cumulative impact on the amenity of an area. In edge of centre and out of centre locations, an impact and/or crime assessment may also be required in line with Policy **SH1 and SD12.**

4. Hot food Takeaways within 400m of a schools, college or youth facilities will not be permitted where they are likely to contribute to diets harmful to health or the promotion of unhealthy lifestyles.

11.22 The evening economy can make a positive contribute to the vitality and viability of town centres, prolonging periods of activity in our centres and providing important social, leisure and cultural facilities. However, a concentration of food and drink uses in a particular location or street can lead to anti-social issues related to excessive noise, nuisance, litter, and smells. As such, proposals will be assessed to ensure the potential for these issues are minimised.

11.23 A harmful concentration of A5 units is considered to arise when the cumulative impacts of food and drink uses are likely to have harmful effects on the amenity of a centre. This is likely to occur when the food and drink uses and their users have a detrimental effect on the quality and character of a centre that in turn diminishes the attractiveness of the centre to other users for shopping, working, socialising and living. The point when that harmful concentration is reached will vary from place to place depending on the character of the area and specific local circumstances. As such, the location of such uses need to be appropriately considered and where necessary controlled.

11.24 The Council will support proposals which assist in the diversification of town centres and Local Centres in Ashfield, thereby improving the choice available to consumers throughout the day, and into the evening. Uses that fall within the food, drink and night time economy sectors can provide an important

community function and the Council will seek to support these uses, where there development will not have a detrimental impact on residents, existing uses and the environment.

11.25 When assessing development proposals for food, drink and evening economy uses, the Council will assess a range of issues to ensure the develop proposed will not result in a negative impact on the surrounding environment and existing uses. These assessment will include:

- The number, distribution and proximity of other food and drink uses, including those with unimplemented planning permission;
- Potential for an increase in anti-social behaviour and crime;
- The impacts of noise and general disturbance, fumes, smells, litter and late night activity, including those impacts arising from the use of external areas;
- Highway safety;
- The availability of refuse storage and disposal facilities; and
- The appearance of any associated extensions, flues and installations.

Hot Food Takeaways

11.26 Hot food takeaway outlets enable residents to access a range of prepared convenience food for the enjoyment and consumption. However, a large proportion of the food available through these outlets are often high in fat, salt and/or sugar. It is becoming widely acknowledged that regular consumption of such food can lead to long term health issues. Due to this, the Council believes it is important to restrict the presence of these outlets where young people and children gather. As such the Council will not support a development proposal of a hot food takeaway (Use Class A5) within 400 metres of the primary entrance to a school, college or youth centre.

Shopfronts

Policy SH4: Shopfronts	
Strategic Objectives	
NPPF	
<ol style="list-style-type: none"> 1. Premises shall provide and retain clear views into and out of shop window(s). Inset entrances on shopfronts should be glazed and well-lit, to contribute to the attractiveness, safety and vitality of shopping areas and avoid blank frontages to the street. 2. The council will resist the removal of shopfronts of architectural or historic interest. 3. The council will expect proposals for new shopfronts and alterations to existing shopfronts to demonstrate a high quality of design, which 	

complements, and is in proportion with, the architectural style of the whole building and the street scene.

- 4. Canopies and blinds, where acceptable in principle, must be appropriate to the character of the shopfront and its setting.**
- 5. External security shutters and grilles will only be permitted in exceptional circumstances.**
- 6. Illumination to shopfronts must be sited and designed so as not to cause visual intrusion from light pollution into adjoining or nearby residential properties. Flashing internal or external lighting, and/or internally illuminated box lights will not normally be permitted.**
- 7. Shop signage should generally be limited to the strip above the main shopfront and below the first floor, where it does not have an overbearing effect on the building or the street scene.**
- 8. New shopfronts must be designed to allow equal access for all users, incorporating a Best Practice approach to access and inclusion.**
- 9. Proposals are required to take account of any future Shopfront Design Guide SPD.**

11.27 Ashfield has many important shopping areas and groups of shops which are popular public places with their own distinctive character and history. However, the character and quality of many of Ashfield's traditional shopping streets has been eroded by poor, careless and unsympathetic alterations to shopfronts. Widespread use of inappropriate materials and standardised shopfront designs has led to a loss of local distinctiveness and a negative impact on the streetscape.

11.28 The design of new shopfronts and alterations to existing shopfronts is important to the appearance of the individual property, to the character and appearance of shopping areas, and provides visual connections between ground floor shops and the street. The council will expect well designed, accessible shopfronts that respect the character of the area and the architectural unity and integrity of the shop building of which they form part.

11.29 The presence of poorly designed shopfronts in the vicinity will not be accepted as justification for a lesser standard of design. The introduction of well-designed shop fronts can often act as a catalyst for the same within a street or area with economic benefits.

11.30 The design of a new shopfront within a modern building should reflect the design of the building of which it forms part, but should also consider the appearance of neighbouring shopfronts in terms of fascia lines, stall riser height, materials and other architectural features.

- 11.31 The design of a shopfront where the traditional surround and shopfront remain complete should be repaired and conserved wherever possible. These repairs must preserve the character of the original shopfront and be of matching style, materials and construction, whilst delivering a contemporary standard of amenity that meets current access standards.

Canopies and Blinds

- 11.32 Canopies and blinds give some protection to the shoppers and shop window against rain and sun and can be a lively addition to the street scene, provided that they are designed as an integral part of the shopfront and are confined to it. Care should be taken to ensure that their size, shape, position are compatible with the character of the building. Architectural details should not be obscured when canopies or blinds are installed. The colour and materials should be in keeping with the materials of the shopfront and building.

Security Shutters/Grilles

- 11.33 It is important to strike a balance between protecting property, ensuring that the vitality of an area is not undermined, and ensuring that the perception of crime is not increased.
- 11.34 Many retail frontages have been blighted by long stretches of solid aluminium shutters. At night these shut off light from within the shops creating an intimidating atmosphere. They prevent observation of break-ins and attract graffiti. External shutters often retract into external boxes below the fascia and vertical runners attached to the pilasters. These both harm the appearance of a shopping street scene and also the street's trading potential.
- 11.35 When designing a new shopfront it is essential to build into the design adequate security arrangements. The preferred solution to physical security is the use of security glass, if necessary, combined with internal retractable grilles. These should be of an open mesh design to allow the shop window display to be visible and light to filter through. They should be the same colours as the shopfront. Internal grilles do not normally require planning permission, however Listed Building Consent may be required if the building is Listed.
- 11.36 On new shop developments shutters should be designed as part of the building and located internally to prevent retrofitting of security measures to the detriment of the property. Security measures should be incorporated at design stage to prevent the installation of shutter housing at a later stage.
- 11.37 External security shutters and grilles will only be permitted in exceptional circumstances, for example shops that have an open frontage such as greengrocers or for shops that have special security needs such as jewellers. Where a proposal includes external security shutters or grilles, applicants will need to demonstrate why the products or services they are providing require external shutters, and/or details of crime rates that support their rationale for the proposed shutter system.

Illumination

- 11.38 A well-lit window display or simply lit fascia sign is an effective method of advertising and can make a positive contribution to the street at night. However, bulky illuminated box fascias or projecting signs are likely to over dominate a shop front and therefore should be avoided.
- 11.39 The intensity of the illumination should also be considered. Illumination should allow the sign to be easily read, but not cause a distracting glare or adversely affect homes above or near the shop. Flashing signs must not be used where they could be a distraction to traffic.

Signage

- 11.40 Poorly sited or badly designed shop signs, including projecting signs and illumination, can have a detrimental effect on the character and appearance of areas and may raise issues of public safety.
- 11.41 Signage should not dominate the street scene in terms of size, scale, lighting and positioning. The frame should fit flush with the shop front fascia, be positioned below the first floor and blend with the overall colour scheme. See also Policy SD10 – Advertisements.

Access

- 11.42 Wherever it is practicable, alterations should ensure access for all through the main entrance by creating a clearly defined, well lit, unobstructed and level approach.

Shopfront Design Guide

- 11.43 The Council intends to prepare a Shopfront Design Guide to assess proposals for shopfronts and shop signage. Sufficient details regarding shopfronts should therefore be provided at planning application stage to enable assessment of the proposal in the context of this policy, the Shopfront Design Guide and other relevant planning considerations.

References

1. URBED with Gordon Hood Regeneration & Simon Fenton Partnership (2009) Hucknall Town Centre Masterplan
2. Ove Arup & Partners Ltd (2007) Masterplans for Sutton-in-Ashfield and Kirkby-in-Ashfield
3. WYG Planning & Design (2011) Ashfield Retail Study Update.
4. Town & Country Planning (Use Classes) Order 1987 as amended

“It is important to plan for the delivery of both market and affordable housing”

Chapter 12

Providing Homes

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Introduction

- 12.1 The following policies set out guidance for Development Management decision making in respect of housing related development. The Objectively Assessed Housing Need (OAN) for Ashfield District is set out in strategic policy SP2. Housing policies for the provision of land allocations are included in the individual area specific sections of this Plan and identified on the Policies Map.

Provision for Gypsies, Travellers and Travelling Showpeople

Policy HG1: Provision for Gypsies, Travellers and Travelling Showpeople	
Strategic Objectives	
NPPF	
<p>1. When determining planning applications for Gypsy, Traveller and Travelling Showpeople sites, the Council will consider the following issues:</p> <ul style="list-style-type: none">a) The proposed occupants must meet the definition of Gypsy, Traveller, or Travelling Showperson as defined by government guidance.b) The existing level of local provision and need for sites.c) Development of all Traveller sites in the Green belt are considered to be inappropriate development. <p>2. The following criteria will be used to guide the process of future site identification, and to help inform decisions on planning applications:</p> <ul style="list-style-type: none">a) General site location in accordance with Policy S2 Overall Strategy for Growth and S3 Settlement and Town Centre Hierarchyb) Development will not lead to the loss, or adverse impact on, important heritage assets, nature conservation, biodiversity sites or the best and most versatile agricultural landc) The site should be served, or be capable of being served by adequate sewerage disposal methods and mains waterd) The site has safe and convenient pedestrian and vehicular access to the highway network, and adequate space for vehicle parking, turning and servicinge) The site will offer a suitable level of residential amenity to any proposed occupiers and have no adverse impact on the amenity of nearby residents or other neighbouring land uses.f) The site is capable of being designed to ensure that it would not have a significant adverse effect on visual amenity.g) In the case of any development proposal which raises the issue of flood risk, regard will be had to advice contained in national and local policy/guidance. Where flooding is found to be an issue, the Council will require the completion of a site specific Flood Risk Assessment.	

h) Proposed sites in rural areas should respect the scale of, and not dominate, the nearest settled community, and avoid placing an undue pressure on the local infrastructure.

3. Development in the open Countryside will be very strictly limited in accordance with policy EV2. Any planning permission granted in the countryside will restrict the construction of permanent built structures to small amenity blocks associated with each pitch and to small buildings for appropriate associated business use.

- 12.2 The following policies set out guidance for decision making in respect of Traveller related development. The strategic approach to delivering the accommodation needs of the Travelling Community is set out in strategic policy S2. Policies for the provision of land allocations are included in the individual area specific sections of this Plan and identified on the Policies Map.
- 12.3 **HG1:2** Broad locations for any additional requirements arising from future evidence adopted by the Council will be guided by criteria as set out in HG1:2 and S2 Overall Strategy for Growth. It is anticipated that the assessment of need⁷ will be subject to regular monitoring and update, with a full review as necessary. The Council will seek to secure any future allocations based on this information through a Gypsy and Traveller DPD if necessary. The criteria set out in HG1:2 will also guide decision making on planning applications.
- 12.4 Travelling Showpeople do not in general share the same culture or traditions as Gypsies and Travellers. Due to the nature of their business, sites often need to accommodate large amounts of fairground equipment to enable storage when not in use and for maintenance. These require much larger plots, rather than pitches, and can have a greater impact on the surrounding area both visually and in terms of noise. Most showpeople are members of the Showman's Guild.
- 12.5 Policy HG1 facilitates provision of Gypsy and Traveller sites in accordance with sustainable development principles. The criteria in the policy are not intended to be an exhaustive list and are cross-cutting with other policies in this document.
- 12.6 With reference to flood risk, it should be noted that caravans, mobile homes and park homes intended for permanent residential use are classified as highly vulnerable in flooding terms and should not be permitted in Flood Zone 3. This approach is supported by Policy CC3 which requires development to meet the sequential test set out in the Technical Guidance to the NPPF.

⁷ Ashfield Traveller Accommodation Needs Assessment: October 2015

12.7 Policies EV4, EV9 and EV10 refer to nature conservation and biodiversity, high quality agricultural land and heritage assets in more detail.

12.8 The Council will look favourably upon applications that:

- involve the development of previously developed (brownfield), untidy or derelict land
- are well planned or soft landscaped in such a way as to positively enhance the environment and increase its openness
- ensure adequate landscaping and play areas for children
- Do not enclose a site with so much hard landscaping, high walls or fences that the impression may be given that the site and its occupants are deliberately isolated from the rest of the community.

12.9 The use of planning conditions or obligations should be considered in order to overcome planning objections to particular proposals, for example:

- limiting which parts of a site may be used for any business operations, in order to minimise the visual impact and limit the effect of noise
- specifying the number of days the site can be occupied by more than the allowed number of caravans (which permits visitors and allows attendance at family or community events)
- limiting the maximum number of days for which caravans might be permitted to stay on a transit site.

Affordable Housing

Policy HG2: Affordable Housing (including Starter Homes)

Strategic Objectives

NPPF

1. Proposed residential developments will be required to provide affordable housing in accordance with this Policy and any supporting evidence.
2. Affordable housing should be provided to the appropriate proportion of total housing units in proposed new residential development as set out below.

Area	Threshold (dwellings)	% Affordable Units Required
Selston, Jacksdale & Underwood Wards	4 or more	25%
Hucknall Wards	15 or more	25%
Sutton and Kirkby Wards	15 or more	10%

3. Where applicable, new residential developments will be expected to contribute towards the overall targets for the areas set out above, however, the type, size and tenure mix of affordable housing required either on or off-site will be determined in negotiation with the Council based upon identified affordable housing needs and specific characteristics of the site.
4. In the case of larger phased developments, the level of affordable housing will be considered on a site by site basis taking into account localised information. The type and scale of affordable housing provision will be assessed throughout the lifetime of that development to ensure it is responsive to updated evidence of need.
5. Although on-site provision will generally be favoured, in some instances off-site provision or a financial contribution in lieu of provision for affordable housing may be preferable to the Council. The approach to seeking financial contributions in lieu of on-site provision is set out in the Affordable Housing SPD.
6. Affordable housing provision should be occupied in perpetuity by people in need of affordable housing and should not be transferred to market housing stock.
7. Permission will not be granted where, as a means of avoiding affordable housing provision, a development site is intentionally sub-divided or not developed to its full potential.

- 12.10 New residential developments should provide for a proportion of affordable housing to contribute towards delivering a wide choice of high quality homes and create sustainable, inclusive and mixed communities.
- 12.11 The proportion, mix and threshold for affordable housing are set out below in Policy HG3. The Council recommends that prospective developers should contact the Council at an early stage (pre-application) to discuss the mix of affordable housing provision for any applicable site.
- 12.12 **Definition of affordable housing for planning purposes:-**
- Affordable housing includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.
 - Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.
 - Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. This is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).
 - Intermediate housing may be defined as housing for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.
 - The Government are currently proposing to include 'Starter Homes' as affordable housing for planning purposes under the Housing and Planning Bill 2015-16. These will be a new type of property, sold at least 20% below market price for first time buyers under 40. It is proposed that a £250,000 price cap will apply in Ashfield District.
- 12.13 The terms 'affordability' and 'affordable housing' can have different meanings. 'Affordability' is a measure of whether housing may be afforded by certain groups of households and 'affordable housing' refers to particular products outside the main housing market. Residential accommodation which does satisfy the above definition of affordable housing, such as 'low cost market' housing, may not be considered, for planning purposes, as affordable housing.

- 12.14 **HG2:1** It is important to plan for the delivery of both market and affordable housing. The Nottingham Outer 2014 Strategic Housing Market Assessment identified a level of affordable housing need equivalent of around 34% of the overall need, but acknowledged that a notable proportion of the affordable need will be from existing households and that the private rented sector will continue to meet some of the affordable housing need. However, there is still a level of affordable housing need which justifies the council seeking a continuation of the affordable housing requirement based on the contribution that can be viably generated from market housing developments. Furthermore market signals evidence for the District shows:
- Increasing in-affordability;
 - Reduced levels of mortgage access;
 - Increased over crowding; and
 - Increased levels of houses in multiple occupation.
- 12.15 These market signals combined with a desire to reduce the over-reliance on the private rented sector in meeting the district's affordable housing needs provides justification for seeking a viable level of affordable housing contribution from new development.
- 12.16 At a more local level, a district-wide Housing Needs Assessment and Analysis for Ashfield was undertaken and published in December 2008⁸ and found that the rural areas (Selston, Jacksdale and Underwood wards) show a particularly high level of need as a proportion of supply, due to the limited capacity to provide new social housing in the less populated areas.
- 12.17 **HG2:2** Targets for affordable housing need to take into account the viability of new development. The Nottingham Core Affordable Housing Viability Assessment (April 2009)⁹ found a wide ranging picture of viability across Ashfield District. Given these disparities, the study recommended split thresholds and targets for the District as set out in policy HG2 and identified on the map below (Figure 1). A subsequent viability assessment undertaken in December 2013 found that the recommendations of this assessment were still valid.

Supplementary Affordable Housing Policy Requirements

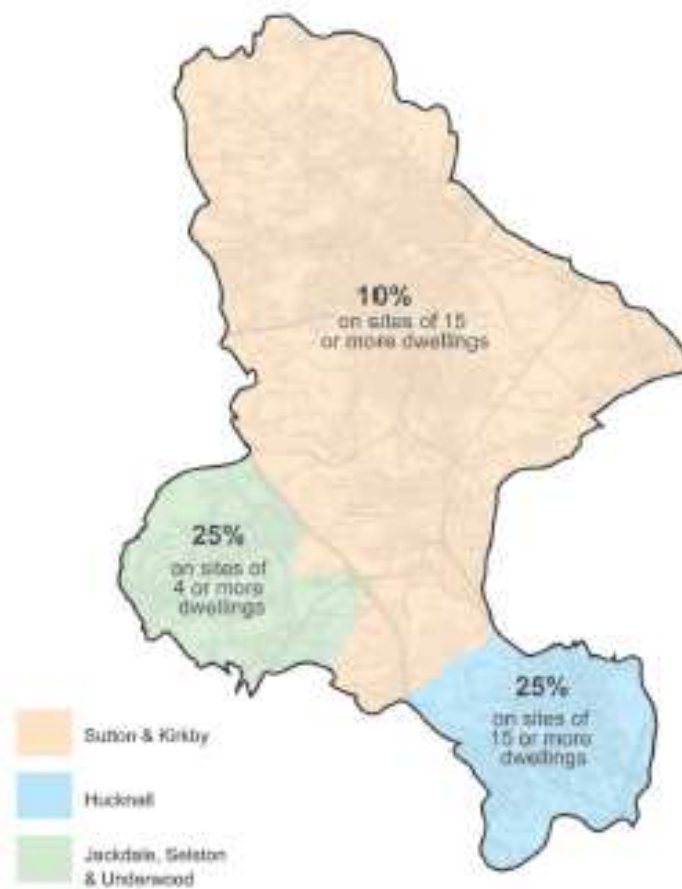


Figure 1: Affordable Housing Requirement in Ashfield

- 12.18 In exceptional circumstances the Council will consider applications which can demonstrate that it is not economically viable to provide affordable housing at the level specified by the policy. In such instances, the Council will expect the developer to pay for an independent housing specialist to verify the viability of provision as part of the proposal. Where development proposals have been approved by the Council subsequent to a negotiated reduction in Affordable housing provision, and have not been started within the 3 year planning permission period, subsequent applications will be subject to re-negotiation in order to take account of changing market conditions.
- 12.19 **HG2:3** The overall proportion, mix and threshold for affordable housing will be determined by:
- evidence of housing need, including where appropriate housing tenure, property type and size
 - the existing tenure mix in the local area
 - the ability to deliver affordable housing alongside other requirements, taking into account broad assessments of viability. Where the findings of local assessments are disputed on a particular site, a financial appraisal of the proposal will be expected in order to determine an appropriate level of affordable housing

- the availability of subsidy on a development to deliver affordable housing within weaker housing submarkets.

12.20 As an indicative guide, the Nottingham Outer 2014 SHMA estimates affordable dwelling requirements by size as follows:-

Indicative property size guide for affordable sector housing	%
1 bedroom	39%
2 bedrooms	36%
3 bedrooms	24%
4+ bedrooms	1%
Total	100%

12.21 Affordable dwellings should be distributed in an appropriate manner within any development and should avoid an over-concentration in one part of the site, i.e. it should be 'pepper-potted' throughout the development and be indistinguishable from the market housing.

12.22 **HG2:4** It is widely accepted that larger developments have the ability to create their own market to some degree and therefore a specific individual assessment should be undertaken to determine appropriate levels of affordable housing the development should provide. The Nottingham Core Affordable Housing Viability Assessment (April 2009) recommended that new development of a significant scale, such as Sustainable Urban Extensions, are tested separately for their viability.

12.23 **HG2:5** In some instances, off site provision or a financial contribution in lieu of provision will be preferable, for example to enable the Council to tackle an empty homes problem, or where provision would not result in mixed sustainable communities. For example, developments specifically being built to meet a recognised specialist housing need, such as sheltered housing for the elderly may not be appropriate for a mix of affordable and general sheltered housing units. The approach to negotiating off site provision and contributions is set out in the Ashfield Affordable Housing SPD¹⁰.

12.24 **HG2:6** The Council will seek to ensure that any affordable housing provision will remain at an affordable price and be occupied in perpetuity by those in need of affordable housing. In imposing occupancy controls the Council will use planning agreements/ conditions setting out clear eligibility criteria for potential occupants. In any circumstance where this may become impractical, the subsidy will be recycled for alternative affordable housing provision.

12.25 **HG2: 7** In considering whether or not there is a requirement for on-site affordable housing, provision, the development potential of any adjoining land

will be taken into account to discourage sites coming forward in phases with the intention of avoiding the requirement.

- 12.26 Further detailed information regarding affordable housing provision is presented in the Ashfield Affordable Housing Supplementary Planning Document.

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Public Open Space in New Residential Developments

Policy HG3: Public Open Space in New Residential Developments	
Strategic Objectives	
NPPF	
<p>1. New residential development will be required to provide for open space assets according to the following criteria:</p> <p>a) On sites of two hectares or more, a minimum of 10% of the gross housing area will be provided as open space assets</p> <p>b) On sites of less than two hectares and more than five dwellings, the extent of open space assets required will be assessed by taking account of house types and the extent and accessibility of the site to existing open space in the locality</p> <p>c) On sites where it is inappropriate to provide new open space assets within the site boundary, a planning obligation will be negotiated towards:</p> <ul style="list-style-type: none"> • Improvement of existing open space provision, or • new open space to be provided elsewhere, or • Green Infrastructure schemes identified in the Green Infrastructure and Biodiversity Technical Paper and as set out in Area Policies HA4, SKA4, and RA3, or • town centre and public realm improvements. 	

12.27 Provision of Green Infrastructure and open space plays a vital role in helping to create sustainable communities. Accessible green spaces, sport and recreation facilities are all highly valued assets to Ashfield's communities and new residential developments should, where appropriate, contribute to green space provision either by the creation of additional areas or the improvement of existing facilities in the locality.

12.28 In providing for new or improved public open space with regard to new development proposals, early discussions with the Council are encouraged in order to secure the right amount and type of open space in locations which provide most benefit to communities and the Green Infrastructure Network. Further detail and information on the criteria noted in the policy may be found in Ashfield District Council's Green Space Strategy, Play Strategy, Allotment Strategy, Green Infrastructure and Biodiversity Technical Paper and Town Centre Masterplans¹⁴.

12.29 The Ashfield Green Space Strategy identifies the Council's aims and objectives for improving the quality and access to open space within the District. It sets out Local Standards for the provision of informal recreational

open space (including parks, amenity green space and green corridors), outdoor sports facilities, play space and natural green space. The Strategy aims to ensure a consistent approach to the planning of open space, enabling the development process to achieve the right type, quantity and quality of open space.

- 12.30 Informal recreational open spaces should, wherever possible, link to existing open spaces, rights of way and cycle routes. Where spaces incorporate landscaping and planting, these should be provided in accordance with Policies SD1 Design Considerations for Development and, in particular, provide opportunities to make a net contribution to tree cover, habitat creation and connectivity to surrounding biodiversity networks.
- 12.31 **HG3:1(a)** Open Space Assets (including informal recreational open space, outdoor sports facilities, play space, cemeteries, allotments, natural spaces and areas of public realm) are integral to sustainable communities. Where existing Green Infrastructure and public realm provision is inadequate in terms of providing for the quantity, quality and accessibility to meet projected needs arising from future occupiers of new development, those occupiers' needs must be met by the new development on-site.
- 12.32 Provision for subsequent management and maintenance of open space assets must also be made. Generally, the Council will require an area of land not less than 10% of the gross housing area to be laid out as open space with associated footpaths, boundary treatment, planting and other features. Specific areas for children's' play and young peoples' areas may be required, depending on whether such provision is needed to meet the standards set out in the Green Space Strategy. The area must be well related to dwellings for safety and be of a shape and gradient to facilitate maximum usage and ease of maintenance.
- 12.33 **HG3:1(b)** On some developments, including those with a gross area of less than two hectares and more than five dwellings, it may be inappropriate to require on-site public open space, for example, where small unmanageable sites may result; where proposed development is unlikely to generate the need for open space; or where such sites may be in close proximity to existing provision.
- 12.34 **HG3:1(c)** Where open space provision on any site is inappropriate, unnecessary or better provided elsewhere, the Authority will require a financial contribution to facilitate off-site provision. This could take the form of enhancements to existing green spaces in the locality or provision of new facilities close by, (including Green Infrastructure projects), in accordance with national guidance and local standards, in order to create a more acceptable proposal.
- 12.35 It is recognised that small developments of less than six dwellings and certain types of new residential development (such as elderly sheltered accommodation and residential care facilities where residents are unlikely to benefit directly from local open space provision) have different viability,

functional and operational requirements. In such cases neither the provision of public open space nor the payment of a commuted sum will be required.

Housing Mix

Policy HG4: Housing Mix	
Strategic Objectives	
NPPF	
<ol style="list-style-type: none"> 1. Proposals for new residential development should maintain, provide and contribute to a mix of housing tenures, types and sizes in order to create mixed and balanced communities, as agreed with the Local Planning Authority. 2. All new residential developments will contain adequate internal living space in accordance with the Nationally Described Space Standard. 3. Developments of 10 or more dwellings will be expected to provide 10% of dwellings that are accessible or easily adaptable for occupation by the elderly or people with disabilities (Category 2). 4. Proposals for new housing for the elderly, including supported and specialist accommodation and residential institutions, will be supported where they are in suitable locations in line with the role and size of the settlement. 5. The inclusion of self-build and custom-build properties on sites will be encouraged. 	

12.36 The National Planning Policy Framework requires Local Planning Authorities to plan for a mix of housing to meet the different needs of the community including families with children, older people and people with disabilities. In order to ensure that housing provision meets the needs of all sectors, it is important that a range of house types and sizes are provided as part of new residential developments within the district.

12.37 **HG4:1** The housing market is dynamic and it is therefore inappropriate to establish static targets for the mix of dwelling size and type that needs to be provided. Developers are therefore encouraged to discuss with the Council the appropriate mix of house size, type and tenure within any new housing development at an early stage in the application process. Requirements will be informed by the following, along with any additional up-to-date evidence:

- Evidence contained within Strategic Housing Market Assessment and other research into household and dwelling size
- Ashfield's Local Housing Strategy
- Local demographic context and trends
- Local housing need and demand
- Site issues and design considerations.

12.38 Evidence in the Nottingham Outer 2014 SHMA indicates that there is a need for more 2 and 3 bed dwellings to cater for the predicted increase in smaller family units and older people in the Nottingham Outer HMA. The estimates of dwelling requirements by size (Table 2 below) will be used as a starting point to inform negotiations between the District Council and applicants in determining the appropriate mix of housing on schemes of 10 or more dwellings. This threshold is considered to be a reasonable level, above which schemes should make a contribution to mixed communities.

Indicative Property Size Guide	Market Sector Housing	Affordable Sector Housing
1 bedroom	4%	39%
2 bedrooms	35%	36%
3 bedrooms	53%	24%
4+ bedrooms	8%	1%
Total	100%	100%

Table 2: Dwelling Requirements by Size

- 12.39 The final mix of housing/types will be subject to negotiation with the applicant. Applicants will be expected to provide robust evidence relating to the identified level of housing need, financial viability or deliverability to support their proposals.
- 12.40 **HG4:2** New dwellings should provide a satisfactory environment for occupants and will be expected to meet the Government's Nationally Described Space Standard unless there is clear evidence to demonstrate that this would not be viable or technically feasible and that a satisfactory standard of accommodation can still be achieved. This standard applies across all tenures and sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height. The Nationally Described Space Standards are set out in Figure 2 below. Further details of how to use the space standards are available at www.gov.uk/dclg

Figure 2: Nationally Described Space Standards
(Minimum gross internal floor areas and storage - m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) ²			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

12.41 **HG4:3** The District is predicted to see a notable increase in the older person population, with the total number of people aged 65 and over expected to increase by 53% over the 20 years from 2013 to 2033. This compares with an overall population growth of 13% and growth in the under 65 population of just 3%. As a consequence, the SHMA identifies a need for specialist housing solutions which amounts to approximately **13%** of the overall housing need. This may include sheltered housing, retirement schemes and extra care housing⁸. It is also considered that the provision of adaptable dwellings will make a valuable contribution towards meeting the future needs of the elderly or those with disabilities, enabling them to stay in their own home if desired. For many vulnerable older people, having the chance to avoid residential care and live in specially designed housing as tenants or owner-occupiers is an important element in retaining independence and dignity in older age. Many such individuals can be cared for in their own homes, particularly with the development of assistive technology (telecare and telemedicine), use of appropriate aids or adaptations to the dwelling, and new models of housing related care and/or support services.

12.42 The Council will require that 10% of new housing built as part of major housing developments (10 dwellings and over) is suitable, or easily adaptable for occupation by the elderly or people with disabilities (to comply with Building Regulations M4 (Category 2). Site specific factors such as vulnerability to flooding and site topography may make it less suitable for M4 (2) compliant dwellings, particularly where step-free access cannot be

⁸ Housing which enables older people with longer term health conditions to live independently in self contained accommodation as an alternative to residential care

achieved or is not viable. Where step-free access is not possible, the requirement will not be applied.

- 12.43 **HG4:4** The requirement for 10% adaptable dwellings on large sites will contribute towards future needs for specialist housing. However, it is acknowledged that it will not meet the full need for specialist types of housing estimated to be around 13% as set out above. **The Council will therefore support proposals which include supported/specialist accommodation and residential institutions, where they are in suitable locations.** It is acknowledged that applications for this type of accommodation will contain mainly one-bed and two bed homes. The final mix of housing on such schemes will therefore be determined on a site by site basis according to identified needs in the locality (in consultation with the Council's Housing Strategy team).
- 12.44 Paragraph 4.15-4.17 in the Strategic Policies Section of this plan set out the level of need for residential care homes across Ashfield (approximately 400 bedspaces equating to around 2.3 hectares of land). Although the SHMA identifies need for additional C2 schemes to 2032, it is considered inappropriate to apportion this need equally as an annual requirement over the plan period. Current evidence indicates an over-provision of this type of development in Ashfield. It is likely therefore, that any new delivery will come forward later in the plan period (anticipated beyond the first 10 years) as the demographic changes and market dictates the need.
- 12.45 **HG4:5** The development of self-build properties by individuals or community groups (including Community Land Trusts) can contribute to meeting the need for additional housing within the district, and provide a more diverse housing stock. Demand is difficult to quantify and as such the council is in the process of establishing a custom/self-build register (as part of a wider Greater Nottinghamshire register). Until this is established, the level of demand cannot be evidenced with any degree of accuracy. However, as an indication, evidence contained in the SHMAA shows a modest demand from 51 individuals, and supply of around 41 plots across the wider HMA. Should demand exceed that which it is possible to accommodate through either voluntary measures, or through Council owned sites, a SPD may be prepared, setting out how development sites outside of the Council control can contribute to meeting established demand in line with government policy.

Housing Density

12.46 The density of new housing development will vary across the district, and between different sites as the design and layout of schemes need to respect the local character. Other factors affecting density may include on-site constraints, the type of development proposed and the level of transport accessibility. Whilst higher densities may be appropriate in major developments or town centre locations where public transport is good and urban form is dense, lower densities may be appropriate in established suburban areas, in villages, in areas with an open character or on the edge of settlements.

12.47 Typical densities achieved on recent housing development across Ashfield are set out below. It can be seen that the vast majority of large housing sites delivered over the past 5 years have a density of 30 and above.

Density of recently delivered large housing sites in Ashfield (2010 to 2015)	
Below 30 dwellings per hectare (dph)	8%
Between 30%-50% dwellings per hectare (dph)	82%
Above 50 dwellings per hectare (dph)	10%

12.48 The Strategic Housing Land Availability Assessment from which the housing allocations have been sourced generally applies site densities as follows:

- 40 dwellings per hectare (dph) within 400m of district shopping centres or a major transport node,
- 34 dph within 1km within 400m of district shopping centres or a major transport node, and
- 30 dph elsewhere.

12.49 A net developable area approach was applied to each site to take into account open space, community facilities and associated infrastructure, these are calculated as follows:

Up to 0.4 hectares	100%
0.4 to 2 hectares	90%
2 hectares and above	75%

12.50 On more strategic sites where additional services and facilities are required as part of the development, the yield has been assessed on a site by site basis through a basic master planning exercise.

Policy HG5: Housing Density	
Strategic Objectives	
NPPF	
<p>1. To promote efficient use of land proposals for housing developments will be expected to optimise density, whilst reflecting the specific characteristics of the site and its surrounding area (in terms of built form and landscape). On larger sites of ten or more dwellings the following guidelines will apply:</p> <p>a) Higher densities (above 30 dwellings per hectare) will be required where:</p> <ul style="list-style-type: none"> • there will be good future accessibility between the site and local facilities by walking, cycling and/or public transport, or • the site is well-served by public transport, or • the local character is of a high density (e.g. in town centres, some village centres, historic farm complexes), or • the need for an appropriate local housing mix requires higher density provision. <p>b) Lower densities (30 dwellings per hectare and below) may be supported where:</p> <ul style="list-style-type: none"> • site constraints prevent higher density development; or • local character will be compromised by higher density development (e.g. in low density suburban areas and more open villages); or • the need for an appropriate local housing mix requires lower density provision. <p>c) Major development schemes will be expected to provide a range of housing densities as part of the development in accordance with an agreed Masterplan.</p>	

12.51 To promote efficient use of land, in addition to the Council's priority for the re-use of 'brownfield' land (previously developed land), proposals for housing development will be expected to optimise density, whilst reflecting the specific characteristics of the site and its surrounding area.

12.52 Development densities in all housing developments should normally be no lower than an average 30 dwellings per hectare (net). Densities below this will need to be justified, taking into account individual site circumstances. Major schemes should include a range of different housing density areas, to ensure varied character and appearance, in accordance with agreed

Masterplans. This broad approach is considered to be reasonable based on the understanding of residential areas across Ashfield.

- 12.53 The density levels set by HG5 are based on the net developable area of sites which will vary depending on the land taken by open space, infrastructure and facilities. The ratios used by the Strategic Housing Land Availability Assessment are a useful guide. Net residential density is measured as the number of individual dwelling units per hectare of land developed specifically for housing and directly associated uses. This includes access roads within the site, private garden space, car parking and incidental open space/landscaping. It does not include distributor roads, open space serving a wider area, significant landscape buffer areas and other facilities such as schools, shops and community buildings.
- 12.54 In considering appropriate densities, account will be taken of any relevant Neighbourhood Plan, Landscape Character Assessment, Village Design Statement, Conservation Area Appraisal or Character Appraisal approved or adopted by the District Council. The Council's Supplementary Planning Document on Design gives further useful information.

Conversions to Houses in Multiple Occupation, Flats and Bedsits

- 12.1 Policy HG6 relates to proposals for rooms, bedsits and flats that are formed by the conversion of existing properties and does not relate to new buildings. It also does not cover hotels, guest houses and other serviced or institutional residential accommodation. The Policy seeks to ensure that an appropriate mix of housing is provided to meet the needs of the District in a way that does not create concentrations of particular types of housing in an area and therefore undermine the creation and maintenance of sustainable, inclusive and mixed communities.

Policy HG6: Conversions to Houses in Multiple Occupation, Flats and Bedsits	
Strategic Objectives	
NPPF	
<p>1. Planning permission for the following development will only be granted where it does not conflict with Policy HG4 and does not undermine local objectives to create or maintain sustainable, inclusive and mixed communities:</p> <p style="padding-left: 40px;">a) Changes of use and / or the erection of buildings to create new Houses in Multiple Occupation (HMOs); and</p> <p style="padding-left: 40px;">b) Extension / alteration of existing HMOs including development that facilitates an increase in the number of occupiers / bedspaces.</p> <p>2. In assessing the development's impact on local objectives to create or maintain sustainable, inclusive and mixed use communities, regard will be given to all of the following relevant criteria:</p> <p style="padding-left: 40px;">a) The existing proportion of HMOs and in the area and whether this proportion amounts or will amount to an over concentration;</p> <p style="padding-left: 40px;">b) The individual characteristics of the building or site and immediate locality;</p> <p style="padding-left: 40px;">c) Any evidence of existing HMO and purpose built accommodation provision within the immediate vicinity of the site that already impacts on local character and amenity;</p> <p style="padding-left: 40px;">d) The impact the proposed development would have on the character and amenity of the area or site having particular regard to the criteria set out in Policies SD1 and SD2. External staircases and large extensions which reduce the amenities of adjoining occupiers and/or the private amenity space available to future residents to an unacceptable degree will not be supported;</p> <p style="padding-left: 40px;">e) Whether the proposal would incorporate an appropriate level of</p>	

car and cycle parking having regard to the location, scale and nature of the development in line with Policy SD10; and

f) Whether the proposal would result in the positive re-use of an existing vacant building or site that would have wider regeneration benefits.

- 12.2 The conversion of existing residential units to provide houses in multiple occupation, bedsits and flats can create a needed source of accommodation. HMOs play an important role in providing accommodation for many groups on low incomes as well as a large proportion of younger members of the population for whom entry onto the property market as a first time buyer is becoming increasingly delayed.
- 12.3 However, HMOs comprise a form of typically short term, shared housing often occupied by predominately younger age groups or single males over the age of 45, younger age groups, many of whom share similar lifestyle characteristics. Where concentrations of such uses develop, this can have a distorting effect on neighbourhoods with many residents not having a long term stake in the community and some service needs of longer term residents, such as schools becoming unsustainable. This policy seeks to manage the number and distribution of both HMOs to prevent the development of concentrations within the District.
- 12.4 A report published by the Government in 2008, "Evidence Gathering: Housing in Multiple Occupation and possible planning responses – Final Report" recognises the impacts that can occur as a result of high concentrations of HMOs. The main impacts are summarised as:
- Anti-social behaviour, noise and nuisance
 - Imbalanced and unsustainable communities
 - Negative effects on the physical environment and streetscape
 - Pressure upon parking provision
 - Increased crime
 - Growth in the private rented sector at the expense of owner-occupation
 - Pressure upon local facilities
 - Restructuring of retail, commercial services and recreational facilities to suit the lifestyles of the predominant population
- 12.5 HMO developments raise issues relating to residential amenity and the visual character of the areas, for example, as a result of additional windows, external staircases, parking on and off-site, cycle storage, bin storage and access for rubbish collection etc. The assessment of the individual characteristics of the building or site and its immediate locality may include (but are not limited to):
- its size
 - location

- nature of and relationship of the site to neighbouring uses
- availability of / scope for external amenity space
- parking provision, and
- any other special character or attributes that, having regard to the scale and intensity of the proposal, could facilitate/limit suitability for that purpose, or for alternative use

- 12.6 In cases where a conversion involves substantial alterations to an elevation, careful design which reflects the character of the property and the locality must be achieved. Proposals will only be supported in particular where they conform with Policy SD1 Design Considerations for Development, Policy SD2 Amenity and Policy SD10 Parking Standards. Ashfield's Residential Design SPD provides further useful information.
- 12.7 The Housing Act 2004 introduced licensing for houses in multiple occupation (HMOs). The Act provides a detailed definition of HMOs and sets out standards of management for this type of property. Licensing is mandatory for all HMOs which have three or more storeys and are occupied by five or more persons forming two or more households.
- 12.8 All HMOs, regardless of whether they are licensable or not, are subject to legislation about how they are managed. There are two main pieces of management legislation; the first being the Management of Houses in Multiple Occupation (England) Regulations 2006 and the second the Licensing and Management of Houses in Multiple Occupation (Additional Provisions) (England) Regulations 2007.

Residential Annexes

- 12.9 Planning applications for new residential annexes, either detached or formed by extension of an existing building should be determined with regard to policies **SD1: Good Design Principles for Development, SD2: Amenity, SD9: Traffic Management and Highway Safety, SD10: Parking, EV1: Greenbelt and EV2: Countryside.**
- 12.10 With an increasingly elderly population there is a growing number of people who, although capable of living relatively independently, would benefit from living close to relatives or carers who they can rely on for help and support. This need can often be met through the purchase of a nearby property. However, on some occasions it may be important for the carer or relative to be closer at hand to provide care and support at short notice and residential annexes can offer a way of addressing this more immediate need.
- 12.11 A residential annex is defined as accommodation ancillary to the main dwelling within the same residential curtilage. The annex (or “granny flat”) should form part of the same “planning unit” by sharing the same access, parking area and garden. A planning unit usually comprises the unit of accommodation, i.e. the residential unit and its surroundings. The annex should not be a self-contained dwelling, separate and apart from the original dwelling house, particularly where located in open countryside.
- 12.12 In some instances, certain types of minor changes to a dwelling, including the provision of an annex, are allowed without needing to apply for planning permission. These are called “permitted development rights”. It is therefore vital that advice is sought from the Council at an early stage in any proposal.
- 12.13 In the urban areas (outside Green Belt and Countryside designations), annexes are unlikely to alter significantly the character or appearance of an area. Accordingly, it is considered that, subject to compliance with other policies within the Local Development Framework and Policy SD1 ‘Good Design Principles for Development’ and SD2 ‘Amenity’, annexes may be permitted as conversions, extensions or in the form of new detached buildings within the grounds of existing dwellings.
- 12.14 It is acknowledged that there may be a modest demand for annexes within the Greenbelt and Countryside. However, in accordance with Government policy the Council is not planning for additional housing in remote locations. The provision of annexes in the countryside could result in future pressure to permit sale (or letting) as an independent unit, the result being contrary to sustainable development principles. It is therefore preferable for annexes in rural areas to be in the form of extensions to existing dwellings which are capable of serving the needs of the dependents, but which are easily integrated into the existing dwelling when no longer required.
- 12.15 Detached annexes in the Green Belt and Countryside are more likely to be visually prominent and are often set in larger plots, thereby being more likely to be capable of being let or sold independently in the future. The conversion

of existing outbuildings (such as garages) to annexes can be preferable to a new annex being built. The conversion of a building is less likely to be visually intrusive and it is likely that a converted building can be returned to its original use when no longer required. However, in some circumstances the conversion of existing buildings may still be undesirable, particularly if it would lead to the requirement for new outbuildings to be built or for the converted building to be substantially altered.

Residential Extensions

- 12.16 Proposals for residential extensions will be supported where they conform in particular with policies **SD1: Design Considerations for Development**, **SD2: Amenity** and **SD8: Traffic Management and Highway Safety** and **SD10: Parking**.
- 12.17 Specific policies relating to the extension and alteration of buildings in the Green Belt and Countryside are addressed in policies **EV1** and **EV2**.
- 12.18 Extending or altering a residential property can have an adverse impact on the visual amenity of a locality if it is poorly designed or constructed with inappropriate materials. This can affect both the property itself and the street scene, making the development unacceptable. In addition, residential extensions can adversely affect neighbouring properties by loss of privacy from overlooking or massing, and overshadowing due to the size, extent and position of the proposal.
- 12.19 In such cases it is often possible to reduce, relocate or redesign an extension to make it more acceptable. The Authority must also be satisfied that a proposed extension will not adversely affect highway safety due to its proximity to a highway or its position in relation to visibility splays. On site car parking facilities should also be safeguarded.
- 12.20 In some instances certain types of minor changes to a dwelling, are allowed without needing to apply for planning permission. These are called "permitted development rights". It is vital that advice is sought from the Council at an early stage in any proposal.
- 12.21 Further useful advice is contained in the Council's Residential Extensions SPD.

Residential Caravans and Mobile Homes

- 13.1 Caravans and mobile homes can have significant effect on the environment and amenity of an area, their location should generally be treated in the same way as permanent buildings. In certain circumstances, particularly on agricultural holdings, it may be desirable to allow the temporary location of a residential caravan in order to test the need for a permanent dwelling. Proposals for the location of caravans and mobile homes in general will be considered within the context of policies **S1: Sustainable Development Principles** and **S2: Overall Strategy for Growth**.

References:

Ashfield D.C. (October 2015) Ashfield Traveller Accommodation Needs Assessment
Ashfield D.C. (2009) Affordable Housing Supplementary Planning Guidance.
GL Hearne (October 2015) Nottingham Outer 2014 Strategic Housing Market Assessment
B. Line Housing Information 92008) Ashfield District Council: Housing Needs Assessment and Analysis
Three dragons (2009) Nottingham Core Affordable Housing Viability Assessment
NCS (December 2013) Ashfield District Council CIL and Viability Assessment
Ashfield D.C. (Nov 2014) Residential Design Guide SPD
Ashfield D.C. (Nov 2014) Residential Extensions SPD

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“The Council aims to promote good design that ensures attractive, usable and durable places which help to deliver economic prosperity and attract inward investment”

Chapter 13

Contributing to Successful Development

Good Design Considerations for Development

Policy SD1: Good Design Considerations for Development	
Strategic Objectives	
NPPF	
<p>1. The Council will expect all new development to be of a high quality sustainable design. Proposals must successfully integrate with and enhance their surroundings, be innovative where appropriate, and be adaptable to the evolving effects of climate change.</p> <p>Development Form</p> <p>2. Development proposals should demonstrate that account has been taken of the following factors:</p> <ul style="list-style-type: none"> a) The character of the area, including local materials (where deemed appropriate), architectural style and detailing, landscape features and boundaries; b) Existing uses and activities; c) Existing land forms, orientation, natural and historic landscape features; d) The local pattern and grain of development, with respect to the arrangement of street layout and open spaces, block size, plots and building patterns; e) The scale, shape, form and proportion of existing buildings, building lines and heights within the street scene; f) The scale in relation to the surrounding topography, views, vistas and skylines; g) Local landmarks, focal buildings and features, particularly heritage assets; h) Opportunities to enhance gateways; and i) Important views into, out of and through the area. <p>Movement</p> <p>3. Development proposals should create permeable and legible layouts that provide clear and direct access to, through and within the development for all potential users, including those with impaired mobility. In achieving this, proposals should ensure:</p> <ul style="list-style-type: none"> • They create effective pedestrian and cyclist routes / movement • Creation of links to public transport routes; • Integration, retention and/or reinstatement of existing footpaths, cycle routes and bridleways; and • Where appropriate, creation of new routes linking to existing networks including rights of way within the countryside. <p>Public Realm</p>	

- 4. The public realm elements of a development proposal must complement the proposed building/s and seek to enhance its surroundings. Proposals must apply an appropriate balance of hard and soft landscape that contributes to the overall design of the scheme.**

Safety

- 5. Through the application of secure-by-design, balanced with urban design principles, development proposals should incorporate measures to help reduce crime and the fear of it (including appropriate infrastructure). Applying layout principles that enhance natural surveillance, create active frontages and clearly delineate private and public space can considerably aid this process.**

Standards

- 6. Development proposals will be expected to demonstrate how they have been designed to perform to a high standard when assessed against current best practice guidance and standards for sustainability, design and place making.**

- 13.2 The National Planning Policy Framework (NPPF) identifies that “good design is indivisible from good planning”. As such, the Council aims to promote high quality, sustainable design that ensures attractive, usable and durable places which help to deliver economic and social prosperity; in turn helping to attract inward-investment.
- 13.3 The Council will not accept designs for new development that are inappropriate to its context or do not take opportunities to improve the character and quality of an area.

Local Character

- 13.4 In order to ensure development proposals represent high quality design the Council encourages architects and designers to take appropriate design cues from the character and architecture of the surrounding area. Where appropriate, this should include the use of locally produced or recycled materials, to aid integration.
- 13.5 A Design and Access Statement should be submitted for all relevant proposals that describes the design approach undertaken including how it has utilised an appropriate character assessment to inform the proposal's design. Such an assessment should consider and appraise a number of elements within the surrounding area including orientation of buildings, their scale and mass, height, architectural styles, periods and detailing, access and parking arrangements, plot widths and size, landscape form, street and building lines and materials. Architects and designers should then utilise these characteristics to influence the form of their design, to help ensure the visual connection to its surroundings.

- 13.6 Whilst acknowledging local character is important, this does not mean new development must be a pastiche of existing buildings. The Council will consider, and where appropriate promote contemporary designs that effectively respond to a site's constraints, promote innovation and make a positive contribution to the surrounding area.
- 13.7 Existing character areas are areas which are important because of their similar characteristics and the contribution they make collectively to the local environment. These may be historical areas, areas with a particular character of buildings, areas with a particular layout, or areas where established soft landscaping is particularly important, such as tree lined avenues and mature hedgerows.
- 13.8 In mixed character areas, where there is a greater variety in character, contextual features are likely to be diverse. This may allow for a more flexible architectural approach, albeit one which still follows the key components of design such as building line, widths, height and scale.
- 13.9 In fragmented character areas, where the context is less cohesive or undesirable, the response can be more creative. This can help in achieving a new character for the area, but should still respond to the basic characteristics of the site such as topography or natural features.

Infill Developments

- 13.10 Any proposal for infill development should be of a comparable scale, character and size to surrounding properties. The Council defines limited infill development as the completion of an otherwise substantially built up frontage by the filling of a small gap normally capable of taking one or two dwellings only. A substantial built up frontage is defined as an otherwise continuous and largely uninterrupted built frontage of several dwellings visible within the street scene. Not all gaps within existing development are suitable for infill development.

Public Realm & Movement

- 13.11 Coupled with a well-designed building, public realm plays an important role in the urban and rural environment, creating spaces for public interaction, amenity and movement. Public realm comprises a range of streets, squares and spaces much of which we interact with on a daily basis. It is therefore important that such spaces are designed to function well, whilst complementing and enhancing their surroundings. The quality of buildings and spaces has a strong influence on the quality of people's lives. Attractive and well designed environments can help attract inward investment and users to a town centre; encourage sustainable forms of travel; promote health activity; and discourage antisocial behaviour and crime.
- 13.12 A large proportion of our public realm is used for affective movement, via roads and pathways. However, it is important to ensure such environments do not become dominated by road movement, with schemes engineered rather than designed. Whilst effective road movement is important, these spaces

should be designed from a pedestrian view point, with environments safe and functional for both users.

- 13.13 In designing new streets, development proposals should apply standards and guidance from Manual for Streets.
- 13.14 The quality of materials play an important role in the effectiveness of public realm, creating attractive spaces that invite safe use. The Council will therefore require new development to design its public realm with an appropriate palette of high quality materials that seek to enhance the environment. Proposals should apply a mix of hard and soft landscaping, appropriate to the setting. Wherever possible, and particularly in relation to large scale developments, a landscaping framework utilising native species should be provided, reflecting the objectives of the Green Space Strategy.

Secure by Design

- 13.15 The National Planning Policy Framework (NPPF) requires planning policies to promote safe and accessible environments where crime and disorder and the fear of crime, do not undermine the quality of life or community cohesion. Developers should therefore ensure that 'Secured by Design' principles are incorporated within all schemes where appropriate, balanced with good urban design.
- 13.16 Where appropriate, public areas should be clearly visible from adjoining buildings and the design and landscaping should provide for clear sight-lines on public routes (for example, paths and cycle ways), and not create unnecessary concealed areas. For development proposals generating public assembly or relating to the night time economy, an assessment of the potential for crime or anti-social behaviour will be required. Where potential adverse impacts are identified, these should be addressed as part of the proposal. This may include design measures forming part of the proposal such as boundary treatments or off site measures such as contributions towards CCTV.

Supplementary Guidance

- 13.17 Local evidence will be used to inform and guide decisions, including the Council's District-Wide Design Supplementary Planning Document, the Landscape Character Assessment for Ashfield¹, Kirkby Cross², Lower Bagthorpe³ and Teversal Conservation Area Appraisals⁴, Sutton in Ashfield Church and Market Place Conservation Area⁵ and the Town Centre Masterplans for Hucknall⁶, and Sutton and Kirkby⁷. Future design guidance may include masterplans, design briefs, design codes, village statements or informal planning guidance. The Council may also utilise a Design Review where it could aid the design process.
- 13.18 The Council may also use characterisation techniques promoted by English Heritage to understand better the character of places and help to ensure the Local Plan is sound and locally distinctive. This more detailed guidance will

assist in the implementation of this policy, and address particular design issues or provide more detail, such as defining locally important views.

National Housing Standards

- 13.19 In addition to reinforcing local identity and urban design characteristics, high quality design plays a key role in providing sustainable development, with considered layouts aiding effective movement and providing the opportunity to utilise solar gain through building orientation. Public realm can also provide biodiversity benefits, flooding infrastructure and solar shading. The sustainability of the buildings themselves are guided by the National Housing Standards, administered through Building Regulations. Over the plan period, these standards are expected to require regular improvements in the environmental performance and efficiency of new buildings. Whilst applied through building regulations it is important that any design implications resulting from these standards are resolved at the planning stage.
- 13.20 Within the National Standards there is scope for some additional local standards related to access, water and space where there is considered a justified local need. At present such need has not been established by the Council, but further evidence base work may present need and justification at the Publication stage.

Amenity

Policy SD2: Amenity	
Strategic Objectives	
NPPF	
<p>To safeguard conditions for users or occupants of adjoining or nearby properties, and future occupants or users of new development, the Council will take into consideration the following factors in assessing the impact of all development proposals:</p> <ul style="list-style-type: none"> a) Protection from over massing and overshadowing; b) In the case of residential care homes, the outlook from bedrooms and communal rooms is adequate, and the site has level access to a garden or sitting out area; c) In respect of all residential development, access to open space and adequate garden space; d) Overlooking that would result in loss of privacy; e) Potential for pollution, including air quality, light spillage, noise and disturbance, and contamination of land, groundwater or surface water; f) The effect of traffic movement to, from and within the site; g) Appearance, scale and siting, including resultant physical relationships being oppressive or overbearing; h) Acceptable boundary treatment in terms of privacy and visual amenity; 	

and

i) Minimising the extent to which people feel at risk from crime by:

- **incorporating elements of Secured By Design⁸ or similar standards;**
- **enabling passive surveillance of public spaces and parking;**
- **distinguishing clearly between public and private areas; and**
- **incorporating appropriate security measures, such as lighting, CCTV and hard and soft landscape treatments.**

13.21 National planning policy promotes more intensive forms of development to make more efficient use of land and buildings and this increases the importance of careful design, layout and orientation to ensure proposals do not adversely affect others. Such considerations apply equally to proposals to extend or alter existing buildings as they do to new developments.

13.22 Protection and enhancement of amenity is essential to maintaining quality of life and ensuring the successful integration of new development into existing neighbourhoods. A vital part of this is to ensure that new development takes account of community and individual privacy, safety considerations and potential for crime or anti-social behaviour.

13.23 The above policy sets out the criteria that will be used to assess whether a proposal will have a significant impact upon amenity. Further guidance on how this is detailed within the Residential Design Guide Supplementary Planning Documents (SPD).

13.24 The Council will not permit any development which has a seriously detrimental effect on neighbouring properties by reasons of overlooking, massing or overbearing impact. Equally, proposals that do not provide adequate amenity for its proposed users / residents will not be supported.

Care Homes

13.25 Proposals for new or extensions to existing Care Homes should ensure that all bedrooms and communal rooms, such as lounges and dining rooms, will normally have a pleasant and interesting outlook and a minimum unobstructed view of 4.5 metres. The pleasantness and safety of the outdoor environment is known to be significantly associated with people's perception of their quality of life. It is therefore important to consider the design features to be adopted both in the grounds of the scheme and in the immediate vicinity. A private garden on a level site should be provided, with either a minimum total area of 150 square metres, or a minimum of 6 square metres per resident, whichever is the greater.

Open Space & Gardens

13.26 Access to good quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. The Ashfield Green Space Strategy⁷ identifies the Council's

aims and objectives for improving the quality and access to public open space within the District and sets out Local Standards for provision through new development. The Strategy aims to ensure a consistent approach to the planning of open space, enabling the development process to achieve the right type, quantity and quality of open space.

- 13.27 In addition to public open space, adequate garden space should normally be provided within the curtilage of new dwellings as set out in Ashfield's Residential Design Guide Supplementary Planning Document. Garden size is an essential part of the amenity of residential development and new houses should ordinarily have gardens that are comparable with those of adjacent properties, providing adequate private space for drying laundry, sitting out and for children's play. Proposals which arithmetically achieve the required area of private garden ground, but only by aggregating an assortment of irregular pieces of land, i.e. narrow strips or verges to the side of the house or ground which is significantly sloping, will not be acceptable.

Privacy Distances

- 13.28 To minimise loss of privacy from overlooking, minimum distances between the main aspects of proposed developments should be maintained as set out in Ashfield's Residential Design Guide SPD.

Access

- 13.29 Development proposals should provide for safe access and egress for vehicles, including larger delivery vehicles and emergency vehicles such as ambulances and fire appliances. In the case of care home developments, an internal manoeuvring area for all vehicles to leave in forward gear should also be provided. Adequate off-street parking space should be provided to avoid on-street congestion, as set out in Policy SD9.

Pollution and contamination

- 13.30 All development proposals will be considered in respect of the potential for pollution, including air quality, light spillage, noise and disturbance, and contamination of land, groundwater or surface water. Policies CC2: Water resource management and SD8: Environmental Protection contain further details in this respect.

Boundary Treatments

- 13.31 The provision of satisfactory boundary treatment can help to create and maintain amenity. Where screening is necessary to provide adequate standards of privacy, or to preserve the street scene, and sited adjacent to the public highway, the Council will normally expect such boundary treatment to take the form of either brick walling and fencing or appropriate hedge planting in combination with temporary fencing. Walling and fencing should be no more than two metres high and be in place prior to occupation.
- 13.32 Where boundaries of new development abut open countryside or areas of public or private open space, appropriate hedge and tree planting should be implemented and supported by temporary fencing where appropriate.

Recycling and Refuse Provision in New Development

Policy SD3: Recycling and Refuse Provision in New Development	
Strategic Objectives	
NPPF	
<p>1. The Council will require all new development to take full account of the location and design of recycling and refuse provision. The following criteria should be met in assessing recycling and refuse provision:</p> <ul style="list-style-type: none"> a) For proposed residential house developments, space should be provided for the storage of refuse bins and recycling facilities of sufficient capacity to serve the proposed development as a whole, and as agreed with the Council (to include whole street solutions where appropriate). Proposed development with private garden areas should also include space for the storage of an additional bin for garden waste or composting facilities b) For proposed flats and non-residential developments, space should be provided for the storage of shared refuse bins and recycling facilities of sufficient capacity to serve the proposed development, as agreed by the Council c) For proposed large scale commercial developments which draw significant numbers of visitors, the developer may be expected to provide an element of appropriately sited and designed recycling provision for public use, as agreed with the Council. Proposals to extend this provision to serve the wider community will be encouraged. <p>2. In assessing the recycling and refuse provision, regard will be had to the following considerations:</p> <ul style="list-style-type: none"> a) The level and type of provision, having regard to the above requirements and the relevant space standards b) The location of the provision, having regard to the need to provide and maintain safe and convenient access for occupants, while also providing satisfactory access for collection vehicles and operatives c) The impact of the provision on visual amenity, having regard to the need to minimize the prominence of the facilities and screen any external provision d) The impact of the provision on the amenity of neighbouring development and the proposed development e) The security of the provision against scavenging pests, vandalism and unauthorized use. 	

- 13.33 The Council is required to meet the Waste Framework Directive⁸ target of recycling 50% of waste from households by 2020. This will require significant co-operation from householders in waste separation; part of achieving such involvement is the designing-in of appropriate storage in all new development.
- 13.34 Poorly sited or designed recycling and refuse storage provision has the potential for considerable adverse impact on the visual appearance of an area as well as its general amenity, for instance by odours, obstruction of footways and cluttering the public realm. An untidy proliferation of bins in streets and forecourts is often one of the most visible signs of higher residential densities when development is poorly designed, particularly when houses are subdivided.
- 13.35 Policy SD3 sets out requirements for recycling and refuse provision in all new development proposals by ensuring that adequate provision for waste storage, separation of recyclables and access for collection is designed into all new buildings, re-developments, conversions (including where houses are subdivided) and changes of uses. Recycling and refuse provision should be discussed with the Council at an early stage to ensure that proposed systems are compatible with its requirements.
- 13.36 For the Council to be able to collect all of the waste generated by new developments in a sustainable manner improved disposal facilities will need to be available and vehicular access will need to be considered with all new developments particularly where there will be multi occupancy waste disposal requirements.
- 13.37 To meet current recycling requirements a dwelling is provided with at least two 240 litre bins and one 44 litre box for recycling glass. However, this may increase in the future with potentially higher recycling rates and therefore additional bin requirements. Where residential developments are proposed with gardens, including communal gardens in apartment developments, an additional area should be provided for either a garden waste bin or a composting facility. Composting facilities are preferable to garden waste bins, as treatment of waste at source is recognised as the most sustainable method of treatment. However, consideration needs to be given on the siting of such facilities in relation to odour and vermin prevention.
- 13.38 Large scale commercial developments which draw large numbers of visitors, such as shopping centres, leisure centres or tourist attractions may be expected to provide an element of appropriately sited and designed recycling provision for public use. Proposals to extend this provision to serve the wider community will be encouraged by the Council. Developers should seek guidance on these requirements at early design stage.
- 13.39 Where a development is seeking to accommodate refuse bins in a detached bin store, this must be appropriately designed and secure. If a residential proposals, the store must be constructed of complementary material and be sited to not impact on property or street frontage. Wherever possible, stores should be incorporated into the primary building.

13.40 The Council will require the submission of a waste storage and collection plan for major residential or commercial developments. The plan should include the following information:

- for residential properties; how the managing agent will work with tenants to ensure that recycling takes place;
- for commercial properties; how the managing agents will ensure that recyclable waste is separated from general refuse, details of the location of waste receptacles, and how litter will be controlled at the site when the development is in use; and
- details on how waste will be managed during the construction period.

Infrastructure Provision and Developer Contributions

Policy SD4: Infrastructure Provision and Developer Contributions	
Strategic Objectives	
NPPF	
<p>Infrastructure Provision</p> <ol style="list-style-type: none"> 1. The Council will work with partners, neighbouring councils, infrastructure providers, developers and stakeholders to ensure that the requirements for new physical, economic, social and environmental infrastructure is provided to support proposed development. 2. To make a positive contribution to the sustainable growth of Ashfield, proposed development, including development adjacent to, but outside the District boundary, shall contribute towards the economic, social and environmental infrastructure requirements of the area. The nature and scale of the requirements will be commensurate with the form of the development together with its potential impact upon the surrounding area and will include: <ol style="list-style-type: none"> a) Meeting the reasonable cost of new infrastructure, facilities or services, on or off site, required as a consequence of the proposal; b) Making the most effective use of existing infrastructure, local skill enhancement, facilities and services including the opportunities for co-location and multifunctional use of facilities c) Safeguarding the requirements of infrastructure providers, including but not limited to: telecommunications equipment (particularly high speed broadband), electricity power lines, high pressure gas mains, educational facilities, health facilities and aquifer protection areas d) Facilitating accessibility to facilities and services by a range of transport modes e) Where appropriate: 	

- The delivery of infrastructure, local skills enhancement, facilities or services necessary to enable the cumulative impacts of developments to be managed
- Mitigating the impact of the development on existing infrastructure, facilities or services
- Improvements to increase the effectiveness and efficiency of infrastructure, facilities or services
- The future maintenance of infrastructure, facilities or services provided as a result of the development.

3. The provision of infrastructure should be based on a whole life costs approach.

Developer Contributions

4. The Council will require on-site or off-site provision through planning obligations (financial, in-kind or a combination of both), the Community Infrastructure Levy, planning conditions or other relevant mechanisms. Contributions may be required in the following infrastructure areas:
- a) Affordable housing in accordance with Policy HG2;
 - b) New and expanded school facilities, in accordance with Policy PJ5;
 - c) Regeneration of the viability and vitality of town centres in accordance with Policies SKA1, HA1;
 - d) Provision of appropriate sport and recreation facilities, new and improved open space, improving quality and access to green and blue infrastructure, the open space network; and public realm in accordance with Policies HG3 (Open space residential), EV4 (biodiversity) EV5 (Green Space) EV6 (Trees). EV7 (allotments) EV11 (historic environment) EV12 (landscape);
 - e) New and expanded health facilities, in accordance with Policy SD12;
 - f) Improving accessibility to transport infrastructure including public transport, cycleway and pedestrian access to, town centres, local neighbourhood centres community facilities and open space in accordance with Policy SD9 (transport);
 - g) New and expanded community facilities, in accordance with policy SD12 (health & community);
 - h) Training and skills in accordance with Policy PJ5;
 - i) Tackling climate change including flooding or water quality in accordance with Policies CC1, CC2 and CC3;

j) Cross-boundary infrastructure to help deliver and mitigate the effects of development;

k) Supporting service infrastructure.

Requirements may be clarified by supplementary planning documents where considered necessary.

5. In determining the nature and scale of any requirements the Council will take into the account the factors set out in the supporting text to this policy to achieve sustainable development.

6. Capacity in infrastructure and services will be monitored through updates of the Infrastructure Delivery Plan and future infrastructure need assessments.

Infrastructure

13.41 Proposed development should be supported by the provision of appropriate infrastructure such as school places, health services and transport facilities. Additionally, sustainable development requires local skills enhancement; and facilities and services to support communities and to facilitate economic development. The coordinated delivery of adequately funded infrastructure at the right time and in the right place is key to ensuring that local services, facilities and the transport network can cope with any added demand that arises from housing growth and other new development.

13.42 As such, infrastructure planning and delivery fulfil a key role in the plan making process by identifying where or when deficits or surpluses of capacity exist and predict future capacity issues brought about by development.

13.43 Without appropriate measures to mitigate impact and investment to enable the provision of infrastructure improvements, development will be neither sustainable nor acceptable. New development will therefore be required to provide or contribute towards the provision of the necessary infrastructure, skills enhancement, facilities and services in a timely manner so as to support the growth of the District.

13.44 Infrastructure has a broad definition including physical, social and green infrastructure needed to facilitate the amount of development proposed for the area. The policy reflects the following levels of infrastructure provision:

- strategic; usually be delivered off-site and outlined in the Infrastructure Delivery Plan (some infrastructure needs may cross District boundaries)
- local; may be delivered on larger developments through on-site delivery; or through off-site investment in existing infrastructure within the area of the development, necessary to mitigate the cumulative impact of development

- on-site; arising from a direct link between the development and the provision or improvements to infrastructure.

13.45 Infrastructure provision should be considered against Whole Life Costing which is the systematic consideration of all relevant costs and revenues associated with the acquisition and ownership of an asset. Knowledge of an asset's costs over its full life span is important in achieving best value from both the capital costs of constructing the asset and the ongoing costs of operating it.

Infrastructure sources

13.46 Identification of the need for new infrastructure arises from a wide variety of sources, including:

- evidence base, such as the Infrastructure Capacity Study⁹ and Watercycle Study¹⁰, together with partners', infrastructure providers' and key stakeholders' strategies and plans
- individual studies, such as a Transport Assessment¹¹, related to specific developments, to identify infrastructure improvements that may be required
- the Council's strategy for environmental improvements to make the area more attractive to new business, with an emphasis on Green Infrastructure to address issues;
- Ashfield District Council's Locality Plans, with area priorities and improvement projects with separate plans for the following areas⁹:
 - Hucknall;
 - Kirkby;
 - Rurals;
 - Sutton.
- Ashfield District Council Town Centre masterplans for Sutton and Kirkby and for Hucknall, which identify a series of projects to enhance the viability and vitality of the town centres;
- Ambitions for Growth the Joint economic masterplan for Ashfield and Mansfield with identifies economic and regeneration priorities;
- Requirements identified by the local community to ameliorate the impact of the development.

13.47 The Council is preparing an Infrastructure Delivery Plan for Ashfield which will seek to deliver not only the Local Plan's vision and objectives but also the priorities and objectives of public bodies and service providers where delivery is through the planning system. The Infrastructure Delivery Plan will be reviewed and revised on a regular basis to reflect changing needs and

⁹ Ashfield District Council's website "Area Locality Action Plans". <http://www.ashfield-dc.gov.uk/residents/community,-living-and-leisure/area-locality-action-plans.aspx>

requirements. It will inform the nature of the infrastructure required in relation to any development.

Development Viability

Policy SD5: Assessing Viability	
Strategic Objectives	
NPPF	
<p>Developments will be expected to comply with the policies set out in this Plan (including those policies which refer to the provision and funding of infrastructure) unless it can be demonstrated that the policies will result in the development being unviable.</p> <p>Proposals that are unable to comply with the Plan's policies on viability grounds must be accompanied by a detailed Viability Assessment including, setting out and justifying the inputs and assumptions applied in a development appraisal, given the sensitive to changes in inputs, sensitivity analysis and/or scenario analysis. Where a scheme requires phased delivery over the medium and longer term, changes in the value of development and changes in costs of delivery should be taken into account in any Assessment. The Viability Assessment will be independently reviewed by a viability specialist appointed by the Council at the applicant's expense.</p> <p>Where the Viability Assessment demonstrates the particular circumstances of the site or the proposed development will impact on the viability of the proposal, the Council will be flexible in relation to planning obligations, subject to the development being acceptable in planning terms in relation to need to achieve sustainable development.</p>	

- 13.48 Where development creates the need for new or improved infrastructure, it is vital that it should contribute towards sustainable development and meet any additional infrastructure, skills requirements, facilities or service improvements required as a direct result. This may be either on site or through a financial contribution to provide those aspects nearby.
- 13.49 Potentially, there are inherent conflicts between viability and planning contributions. The Local Plan takes a long term view while an assessment of viability is a snapshot of market conditions at a point in time. Development will result in an increased demand on infrastructure and services and the Council is under an obligation to its residents and local businesses to secure investment in infrastructure arising from new development. Consequently, planning contributions will be required towards meeting any additional infrastructure, skills requirements, facilities or service improvements arising as a result of the development. The requirement for meeting those contributions will be relaxed only in exceptional circumstances.

- 13.50 To deliver the vision and strategy in the Local Plan, it will be necessary to align plans and funding for new infrastructure. Policies HG2 and HG3 set out the specific requirements for affordable housing and open space from new housing developments, and Policy PJ5 identifies education, skills and training requirements. Additional requirements will depend on a variety of factors and may include various types of infrastructure, but in particular, those relating to skills and training for local people, transport improvements, green infrastructure, education needs arising from the nature of the development, and local community facilities.
- 13.51 The nature and scale of obligation requirements from a development will reflect:
- whether the development has an impact that requires mitigation in terms of its effect on infrastructure, local skill enhancement, facilities or services
 - how the development contributes towards meeting the vision, objectives and policies for the locality
 - the nature and impact the development has upon strategic, local and on-site needs and requirements
 - the location of the development and its potential impact on local infrastructure, skill requirements, facilities and services that is likely to arise from the development
 - current infrastructure, skills, facilities and services and whether the development can be accommodated by the existing provision
 - how the potential impacts of a development can be mitigated
 - specific site conditions in terms of whether there are, for example, abnormal contamination costs
 - the methodology for calculating any financial contributions which can be shown to be necessary to improve existing infrastructure, skills, facilities or services.
 - the timing of any provision required and whether the development will be phased to coincide with the release of key infrastructure, skills, facilities or service capacity.
- 13.52 The Council will be undertaken a viability assessment of the proposals in the Plan, including requirements for affordable housing and development standards. This work is anticipated to identify that as a whole, the Plan's proposals are viable and, in the main, development proposals should be able to comply with the policies of the Plan and contribute to the costs of infrastructure without threatening viability. However, there may be specific circumstances which mean the development may be unviable. In these cases, applicants will be expected to demonstrate how planning obligations and policies result in the development being unviable by preparing a Viability Assessment. The Council will appoint a viability specialist to independently review the Viability Assessment. Where this independent review supports the case that planning obligations and policies result in the development being unviable, the Council will negotiate with applicants to agree which

policies or planning obligations will be compromised and to what extent. The applicant will be required to fund the independent review of the Viability Assessment.

13.53 In considering issues of viability, the Council will have regard to:

- the quality and value of a scheme in the context of how the development contributes towards the vision, objectives and policies for the locality; it will need to be established that the benefits from the development significantly outweigh the harm of not providing for infrastructure contributions
- whether there is a technically robust and convincing case for a variation of obligations, including a viability assessment which particularly examines value, cost and profit assumptions
- whether the historic price paid for the land can be justified given the timing of its acquisition
- Where a scheme requires phased delivery over the medium and longer term, changes in the value of development and changes in costs of delivery should be taken into account.
- Putting in place mechanisms to reflect changing market conditions such as short life planning consents, reassessment of land values during the development period (overage), reversion to a policy compliant level of provision after a specified period within planning agreements and deferred payments.

13.54 Planning obligation agreements will be drafted by the Council with the developer being responsible for the costs resulting from the drafting, administering and monitoring the agreement. Whether obligations will be “in kind” (where the developer builds or directly provides the infrastructure), by means of financial payments or a combination of both will depend on the nature and circumstances of the infrastructure requirement.

13.55 The National Planning Policy Framework sets out that development identified in the Local Plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. It emphasises, that developers and landowners should receive a competitive return to enable the development to deliver.

13.56 It will be necessary to ensure that new development is not unviable because of infrastructure and planning obligation requirements although this ultimately has to be considered against where the proposal meets the requirement of achieving sustainable development. This requires the Council, Developers and Infrastructure Providers to work together to support the delivery of new development. If it becomes apparent that a ‘funding gap’ exists, the Council will expect to operate an open book system with the developer to ensure that a full understanding of viability issues can be identified. The Council will seek an independent assessment of viability from a suitable qualified party with the developer being responsible for their reasonable costs.

13.57 The diagram in Figure 3 illustrates the approach that the Council will adopt to planning applications and infrastructure requirements.

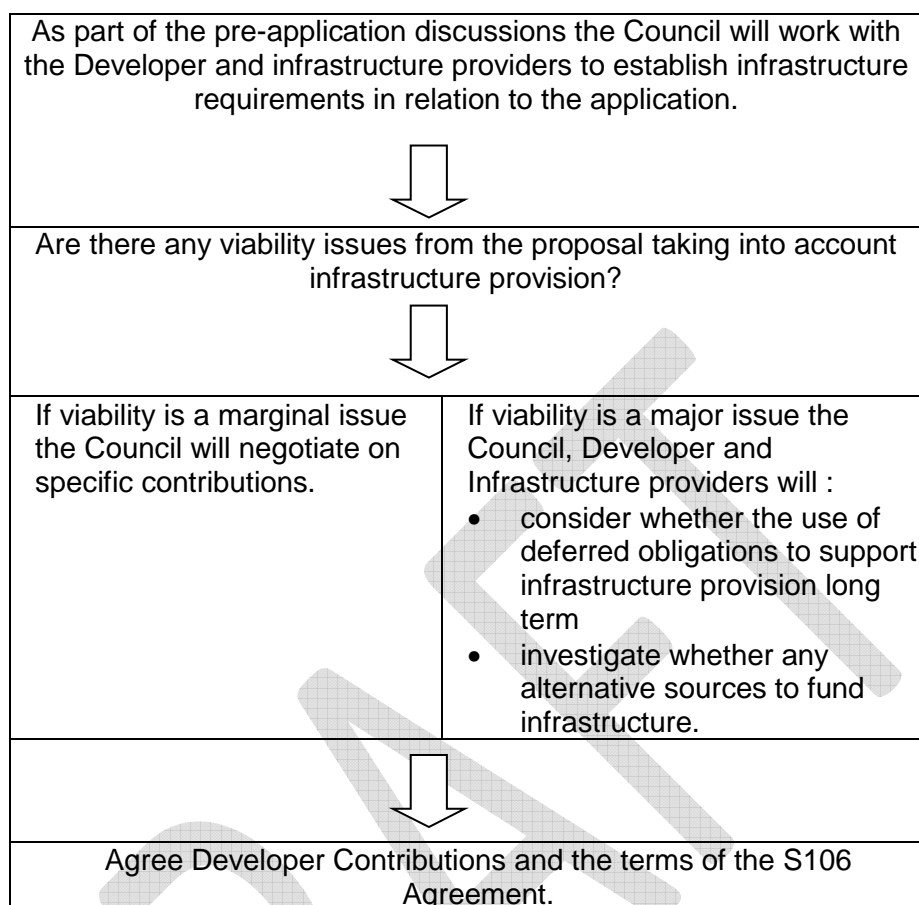


Figure 3: Viability and Infrastructure Provision

Telecommunications

Policy SD6: Telecommunications	
Strategic Objectives	
NPPF	
<p>1. The Council will support the development of communications infrastructure, including masts, antennae, dishes and other apparatus, as a key element for growth, provided the developer can demonstrate that the proposal complies with the following criteria:</p> <p>a) The siting and external appearance of any installation is designed to minimise the impact of the development on its surroundings after taking into account the need for operating efficiency and the technical and legal constraints placed on the operator;</p> <p>b) Any antennae proposed to be erected on a building shall, so far as is</p>	

practicable, will be sited and designed to minimise the impact on the external appearance of the building;

- c) The possibility of erecting an antennae on an existing building, mast or other structure has been fully explored and that there are no better alternative locations or a new mast does not represent a better environmental solution;**
- d) Consultations have been undertaken with organisations with an interest in the proposed development and their views have been taken into account in the development proposal. This is particularly relevant where a mast is to be installed near a school or college or within a statutory safeguarded zone surrounding an aerodrome or technical site;**
- e) The cumulative exposure from the mast or base station, or additions to a mast or base station, when operational, does not exceed the International Commission on Non Ionising Radiation Protection guidelines; and**
- f) The communications infrastructure does not cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest.**

2. In environmentally sensitive areas or with heritage assets more stringent controls will be exercised. Proposals will be permitted only where they meet the above criteria and are supported by evidence to demonstrate that there are no suitable alternative locations available in less sensitive locations.

3. Conditions will be imposed requiring the developer to restore the land to its former condition within a specific period of the use being discontinued.

13.58 The communications sector underpins everything we do as an economy and as a society. Substantial developments over the past 20 years in electronic systems and new technology have transformed core elements of industry, the media and our public services. Up-to-date telecommunications infrastructure is therefore important to Ashfield for a variety of reasons.

13.59 From an economic perspective, new technology allows companies to download and transmit substantially greater amounts of data, reduce their costs, satisfy more customers and gain access to new markets. It generates improved economic efficiencies and offers a number of valuable social and educational benefits.

13.60 While poorly designed or sited telecommunications equipment can have negative environmental impacts, telecommunications can bring environmental benefits. A good telecommunication infrastructure can help reduce the need to travel and hence reduce vehicle emissions and congestion, for example by enabling 'home working'. It also enables the development of 'real time' driver information systems which can lead to better use of roads and reduced congestion.

- 13.61 The Council recognises the social and economic benefits of modern telecommunications and the need to facilitate the growth of new and existing systems in line with Government Guidance. The Council's aim is to promote the growth of new and expanding telecommunications systems in ways which do not prejudice amenity and environmental quality. This is within a context of aiming to keep the number of masts and sites to a minimum consistent with the efficient operation of the telecommunication network.
- 13.62 Telecommunications Operators benefit from certain permitted development rights with regard to the installation, alteration or replacement of telecommunications apparatus. There are three categories within which telecommunications development falls:
- Permitted Development - Minor forms of development that meet the criteria defined within the General Permitted Development Order (GPDO) are classed as permitted development
 - Permitted Development that requires Prior Approval - Development that complies with the requirements of the GPDO, is permitted development. However, if the development falls within an specific categories an application for prior approval is required from the Local Planning Authority
 - Full Planning Permission - Development that does not comply with the GPDO requires planning permission.
- 13.63 An important principle, identified within National Planning Guidelines, is that the Council should not seek to prevent competition between different operators. The Council will expect prior notification and full planning applications to include details of how the proposed development will relate to the operator's existing network in terms of current coverage and capacity and what options have been investigated for the siting of the equipment.
- 13.64 Certain locations are particularly sensitive to the impact of telecommunications equipment. These include locations within the Green Belt and open-countryside. Any potential adverse effects should also be considered in other sensitive landscape areas, Sites of Special Scientific Interest, SINC's and Local Nature Reserves, sites and buildings supporting species protected by law, listed and historic buildings, conservation areas and Historic Parks including potential effects on their setting.
- 13.65 The appearance of new structures should be sympathetic to the local environment in terms of proposed materials, colour and design. The scope of landscaping and screening to reduce the impact of the development on its surroundings will be an important consideration.

Contaminated Land and Unstable Land

Policy SD7: Contaminated Land and Unstable Land	
Strategic Objectives	
NPPF	
<p>1. When considering applications for development on sites which are:</p> <ul style="list-style-type: none"> a) Contaminated or potentially contaminated; b) On unstable land or potentially unstable land; or c) Within a Coal Mining Referral Area; <p>the prospective developer should demonstrate that any existing contamination or instability of the land will be addressed by appropriate mitigation measures to ensure that the site is suitable for the proposed use and does not place the development, its users and the wider environment at unacceptable risk.</p> <p>2. Issues to be considered by prospective developers should include but not be limited to:</p> <ul style="list-style-type: none"> a) Avoiding exposing the occupiers of the development and neighbouring land users to significant risk b) Threatening the structural integrity of any building or structure on the site or any adjoining site c) Avoiding the contamination of any watercourse, water body, groundwater or aquifer d) Having an adverse effect upon natural habitats and/or ecosystems. <p>3. Proposed development should demonstrate that it will not cause the land to become contaminated to the detriment of future use or restoration of the site or so that it would cause pollution in the surrounding area.</p> <p>4. Proposals for development will be considered in the context of the cumulative impact. The extent of the area over which the cumulative impact will be taken into account will be determined on a site to site basis.</p> <p>5. Where necessary, the developer will be required to enter into conditions or planning obligations to undertake further investigations, to undertake remedial measures or to ensure that development does not take place until appropriate measures are completed.</p>	

- 13.66 Development provides the opportunity to bring about improvements and remediation to contaminated or unstable land. The aim is not to prevent development of such land but to ensure development is suitable and the

contamination and physical constraints are taken into account at the planning stage.

- 13.67 In some cases it may be necessary to prevent inappropriate development due to contamination or the instability of the land. One of the overarching objectives of the Government's policy on contaminated land is to seek to ensure that contaminated land is made suitable for its current use. (Defra, Environmental Protection Act 1990: Part 2A Contaminated Land Statutory Guidance 2012). In the context of planning and building control this means ensuring that land is made suitable for any new use for which planning permission is applied for.
- 13.68 The role of the planning system is to assess the potential risks from contamination and instability, on the basis of the proposed future use and, where necessary, to avoid significant risks to human health, buildings and the environment, remediating the land before the new use commences.
- 13.69 It is recognised that contamination and instability may add substantially to the difficulty and cost of developing. Consequently, the viability of development where there are high remediation costs will be a factor which the Council will take into account in considering planning contributions.
- 13.70 Contaminated land may be regarded as any land which is in such a condition by reason of substances in, on or under the land, that it can result in risks to human health, property and the wider environment, including long-term limitations on the use of soils. It may arise from a number of sources being typically associated with some types of former industrial sites, but even agricultural land can have issues through for example, excessive use or spills of pesticides, or relating to farm waste disposal.
- 13.71 Part of Ashfield is within a Coal Mining Development Referral Area¹³ where it is possible that mine gases such as carbon monoxide and methane may be an issue. There are also natural sources of contamination and radon gas, a naturally occurring radioactive gas, is present within the District. Brownfield sites in particular may have infestations of Japanese Knotweed, which has a detrimental impact on native wildlife as well as having the potential to damage buildings and hard surfaces.
- 13.72 When a new development is proposed that could cause land to become contaminated, for instance, by the nature of the proposed use, the development should be designed in such a way as to minimise the risk of contamination occurring.
- 13.73 Ground movements can arise from two major sources:
- Movements due to ground instability, caused, for example, by slope instability, geological voids, or subsidence due to the collapse of old mine workings; and
 - Movements due to a changing stress-state, leading to volume changes within the soil.

13.74 The latter issue is generally covered by the Building Regulations. In Ashfield the principle issue in relation to ground instability relates to past coal mining. The Coal Mining Referral Areas in Ashfield are largely located towards the western part of the District. For non-householder applications in Coal Mining Referral Areas the developer will be required to prepare and submit a Coal Mining Risk Assessment (CMRA) with the planning application. There may be a need for appropriate mitigation measures to ensure that there will be no future ground instability and public safety issues arising from the development. Within the rest of the coalfield area the Coal Authority's Standing Advice Area will apply.

Groundwater

13.75 Groundwater is a key resource. Consequently, the prevention of pollution and reversal of environmentally significant and sustained deteriorating trends in groundwater quality is a requirement of the Water Framework Directive and its associative legislations/regulations, as well as good practice. The Council will work closely with the Environment Agency utilising best practice documents such as "Groundwater Protection: Policy and Practice (GP3) Part 1-5".

13.76 Prospective developers should:

- assess the area of influence of their activities and to take account of groundwater uses and dependent ecosystems within this area during planning, construction and operation
- provide adequate information to statutory bodies such as the Environment Agency when submitting their proposals so that the potential impact on groundwater resources and quality can be adequately assessed.

13.77 Proposed development should follow the procedures set out in the in CLR11 ' Model Procedures for the Management of Contamination'¹⁴ (or any update or replacement). This includes assessing the suitability of sites for redevelopment based on their environmental setting as well as previous site history and potential for contamination to be present and the best ways to mitigate any risks to Controlled Waters shown.

13.78 The Council will require the applicant to provide such information as is necessary to determine whether the proposed development can proceed. Investigations will need to consider the possibility that new pathways may be introduced as a result of development activities, such as piling, drain laying and trenches for services and that new receptors may be introduced by the development proposed. Substantial parts of the District are above groundwater aquifers, and therefore development proposals should not create a pathway into the water supply.

13.79 The Council will adopt a balanced approach to contamination and unstable ground as it is unreasonable for the Council to require every applicant to carry

out a detailed and expensive site investigation. However, sufficient information should be required to determine the existence or otherwise of contamination or unstable ground, its nature and the risks it may pose and whether these can be satisfactorily reduced to an acceptable level. Where a desk study and site reconnaissance does not provide sufficient information to assess the risks and appraise remedial options, further investigations will need to be carried out before the application is determined. Any remedial measures should be agreed by the Council before the development is commenced and completed prior to occupation.

- 13.80 Planning decisions will take into account the most up to date national, regional or local guidance in relation to pollution control/unstable land and planning.

Environmental Protection

Policy SD8: Environmental Protection	
Strategic Objectives	
NPPF	
<ol style="list-style-type: none"> 1. Development should be sited and designed so as to avoid adversely impacting upon human health and well being, amenity, the natural and historic environment, biodiversity, the welfare of agricultural livestock, or the quality of land, air or water; by reasons of fumes, dust, noise, vibration, smell, light or other forms of air, land, water pollution, or creating exposure to contaminated land. 2. Development which has the potential for a significant impact, but is considered appropriate for reasons of economic or wider social need, will be required to provide an appropriate scheme of mitigation. In assessing a scheme of mitigation, account will be taken of: <ol style="list-style-type: none"> a) The location, design and layout of the proposed development b) Measures to bring levels of emissions to an acceptable level c) Measures to control run-off and other diffuse pollution d) Hours of operation and e) Measures that reduce existing levels of pollution. 3. Development will not be permitted if mitigation cannot be provided to an appropriate standard with an acceptable design, particularly in proximity to existing sensitive uses or sites. 4. Proposals for development will be considered in the context of the cumulative impact of pollution. The extent of the area over which the cumulative impact will be taken into account will be determined on a site by site basis. 	

5. Development sensitive to the effects of noise or other pollution will not be permitted where the presence of that sensitive development could threaten the ongoing viability of existing uses that are considered desirable for reasons of economic or wider social need.
6. Where significant new pollution may be created the applicant will provide sufficient information on the potential impact to enable a determination to be made on the effect of pollution and any remediation measures necessary. Information will be required with regard to noise, lighting and air quality as noted below.

Noise

7. Development proposals will be required to demonstrate that:
 - a) The proposal does not have a detrimental impact on the indoor and outdoor acoustic environment of existing or planned development. This includes the potential impact on areas important for recreation, biodiversity, and conservation or where it could have a significantly detrimental welfare impact on livestock;
 - b) The occupiers of the proposed development will not be subject to detrimental noise levels from the existing or potential future operations of adjacent uses; and
 - c) The proposed development does not cause a significant increase in the background noise level to nearby existing noise sensitive land uses.

Lighting

8. Development proposals will be required to demonstrate that:
 - a) Light pollution from glare and light spillage is minimised, including into the night sky;
 - b) The lighting is necessary;
 - c) The proposed lighting scheme is the minimum needed for security, working or recreational purposes;
 - d) The level of luminance is appropriate to the character of the landscape and the surrounding area as a whole, including any cumulative impact of lighting;
 - e) There is no significant loss of privacy or amenity to nearby properties and no danger to pedestrians and road users; and
 - f) There is no detrimental harm to natural ecosystems.

Air Quality

9. Development proposals will be required to demonstrate that proposals minimise harmful emissions to air, will not lead to the declaration of a new Air Quality Management Area, and will not impact negatively on any existing Air Quality Management Areas. Planning permission will only be granted in areas nearing Air Quality Management Area threshold limits if an Impact Assessment shows that the development in question and its associated activities would not increase air pollution to unacceptable levels, as defined in the National Air Quality Strategy.

- 13.81 Although the planning system does not control processes or emissions that potentially result in pollution, it has an important role in determining the location of development which may give rise to pollution, whether directly or indirectly. The adverse impact or potential impact of pollution will be a key aspect in any planning decision. This includes the relationship with sensitive uses such as residential areas, schools, hospitals, or the natural environment, which include the landscape, the quality of the soil, ground/surface water or areas of nature conservation. The position and orientation of sensitive uses should be taken into account at the earliest stages of any building design or consideration of location.
- 13.82 A priority theme within Ashfield's Sustainable Community Strategy is 'Healthy Ashfield'. It is recognised that human health is an integral component of community vibrancy; therefore it is important for planning policies to protect health, especially where there is a known problem.
- 13.83 The Council will use the precautionary principle which reflects Using Science Responsibly, one of the five principles in The UK Sustainable Development Strategy Securing the Future¹⁵. The precautionary principle will be invoked when there is a good reason to believe that harmful effects may occur to humans, animals, plant health or the environment; and the level of scientific uncertainty about the consequences or likelihood of the risk is such that the scientific advice cannot assess the risk with sufficient confidence to inform decision-making.
- 13.84 Damage to the environment is usually identified as pollution and it arises from a wide variety of sources both man made and the natural environment. Pollution can have a detrimental impact on human health, the local environment, well being and amenity. The nature of pollutants will vary, but in terms of Ashfield, issues typically arise in relation to noise, lighting and air quality. Nevertheless, pollution can arise from other sources such as emissions of smoke, fumes, gases, dust, steam, smells or vibrations all of which will be considered during the planning process.
- 13.85 Where significant new pollution may be created, the applicant will be required to provide sufficient information on the potential environmental impacts to enable a determination to be made whether or not planning permission should be granted. Where such information is not forthcoming the Council will refuse planning permission on a precautionary basis. Planning permission will not be granted without the applicant providing the Council with sufficient information to:
- fully appreciate the environmental matters that will have to be considered, and
 - identify that they can be satisfactorily resolved either through conditions or a planning obligation.

Where a desk study and site reconnaissance does not provide sufficient information to assess the risks and appraise remedial options, further

investigations will need to be carried out before the application is determined. Where appropriate, any report will need to set out the cumulative impacts.

Noise

- 13.86 Noise has the potential to cause both physical and psychological health issues for humans and can have a negative impact on wildlife. There are various sources of noise including transport, construction activities and industrial processes. The potential impact of noise on neighbouring land uses is an important planning consideration. Within this context noise includes both ambient levels and noise impulses whether irregular or tone.
- 13.87 Noise sensitive uses such as dwellings, hospitals, residential institutions, nursing homes, hotels, guesthouses, schools and other educational establishments should be separated from major sources of noise. New development which involves noisy uses should also be located away from noise sensitive land including areas valued for their recreational and amenity reasons. Certain areas, particularly in rural places, may have very low background noise and the Council will take into account that the introduction of noisy activities may be especially disruptive.
- 13.88 Equally, the potential impact of noise on wildlife, conservation sites and, where relevant, the welfare of livestock will be taken into account in any planning determination. It may be acceptable in meeting other planning objectives that noise generating activities should be allowed near to or adjoining noise sensitive uses. In these circumstances, the design and layout of the development should reduce noise impact and conditions or planning obligations will be used to safeguard local amenity.

Lighting

- 13.89 Lighting becomes a problem where it is excessive, poorly designed and located, badly installed or poorly maintained. This can result in light pollution from a number of sources including:
- sky glow: the orange glow seen around urban areas caused by a scattering of artificial light by dust particles and water droplets in the sky;
 - glare: the uncomfortable brightness of a light source when viewed against a darker background; and
 - light trespass: light spilling beyond the boundary of the property on which a light is located.
- 13.90 Wherever possible, the use of artificial lighting should be avoided as it has a number of negative impacts including increased energy use, detrimental impacts on local amenity and nature conservation and it can affect people's health through disrupting sleep. Nevertheless, it is recognised that in specific circumstances lighting can result in benefits including: safety of movement, security, extension of working hours, and for facilitating leisure activities.

- 13.91 Where lighting is necessary, the Council will expect that, as far as reasonably possible, the design and future maintenance of any light system related to the proposed development will minimise light pollution.

Air Quality

- 13.92 Local Authorities are required to carry out periodic reviews of air quality in their areas, and to assess present and likely future quality against statutory air quality standards. A review of air quality measurement in Ashfield during 2010 demonstrated that all the air quality objectives continue to be achieved across the District. However, if an area is designated as an Air Quality Management Area (AQMA), the Council will consult local stakeholders and propose an Air Quality Action Plan for improving air quality in that area in particular and this will be reflected in planning requirements.
- 13.93 Air quality assessments may be required as part of an Environmental Impact Assessment, for a major development, or as a stand-alone air quality report submitted in support of a specific planning application. Whether an air quality assessment is requirement will depend on a number of issues including:
- traffic generated, including the potential impact on peak flow;
 - whether it will have a significant impact on the traffic composition on local roads;
 - location of the proposed development, particularly where new development is proposed close to existing sources of air pollutants, including road traffic, industrial operations and agricultural operations;
 - whether the proposal includes significant new car parking, taking into account car park turnover;
 - whether the proposed development may significantly affect Nitrogen deposition to sensitive habitats;
 - proposals that include biomass boilers or fuels; and
 - the time and scale of the demolition and/or construction phases of a development, particularly near sensitive locations, such as residential areas, or commercial operations that may be sensitive to dust.
- 13.94 Matters for consideration in taking decisions on planning applications in relation to pollution are set out in Appendix 11. However, decisions will also take into account the latest national, regional or local guidance in relation to pollution control and planning.

Traffic Management and Highway Safety

Policy SD9: Traffic Management and Highway Safety	
Strategic Objectives	
NPPF	
<p>1. Development will be supported where:</p> <ul style="list-style-type: none"> a) It reduces the need to travel by private motor vehicle and promotes smarter choices (to reduce congestion and air pollution); b) The highway is well designed, taking into consideration the needs of all users; c) Parking provision conforms to local standards and can be shown to satisfy the requirements of the development; d) Parking is effectively designed and integrated into the public realm; e) It is legible and provides safe, direct and effective access for pedestrians; cyclists; and people with a disability; f) It is safe and convenient, and the site is well connected to the surrounding area and to public transport; g) It promotes the safe and efficient flow of traffic on the highway network; and h) Suitable provision is made for cyclists and people with a disability, where necessary. <p>2. New development, singularly or combined with other proposed development, should demonstrate that a sufficient package of measures are proposed as part of the development to ensure that the wider transport system, in terms of effective operation, is not compromised. Where development places additional demands on transport infrastructure appropriate mitigation will be required.</p> <p>3. The highway network should be well designed, with particular emphasis on high quality materials, appropriate landscaping features and excellent connections both within the development and to neighbouring areas. The standards and principles set out in national best practice guidance should be incorporated into all schemes.</p> <p>4. Proposed development should protect established footpaths; cycle routes; and/or bridleways. Where possible, these should be incorporated into the scheme. If this is not possible, established rights of way should be re-directed via the most suitable route. Where appropriate, opportunities to create new footpaths and cycle routes will also be sought by the Council.</p> <p>5. In accordance with Highway Authority standards, Transport Assessments should be submitted alongside applications for large scale development. Smaller scale developments will require a Transport Statement. Comprehensive Travel Plans should also be devised for</p>	

residential developments and commercial development schemes where necessary, in accordance with Highway Authority standards.

6. The Council will work with other parties to improve the transport infrastructure with the objective of promoting travel choice and reducing the reliance on the private car. Development will be supported and land safeguarded, where it improves the connectivity of and to the following:

- The Nottingham Express Transit System, including safeguarding land from Hucknall Station to the boundary with Gedling Borough as identified on the Policies Map;**
- The Robin Hood railway line and the railway stations at Hucknall, Kirkby-in-Ashfield and Sutton Parkway;**
- If the HS2 Phase Two high speed rail link from Birmingham to Leeds is constructed, links to the East Midlands Hub Station.**
- Bus and coach services between urban areas and, where identified, it meets local needs in rural areas.**

13.95 In order to create more sustainable communities and enable transport choice, it is important that people living in Ashfield have good access to a range of transport modes to enable them to access services, facilities and employment opportunities within and beyond the District.

13.96 The Nottinghamshire Local Transport Plan (LTP3)¹⁶ details the transport strategy for the whole of Nottinghamshire for a fifteen year period. This Policy is closely linked to the objectives of the LTP3 in seeking to promote smarter choices which will reduce congestion on the highway network.

13.97 New development should not put a burden on the public highway or lead to an unacceptable increase in CO₂ emissions. The Council will seek to ensure that new development promotes smarter choices which support sustainable patterns of travel. This can be achieved in a number of ways but in land use planning terms new development should provide opportunities for good access to public transport; walking and cycling routes, town centres and local services and facilities. Travel plans are also a useful tool for large scale residential developments and for commercial developments. To outline how a development will propose to promote sustainable travel.

13.98 Where there are known areas of public transport deficiency, such as the area to the west of Hucknall. The Council will seek to address this by working with developers and service providers to promote well designed development which promotes smarter choices of travel.

Transport & Highway Improvements

13.99 The Ashfield Infrastructure Delivery Plan identifies the measures required in relation to transport and highway improvements. The Council will continue to seek advice from the Highway Authorities about all highways issues. Development within the District and in surrounding districts will impact on

local roads and strategic routes including M1 junctions. Working in partnership with the Highway Authority, the Highways England, neighbouring authorities and other partners, the Council will seek to improve and ensure that the cumulative impact of development in the wider area will not adversely affect the operation of the highway and public transport networks, in particular junction 28 of the M1. This will be achieved through the implementation of projects and plans identified through the Local Plan, Infrastructure Delivery Plan, LTP3 and, where appropriate, other development schemes and studies. In some instances developer contributions will be required to enable the Council to undertake necessary transport improvement works within the affected area.

- 13.100 Nottinghamshire County Council is responsible for the implementation of LTP3. The County Council, as the Highway Authority, will require Transport Statements (TS) and Transport Assessments (TA) and Travel Plans to be submitted with certain proposals. Planning applications should accord with current standards and guidance set out in the 6Cs Design Guide. In some instances, applicants will be required to attend a pre-application meeting to discuss the transport issues with officers from the Council and the Highway Authority.

Design

- 13.101 With regard to transport and movement, development proposals should be well designed in terms of the site layout, connectivity, legibility and landscaping; new neighbourhoods should create a sense of place with a strong identity which links well to the surrounding area. In achieving this, development proposals must create high quality public realm that enhances 'place', whilst providing an effective movement network.
- 13.102 Schemes should promote the safe and free flow of movement on the highway network by introducing traffic calming measures through well designed road layouts rather than the introduction of features such as road humps. This will ease flow, reduce congestion and offer pedestrian and driver safety. Where proposals impact on the safety and flow of the highway network, appropriate measures must be undertaken to ensure that the scheme is acceptable in terms of current highways standards.
- 13.103 When designing the road network, including vehicular access points, consideration must be given to the needs of all users. Safety and convenience are key issues which must be addressed. The needs of pedestrians, cyclists and people with disabilities, including wheelchair users and the visually impaired, must be at the forefront of the design process.
- 13.104 Highways should be well connected to surrounding areas and free from unnecessary clutter, including inappropriate vehicle parking. Landscaping should complement the highway network and must not create unnecessary obstacles. Quality surfacing materials should be incorporated into the design; and clear, legible routes for all users will create a free-flowing road network.

13.105 New residential developments need to provide a safe, attractive and quality highway network for all users. The standards and principles set out in Manual for Streets provide a sound basis for the design of residential schemes. The Council will require all new residential developments to accord with the principles set out in this and other relevant national standards, in particular Building for Life standards.

Light and Heavy Rail

13.106 The Nottingham Express Transit System was developed as a light rail system to serve the public transport needs of Greater Nottingham. Hucknall Station currently provides an interchange facility with heavy rail and park and ride. Allocations for new housing and employment development are set out in the Gedling Borough Aligned Core Strategy, Part 1 Local Plan. While current proposals do not include the development of a NET station, the Council has been requested to safeguard land should this be required in the future to widen transport choices in the area.

13.107 The Robin Hood Line from Workshop to Nottingham was reopened in 1993 by a partnership of local authorities led by Nottinghamshire County Council as part of a multi million pound investment. Ashfield District Council was actively involved with supporting the re-opening of the line and the provision of stations at Hucknall, Kirkby-in-Ashfield and Sutton Parkway.

13.108 The Government plans a new high-speed rail network from Birmingham to Manchester and Leeds, known as HS2 Phase Two. The proposed route of HS2 runs through Ashfield. For the scheme to benefit local communities it is important that connectivity improvements to the East Midlands Hub Station are achieved for Ashfield and neighbouring authorities. This would entail the up-grading of the local transport network to the East Midlands Hub Station, including the opportunity to open the mineral railway line from Kirkby-in-Ashfield towards Somercotes for passengers and the provisions of station(s) along the line.

Parking

Policy SD10: Parking	
Strategic Objectives	
NPPF	
<p>1. The Council will promote an integrated, design-led approach to vehicle parking. Parking provision should be adequate to serve the proposed development, appropriately sited and complement the street scene. In order to achieve this, developments must meet the following criteria:</p> <p>a) Parking facilities must accord with the local parking standards b) Off-street parking should be designed to incorporate safety and security</p>	

measures, to minimise inappropriate parking and to minimise the urban heat island effect by providing soft landscaping, permeable surfaces and other treatments to offset adverse impacts of surface water run-off

- c) On-street parking must be well located and should be suitably integrated into the development scheme, utilising high quality materials and landscaping. It must not dominate building and road frontage;
- d) Parking facilities must be in conformity with national guidance
- e) Provision must be made for people with impaired mobility where necessary
- f) Provision must be made for emergency service vehicles and delivery vehicles where necessary
- g) Parking provision for cyclists will be required to accord with Local standards.

- 13.1 Effective, well designed and considered parking provision is a key element of any development proposal. Insufficient and poorly located parking provision can lead to inappropriate parking on streets and verges, which has implications for the health and safety of all highway users. On street parking is very limited in some areas of the District, particularly in and around the main town centres.
- 13.2 The narrowness of the streets in some areas adds to the congestion because on-street parking hinders the free and safe flow of traffic. Implementation of local parking standards will ensure that all developments have adequate and well designed solutions that do not hinder the highway or public realm. This will assist in making the public highway safer and less cluttered, in turn creating of a more attractive environment.
- 13.3 There is no single best solution to resolve the issue of vehicle parking. A combination of parking typologies (on-street, off-street, courtyards etc.) may be required to create an acceptable solution in terms of design and function. The Residential Parking Standards Supplementary Planning Document (SPD) provides further guidance on the design and amount of parking needed to support residential development. For non-residential developments, standards are set out in the 6Cs Design Guide¹⁷, as adopted by Nottinghamshire County Council, as the Highway Authority for Ashfield. All proposals should also be guided by national best practice and guidance such as Manual for Streets and Building for Life.
- 13.4 All development proposals should consider the parking requirements of their scheme from the initial stages of the design process, ensuring it is integrated and not considered as an afterthought. Development proposals should consider the following elements:
- *Design & Siting* – parking must be sited and designed to reduce its impact on the public realm (visual and actual). Proposals should apply high quality, permeable materials, appropriate landscaping and a considered siting to help achieve this. All parking should be overlooked

by surrounding development and/or have sufficient security and CCTV coverage to ensure adequate users and vehicle safety.

- **Pedestrians & Cyclists** - Parking spaces and facilities should be designed so that they do not inconvenience pedestrians and cyclists. The street should be designed so that it can be easily and safely used and navigated by pedestrians, including people using wheelchairs and pushchairs.
- **Parking Solutions – Off Street** – proposals should apply a mix of parking solutions appropriate to the site. Large surface car parks and long sections of bays at road or property frontage will not be supported. Off-street parking should provide a sufficient amount of space in order to prevent excessive overspill parking on adjacent streets. This can be provided in the form of in-curtilage parking or small parking courts. Bays should be well connected to the wider development and not satellite from the development they serve, in order to discourage inappropriate or unnecessary on-street parking.
- **Parking Solution – On-Street** - On-street parking must not lead to street cluttering. They must be integrated into the wider public realm and include landscape features to reduce the potential for unmanaged parking beyond the designed bays. Parking bays should be clearly delineated and not obstruct footpaths or cycle ways. Large groups of bays will not be supported.
- **Garages** - Garages should be large enough to accommodate a vehicle and should also contain a small amount of storage space. The Residential Car Parking Standards Supplementary Planning Document (SPD) sets out the minimum dimensions for residential garages. This should be adhered to in order for a garage to be classed as a parking space.

Service Vehicles

- 13.5 The space requirements of emergency vehicles, refuse vehicles and vehicles which deliver and collect goods must be incorporated into development schemes where necessary. Sufficient space will also be required within the site to allow for the parking and manoeuvring of such vehicles. Residential care homes in particular should provide sufficient parking and manoeuvring facilities to accommodate the needs of emergency vehicles.

Disabled Provision

- 13.6 Disabled parking provision must accord with the standards adopted by Nottinghamshire County Council. Where necessary, an assessment of need should be undertaken to ascertain the level of disabled parking that will be required. Prospective developers will need to demonstrate that adequate parking space is being provided to enable people with a disability to use the building.

Cycle Parking

- 13.7 Cycle parking facilities must be in conformity with Nottinghamshire County Council's Cycle Design Guide¹⁸. The requirement for cycle facilities will be

dependent on the type and nature of the development. For retail, commercial and industrial premises, and for places of assembly and entertainment, there will be a requirement for cycle parking facilities which are appropriate to the scale of the development.

Exceptions

- 13.8 In exceptional circumstances a more flexible approach may be required and parking standards may be more negotiable. In particular, developments in areas within close proximity to major transport nodes, such as railway and bus stations, may warrant a more flexible approach where there are no implications for amenity or health and safety.
- 13.9 Generally, development will only be permitted where it is in accordance with current Parking Standards. The Council will work closely with the Highway Authority on issues relating to parking. The onus will be on the developer or applicant to demonstrate that the proposed parking facilities are sufficient to meet the needs of the development as a whole.
- 13.10 All matters relating to parking should be the subject of early discussion between the developer, the Council as the Local Planning Authority, and the Highway Authority.

Advertisements

Policy SD11: Advertisements	
Strategic Objectives	
NPPF	
<p>Advertisements, including boards and signs, will be supported where they:</p> <ul style="list-style-type: none"> a) Do not have a negative impact on the visual amenity of the street scene b) Do not affect public safety c) Do not have a negative impact on the character of an area or building, particularly with regard to conservation areas, listed buildings, Scheduled Ancient Monuments and other heritage assets. 	

- 13.11 The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 came into force on 6th April 2007. Advertisements, defined under Advertisement Regulations, include not only hoardings, but blinds and canopies with lettering, flags with logos, balloons. Advertising is a part of everyday life, but it can dominate the street scene and lead to highway safety issues in some instances. It is therefore important to control the installation of advertisements.

- 13.12 Outdoor advertisements are essential to commercial activity in a free and diverse economy. Outdoor advertisements take many forms. Among the most common are:
- fascia signs and projecting signs on shops
 - pole signs at petrol-filling stations
 - sign boards at factories
 - advance signs alongside the highway
 - menu boards at restaurants and cafés
 - poster hoardings
 - notices announcing the visit of a travelling fair.
- 13.13 The design of advertisements should complement the architecture of the host building and the area. Consideration should also be given to the cumulative effect of other signage and the potential for precedent setting. In particular regard should be had to:
- the impact on architectural features
 - the size and style of signage boards and lettering
 - materials, colour and finish
 - the effects of illumination, where appropriate.
- 13.14 These design details should be considered as an integral part of the development.
- 13.15 Where advertisements affect heritage assets, the test is to ensure that no harm occurs. In order to prevent this, the Council will require a planning statement to be submitted with an application which sets out how the character of the Listed building and/or conservation area have been taken into account in the size and design of the advertisement.
- 13.16 The council will use the Shopfront Design Guide to assess proposals concerning shop signs.

Provision and Protection of Health and Community Facilities

Policy SD12: Provision and Protection of Health and Community Facilities	
Strategic Objectives	
NPPF	
<p>1. The Council will work with developers and strategic partners to provide District wide high quality, accessible and inclusive health, and community facilities by:</p> <ul style="list-style-type: none"> a) Encouraging the co-location of educational, health services and community facilities where opportunities arise; b) Enhancing sport, leisure and cultural provision for the use by schools, clubs, community organisations and the public; c) Dependent on the potential impact of the development on the health and community facility infrastructure, requiring a development to provide a new facility or make a contribution towards improving existing or providing new facilities to meet local need. <p>For major development schemes, the Council may require the applicant to submit a Health Impact Assessment to identify the health implications for the local population arising from the development.</p> <p>2. A development which result in the loss of building or site required for the provision of health and community facilities will not be permitted unless:</p> <ul style="list-style-type: none"> a) There is no longer a requirement for the facility in that location; and b) where appropriate it can be demonstrated through a viability assessment that the current use is economically unviable. 	

13.17 The National Planning Policy Framework sets out that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Paragraph 70 specifically identifies that: “To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs;

- ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and
 - ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.”
- 13.18 The Council will support the co-location of community facilities and other services, where viable. Working in partnership with other service providers and the voluntary sector provides an effective and accessible way to meet the needs of communities. If services and facilities can be housed within a single building or area there can be numerous benefits to users and providers; aiding accessibility, increasing users and sharing resources.
- 13.19 New development has the potential to result in increased pressure on Ashfield’s existing health and community facilities, either cumulatively or individually. Where appropriate, the Council will expect schemes that create additional demand for health, and community facilities to make an appropriate contribution to meet local needs. This may be through on-site provision or a contribution towards improving existing facilities close to the development, or within the appropriate catchment for the social infrastructure type. When assessing the impact of new development the Council will consider:
- the likely number of future occupants of the development and their impact on the demand for health and community facilities;
 - the capacity of existing health and community facilities and their accessibility to the development;
 - the accommodation requirements of community service providers operating in the area.

Loss of Social Infrastructure

- 13.20 The Council will resist the loss of social infrastructure facilities unless there is no longer a requirement for the facility in that location. The application will need to be able to demonstrate that:
- No shortfall in provision will be created by the loss;
 - Adequate alternative facilities are already available in the area;
 - A replacement facility that meets the needs of the local population, is provided, with a preference for on-site provision; and
 - The health or community facility is no longer required in its current use.
 - Where appropriate, the community facility is no longer viable. Viability is anticipated to apply to community facilities that are run for business purposes to make a profit (although there may be exceptions). In these circumstances, the Council will utilise existing tools such as The Campaign for Real Ale “Public House Viability Test” to make a fair, open and informed judgement on the need for the facility in the locality.

Designing Out Crime and the Fear of Crime

Policy SD13: Designing Out Crime and the Fear of Crime	
Strategic Objectives	
NPPF	Para. 69
<p>1. The Council will expect major developments and all proposals within A3, A4, A5, C2 & C4 use classes to effectively demonstrate that they will not undermine the quality of life or community cohesion of their surroundings. In doing so, applicants will need to demonstrate that:</p> <ul style="list-style-type: none"> a) The development proposed will not lead to increased levels of vandalism, anti-social behaviour and/or the fear of crime; b) The design of the proposal has acknowledged and appropriately applied urban design and Secure by Design principles to create a development that reduces the potential for crime and anti-social behaviour; and c) For Homes of Multiple Occupation, via a Management Plan, how the proposal is to align with the Management of Houses in Multiple Occupation (England) Regulations 2006. <p>2. Developments proposals in a Partnership Plus Area that in whole or part, fall within the A3, A4, A5, C2 & C4 use classes must submit a Crime Impact Assessment that effectively demonstrates that their proposal will not exacerbate the crime and anti-social behaviour issues that have led to the Partnership Plus Area designation.</p> <p>3. The Council will not support developments where, through consultation with the Police and other relevant bodies, it is consider the development may have the potential to exacerbate these issues. In exceptional circumstances, a temporary permission may be granted.</p>	

- 13.21 The Council will Crime and a communities fear, or perception of crime can have a detrimental impact on the quality of life for the District's residents, contribute to town centre decline and have a negative effect on local businesses and inward investment. It is therefore important that any future developments seek to enhance the quality of life of the District's residents and do not have a negative impact on existing uses, or exacerbate the potential for crime or fear of it.

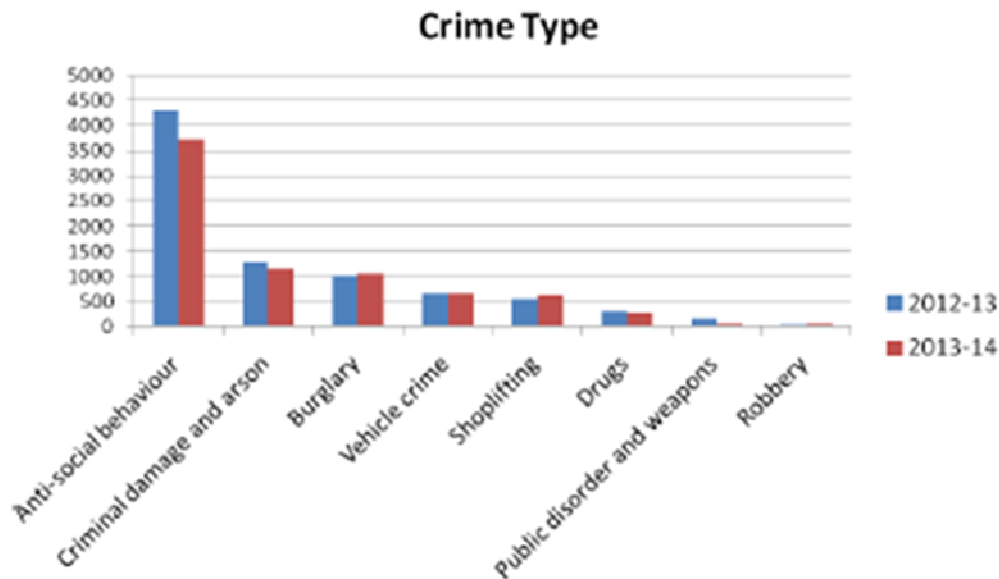


Figure 4

- 13.22 As illustrated by figure 4 the District's residents and businesses suffer from a range of different crimes that negatively impact on their lives and livelihoods. Anti-social behaviour is by far the largest type of recorded crime effecting the District's communities, followed by criminal damage and arson. The District has also witnessed an increase in the levels of burglary and shoplifting; and static levels of vehicle crime.
- 13.23 In order to help reduce the levels of crime across the District, the Council together with key partners such as Nottinghamshire Police, Nottinghamshire Fire & Rescue, Probation Service and Nottinghamshire County Council have come together to try and improve community safety across the District and County. This has led to the creation of local community safety partnerships within every district and an overarching Safer Nottingham Board, (required under the Crime and Disorder Regulations 2007) to ensure the delivery of shared priorities and a community safety agreement.
- 13.24 Working with the Safer Nottingham Board, the Ashfield Community Safety Partnership was established to bring key partners together to help keep people safe in Ashfield. Under this Partnership, geographical action groups and associated delivery plans have been created for Partnership Plus Areas across the District.

Partnership Plus Areas

- 13.25 Via Home Office Community Safety funding, 15 such Areas have been created across the County, 5 of which are in Ashfield:
- Hucknall East
 - Kirkby East
 - Stanton Hill
 - Sutton East
 - Sutton Town Centre

- 13.26 These Areas have been identified through the work of the Ashfield Community Safety Partnership and its partners as having high rates of Serious Acquisitive Crime, Violent Crime, Domestic Violence, Anti-Social Behaviour, Hate Crime, Drug and Alcohol Misuse and Youth Issues.
- 13.27 With the funding received by the Home Office, the Community Safety Partnership has undertaken a range of projects and initiatives to help reduce the rates of crime within these areas. To date many of these have led to a reduction in the rates of the targeted crime and it's important that planning decisions and development support the work being undertaken.
- 13.28 As such, the Council will require development proposals that it considered could have the potential to exacerbate elements of crime, or conflict with the project work within the Partnership Plus Area, to submit a crime impact assessment. This assessment should seek to highlight any potential crime or anti-social behaviour issues that may arise as a result of the proposed use and outline mitigation measure the proposal will put in place to reduce the potential of it occurring and/or the span of its impact on surrounding uses.

Cafés or restaurants, bars and pubs, hot food takeaway and night clubs

- 13.29 Due to the often late opening times, links to the consumption of alcohol and/or potential to attract groups of users, the Council will require all proposals for cafés or restaurants (A3), bars and pubs (A4), hot food takeaway (A5) and night clubs (sui generis) with a Partnership Plus Area to submit a crime impact assessment with their development. This should be undertaken in consultation with the Ashfield Community Partnership and/or its partners. Beyond Partnership Plus Areas, proposals should demonstrate that what measures are to put in place to ensure the use will not lead to increases level of crime related to vandalism, anti-social behaviour or the fear of crime. Such measures could include security measures, equipment and/or operatives, details of operational procedure, accreditations and policies, and consultation undertaken with police or other relevant organisations.

Homes of Multiple Occupation and Residential Institutions

- 13.30 All proposals for (C2) residential institutions and (C4) homes of multiple occupation must submit details of their management plans with their planning application. If located within a Partnership Plus Area, proposals should also submit a crime impact assessment in consultation with the Ashfield Community Partnership and relevant organisations.

Secure by Design

- 13.31 Beyond the potential for crime related to the proposed use, development proposals should seek to apply appropriate Secure-By-Design and urban design principles to help ensure the design of the proposed development enhances the surrounding environment and does not provide opportunities through its design for crime to occur. The aim should be to design a physical environment that positively influences human behaviour. This should help people feel safe and secure within their built environment, while

simultaneously make criminals at greater risk of being caught, and therefore less inclined to offend.

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19. Nottinghamshire County Council (2006) Cycling Design Guide

Appendices

APPENDIX 1

GLOSSARY OF TERMS AND ABBREVIATIONS

Affordable Housing: Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should:

- Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.
- Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.

Agricultural Building: Is a structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or packaged; nor shall it be a place used by the public.

Aged or Veteran Tree: A tree which, because of its great age, size or condition is of exceptional value for wildlife, in the landscape or culturally.

Allocation: Land identified as appropriate for a specific land use.

Ancient Monument: A structure regarded by the Secretary of State for the Environment, Transport and the Regions as being of national importance by virtue of its historic, architectural, traditional or archaeological interest. Scheduled Ancient Monuments are listed in a schedule compiled under the requirements of Section 1 of the Ancient Monuments and Archaeological Areas Act, 1979.

Annual Monitoring Report (AMR): A report which is produced annually to establish what is happening now and what may happen in the future and compare trends against existing LDF policies to determine if changes need to be made.

Archaeological Interest: There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of the past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

Best and most versatile agricultural land: Land in grades 1, 2 and 3a of the Agricultural Land Classification.

Biodiversity: The range of life forms which constitute the living world, from microscopic organisms to the largest tree or animal, and the habitat and ecosystem in which they live.

BREEAM: An Environmental Assessment Method used to assess the environmental performance of both new and existing buildings. It is regarded by the UK's construction and property sectors as the measure of best practice in environmental design and management.

Brownfield Land: A general term used to define land which has been previously developed.

Census of Population: A survey of the entire population of the United Kingdom, undertaken on a ten-yearly basis.

Civic Space: A subset of open space consisting of urban squares, markets and other paved or hard landscaped areas with a civic function.

Comparison Goods: A term used in retailing to indicate goods purchased for longer term use and likely to be subject to 'comparison' between suppliers before purchase. For example, clothing, footwear, household goods, books, stationery, chemist goods, photographic goods, jewellery, cycles, pushchairs.

Conversion Method Statement: A Conversion Method Statement sets out the specific programme of works to be undertaken in order to convert a building and should be submitted as part of a planning application for the conversion of a building.

Conservation Area: An area designated by Local Planning Authority under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, regarded as being an area of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance.

Convenience Goods: A term used in retailing to indicate goods purchased for regular consumption. For example food, groceries, drink, confectionary, tobacco, newspapers.

Countryside: The rural parts of the District lying outside the defined Main Urban Areas and Named Settlements excluding land designated as Green Belt.

Density: The intensity of development in a given area. Usually measured, for housing, in terms of number of dwellings per hectare.

Department for Communities and Local Government (CLG): The Government Department responsible for planning and local government.

Designated Heritage Asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Development Plan Document (DPD): A Spatial planning document which is part of the Local Development Framework, subject to extensive consultation and independent examination.

Duty to cooperate: The duty to cooperate, as set out in paragraphs 178 and 179 of the NPPF, is a requirement by the Government for public bodies to work together on planning issues that cross administrative boundaries, particularly those which relate to strategic priorities. Local Planning Authorities must work with neighbouring authorities and other bodies, where necessary, to ensure that the development requirements of both the district and the surrounding areas are met.

Edge of centre: For retail purposes, a location that is well connected to and up to 300 metres from the Primary Shopping Area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

Employment Land: For the purposes of this Local Plan, the term employment land will normally refer to land intended for use within Classes B1 to B8, as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). Sui Generis employment uses outside these categories may also be appropriate, subject to normal site planning considerations.

Environmental Assets: Physical features and conditions of notable value occurring within the District.

Farm shops: A farm shop will form an ancillary activity to a commercial farm

Green Belt: An area of land surrounding a City. The Green Belt is identified as having five distinct purposes:

- i to check the unrestricted sprawl of large built up areas;
- ii to prevent neighbouring towns from merging into one another;
- iii to assist in safeguarding the countryside from encroachment;
- iv to preserve the setting and special character of historic towns, and;
- v to assist in urban regeneration by encouraging the recycling of derelict and other urban land.

(National Planning Policy Framework, 2012)

Greenfield Runoff: This is the surface water runoff from a Greenfield site before development,

Green Infrastructure: The network of protected sites, green spaces and linkages which provide for multi-functional uses relating to ecological services, quality of life and economic value. This includes but is not limited too parks, open spaces, playing fields, woodlands, allotments, cemeteries, private gardens and river corridors, green roofs and wall as well as agricultural land, country parks, private estates and wasteland.

Greenfield Land: A term used to define land that has never been built on or where the remains of any structure or activity have been blended into the landscape over time. Greenfield land should not be confused with Green Belt land (see definition above).

Green Space: A subset of open space, consisting of any vegetated land or structure, water or geological feature within urban areas.

Green Wedge: Strategic corridors in the countryside which are locally designated and which perform a lesser degree of restraint than Green Belts.

Gypsies and Travelers: Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

Ha/ha (Hectare): An area 10,000 sq. metres or 2.471 acres.

Heritage Asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Historic Environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Historic Environment Record: Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

Intermediate Affordable Housing: Housing at prices and rents above those of social rent, but below market price or rents. These can include shared equity products (e.g. HomeBuy), other low cost homes for sale and intermediate rent.

Joint Structure Plan (JSP): See Nottinghamshire and Nottingham Joint Structure Plan.

Key Diagram: Map, picture, figure or plan which is integral to the importance of the document.

Knowledge Economy: Classification of a particular individual industry, if 25% of its workforce is qualified to graduate standard.

Listed Buildings: A building or structure of special architectural or historic interest included on a list prepared by the Secretary of State for Culture, Media and Sport under Section 1 of the Planning (Listed Buildings and Conservation Areas) Act, 1990. Consent is normally required for its demolition in whole or part, and for any works of alteration or extension (both internal and external) which would affect its special interest.

Local Development Document (LDD): A Document that forms part of the Local Development Framework and can be either a Development Plan Document or a Supplementary Planning Document.

Local Development Framework (LDF): A term used to describe a portfolio of Local Development Documents, which set out the spatial strategy for the development of the district. Usually referred to as a Local Plan.

Local Development Scheme (LDS): A document setting out the timescales for the production of the Local Development Documents.

Local Labour force: There are a number of different definitions of local labour markets. However, in simple terms the labour market is made up of:

- self-containment, which is measured as the share of the population of an area that is employed locally, and the share of the employed who also live in the local area.
- the commuting relationships of the area with other areas

The local labour force reflects the population of Ashfield that lives within the District and which is economically active, being identified by the application of economic activity rates (by age and sex) to the population.

Local Nature Reserve (LNR): Established by a Local Authority under the powers of the National Parks and Access to the Countryside Act 1949.

Local Plan: Comprises a Written Statement and a Proposals Map. The Written Statement includes the Authority's detailed policies and proposals for the development and use of land together with reasoned justification for these proposals.

Local Planning Authority (LPA): A Local Planning Authority is the local authority or council that is empowered by law to exercise planning functions for a particular area of the United Kingdom.

Local Strategic Partnership (LSP): An overall partnership of people that brings together organisations from the public, private, community and voluntary sector within a local authority area, with the objective of improving people's quality of life.

Local Shopping Centre: Shopping areas defined on the Local Plan Policies Map which are smaller than town centres and serve local communities. Local shopping centres usually contain small scale development which offers a variety of convenience goods and services.

Mature Landscape Areas: Areas identified by the County Council as being of landscape importance on the basis that they represent those areas least affected by intensive arable production, mineral extraction, commercial forestry, housing, industry, roads etc.

Minor Development for Flood Purposes: Minor development for flooding is defined in the Technical Guidance to the National Planning Policy Framework (footnote 10) as:

- Minor non-residential extensions, industrial/ commercial/leisure extensions (etc) extensions with a footprint less than 250 m².
- Alterations: development that does not increase the size of buildings e.g. alterations to external appearance.
- Householder development e.g. sheds, garages, games rooms etc within the curtilage of the existing dwelling in addition to physical extensions to the existing dwelling itself. This definition EXCLUDES any proposed development that would create a separate dwelling within the curtilage of the existing dwelling e.g. subdivision of houses into flats.

National Planning Policy Framework: The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework of policies within which local people and their accountable council can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

Nottingham Express Transit (NET): The light rail system for Greater Nottingham.

Nottingham and Nottinghamshire Joint Structure Plan: The Joint Structure Plan provided the strategic land use policies to guide the scale and location of development within Nottingham and Nottinghamshire. The Plan set the scale and broad location of housing and employment land, the protection and enhancement of the environment, transport, recreation and tourism, and shopping. This document was superseded in March 2009 by the RSS (Regional Spatial Strategy).

Open Space: Any unbuilt land within the boundary of a village, town or city which provides, or has the potential to provide, environmental, social and/or economic benefits to communities, whether direct or indirect.

Out of centre: A location which is not in or on the edge of a centre but not necessarily outside the urban area.

Physical Infrastructure: Physical infrastructure refers to the technical services that support, sustain or enhance living conditions. This includes but is not limited too providing energy, water, telecommunications, highways, bridges, airports, waste management and disposal that allow communities and local businesses to thrive.

Pitch: A pitch on a "gypsy and traveller" site. As a general guide an average family pitch should be capable of accommodating an amenity building, a large trailer and touring caravan, parking space for 2 vehicles and a small garden area. (CLG, Designing Gypsy & Traveller Sites: Good Practice Guidance, 2008).

Planning and Compulsory Purchase Act 2004: Government legislation which sets out the changes to the planning system.

Planning Policy Guidance/Statement (PPG/PPS): Published by the Department for Communities and Local Government to provide concise and practical guidance. Superseded by the National Planning Policy Framework.

Plot: A pitch on a “travelling showpeople” site (often called a “yard”). The area of land for which a site license is paid and includes the area set aside by one family unit as well as land set aside for the storage and maintenance of their equipment. The Showman’s Guild recommend a minimum area of 0.2 ha (0.5 acres) per yard.

Previously Developed Land (PDL): Land which has in the past been a developed site (see Brownfield land)

Primary Frontage: Primary frontages are located within primary shopping areas within town centres. They should contain a high proportion of retail uses which may include food, drinks, clothing and household goods.

Primary Shopping Area: Defined area where retail development is concentrated (generally comprising primary and those secondary frontages which are contiguous and closely relating to the primary frontage).

Recreational Equine Development: Means the keeping and training of horses/ponies which are owned by the occupant or owner of the property for leisure purposes. The horses/ponies are not kept for remuneration, hire or sale and the development is not open for public use.

Regeneration: The Review of sub national economic development and regeneration, July 2007 defined regeneration “as the broad process of reversing physical, economic and social decline in an area where market forces will not do this without intervention”. (HM Treasury, Department for Business, Enterprise and Regulatory Reform and Department for Communities and Local Government). Consequently, regeneration is a comprehensive approach, which includes:

- Economic attributes – relating to employment, skills, and economic opportunities;
- Social attributes – quality of life, health, crime, community engagement;
- Physical attributes – housing types and condition, neighbourhood centres, the public realm; and
- Environmental attributes – the impact on biodiversity, low energy efficiency, localised pollution and poor visual appearance.

Regional Plan, Regional Spatial Strategy (RSS): The East Midlands Regional Plan (RSS) was issued in March 2009, and provided a framework of planning policies for East Midland Region. This document was formally revoked in April 2013.

Regional Transport Strategy (RTS): Aims to integrate land-use planning and transport planning to steer new development into more sustainable locations, reduce the need to travel and enable journeys to be made by more sustainable modes of transport.

Renewable Energy: The term 'renewable energy' covers those resources which occur and recur naturally in the environment. Such resources include heat from the earth or sun, power from the wind and from water and energy from plant material and from the recycling of domestic, industrial or agricultural waste, and from recovering energy from domestic, industrial or agricultural waste.

Robin Hood Line: The passenger railway line developed to connect Nottingham, Hucknall, Kirkby-in-Ashfield, Mansfield and Worksop.

Rural Area: Those parts of the District identified as Green Belt or Countryside.

Saved Policies: Policies in the current Local Plan which have been safeguarded and then reused in other documents.

Secondary Frontage: Secondary frontages provide greater opportunities for a diversity of main town centre uses such as restaurants, cinemas and businesses.

Section 106 agreement (s106): Planning obligations (or "section 106 agreements") are an established and valuable mechanism for securing necessary infrastructure arising from a development proposal. They are commonly used to bring development in line with the objectives of sustainable development as outlined through the relevant local, regional and national planning policies. The agreements can be used, for example, to provide new or improved open spaces, better sustainable transport links, or more affordable housing.

Setting of a Heritage Asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Shopping parades: A small row of shops within a predominantly residential area which provide convenience goods and retail services to the local community.

Significance (For Heritage Policy): The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Single Payments Scheme: Part of the Common Agricultural Policy (CAP), it is the principal agricultural subsidy scheme in the European Union. Under the scheme farmers have freedom to farm to the demands of the market as payments are not linked to production, and environmentally friendly farming practices, known as cross compliance, are acknowledged.

Site of Importance for Nature Conservation (SINC): Site of local importance for nature conservation or geology identified by the Nottinghamshire Biological and Geological Records Centre.

Site of Special Scientific Interest (SSSI): The designation under Section 28 of the Wildlife and Countryside Act, 1981, of an area of land of special interest by reason of its flora, fauna, geological or physiological features.

Small Dwelling: A dwelling with a floor area of 80 square metres or less as it existed on the 1 July 1982, or as the dwelling was originally built or legally established, if the residential use post-dates 1 July 1982.

Smarter choices: Smarter choices are ‘soft’ transport measures which are aimed at helping people to choose to reduce their car use while enhancing the attractiveness of alternatives. They include workplace and school travel plans; personalised travel planning, public transport information and marketing; car clubs and car sharing schemes; teleworking, teleconferencing and home shopping.

Social Infrastructure: Social infrastructure includes a wide variety of services that are essential to the sustainability and wellbeing of a community. This includes but is not limited too educational facilities including early years education, primary education, secondary education, further education and adult learning; Health services including primary and secondary health; sports and leisure facilities; libraries; theatres; community centres, meeting rooms and halls; cemeteries; faith facilities; and public houses.

Social Rented Housing: Rented housing owned and managed by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime. It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Housing Corporation as a condition of grant.

Soundness: Under the National Planning Policy Framework 2012 paragraph 182 a local planning authority should submit a plan for examination which it considers is “sound” – namely that it is:

- **Positively prepared** – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- **Justified** – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- **Effective** – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- **Consistent with national policy** – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

Statement of Community Involvement (SCI): This document informs of how the Council intends to engage the community on all major planning applications and in the preparation of the new Local Development Framework an important planning document that replaces the current Local Plan Review.

Supplementary Planning Document (SPD): Provide supplementary information in respect of the policies in Development Plan Documents. They do not form part of the Development Plan and are not subject to independent examination.

Sustainability Appraisal (SA): Examines the social, environmental and economic effects of strategies and policies in a Local Development Document from the outset of preparation.

Sustainable Communities: Places in which people want to live, now and in the future. They embody the principles of sustainable development at the local level. This means they improve quality of life for all whilst safeguarding the environment for future generations. (Source DCLG)

Sustainable Community Strategy: A joint plan agreed by the Local Strategic Partnerships to enhance the economic, social and environmental wellbeing of each District/Borough.

Sustainable Development: International and national bodies have set out broad principles of sustainable development. Resolution 42/187 of the United Nations General Assembly defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The UK Sustainable Development Strategy *Securing the Future* set out five 'guiding principles' of sustainable development: living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

Town centre: An area defined on the Local Plan Policies Map which includes primary shopping areas. Town centres are predominantly occupied by main town centre uses within or adjacent to the primary shopping area. Main town centre uses include: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices, and arts, culture and tourism development (including theatres, museum, galleries and concert halls, hotels and conference facilities).

Transport assessment: A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.

Transport statement: A simplified version of a transport assessment where it is agreed the transport issues arising out of development proposals are limited and a full transport assessment is not required.

Travel plan: A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.

Traveller: For the purposes of planning policy, “travellers” means “gypsies and travellers” and “travelling showpeople” as defined above and below, and in government guidance ‘Planning Policy for Traveller Sites’ (2012).

Travelling Showpeople: Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family’s or dependants’ more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above.

White Land: Land outside of Main Urban Areas and Named Settlements specifically excluded from Green Belt but safeguarded from development.

Waste Local Plan: Prepared by the County Council acting as the Authority responsible for waste related issues including disposal, treatment, transfer and recycling within the County.

Worklessness: Refers to people who are unemployed or economically inactive, and who are in receipt of working age benefits.’ (Social Exclusion Unit, 2004).

APPENDIX 2

AGRICULTURAL, FORESTRY AND OTHER OCCUPATIONAL DWELLINGS

1. National planning guidance makes clear that isolated new houses in rural areas require special justification for planning permission to be granted. One of the few circumstances in which isolated residential development may be justified is when accommodation is required to enable agricultural, forestry and certain other full-time workers to live at, or in the immediate vicinity of, their place of work. It will often be as convenient and more sustainable for such workers to live in nearby towns or villages, or suitable existing dwellings, so avoiding new and potentially intrusive development in the countryside. However, there will be some cases where the nature and demands of the work concerned make it essential for one or more people engaged in the enterprise to live at, or very close to, the site of their work. Whether this is essential in any particular case will depend on the needs of the enterprise concerned and not on the personal preferences or circumstances of any of the individuals involved.
2. It is essential that all applications for planning permission for new occupational dwellings in the countryside are scrutinised thoroughly with the aim of detecting attempts to abuse (e.g. through speculative proposals) the concession that the planning system makes for such dwellings. In particular, it will be important to establish whether the stated intentions to engage in farming, forestry or any other rural-based enterprise, are genuine, are reasonably likely to materialise and are capable of being sustained for a reasonable period of time. It will also be important to establish that the needs of the intended enterprise require one or more of the people engaged in it to live nearby.
3. New permanent dwellings should only be allowed to support existing agricultural activities on well-established agricultural units, providing:
 - i there is a clearly established *existing* functional need (see paragraph 4 below);
 - ii the need relates to a *full-time* worker, or one who is primarily employed in agriculture and does not relate to a part-time requirement;
 - iii the unit and the agricultural activity concerned have been established for at least three years, have been profitable for at least one of them, are currently financially sound, and have a clear prospect of remaining so (see paragraph 8 below);
 - iv the functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned; and
 - v other planning requirements, e.g. in relation to access, or impact on the countryside, are satisfied.
4. A functional test is necessary to establish whether it is essential for the proper functioning of the enterprise for one or more workers to be readily available at

most times. Such a requirement might arise, for example, if workers are needed to be on hand day and night:

- i in case animals or agricultural processes require essential care at short notice;
 - ii to deal quickly with emergencies that could otherwise cause serious loss of crops or products, for example, by frost damage or the failure of automatic systems.
5. In cases where there is particularly concerned about possible abuse, the Council will investigate the history of the holding to establish the recent pattern of use of land and buildings and whether, for example, any dwellings, or buildings suitable for conversion to dwellings, have recently been sold separately from the farmland concerned. Such a sale could constitute evidence of lack of agricultural need.
6. The protection of livestock from theft or injury by intruders may contribute on animal welfare grounds to the need for a new agricultural dwelling, although it will not by itself be sufficient to justify one. Requirements arising from food processing, as opposed to agriculture, cannot be used to justify an agricultural dwelling. Nor can agricultural needs justify the provision of isolated new dwellings as retirement homes for farmers.
7. If a functional requirement is established, it will then be necessary to consider the number of workers needed to meet it, for which the scale and nature of the enterprise will be relevant.
8. New permanent accommodation cannot be justified on agricultural grounds unless the farming enterprise is economically viable. A *financial test* is necessary for this purpose, and to provide evidence of the size of dwelling which the unit can sustain. In applying this test (see paragraph 3(iii) above), the Council will take a realistic approach to the level of profitability, taking account of the nature of the enterprise concerned. Some enterprises which aim to operate broadly on a subsistence basis, but which nonetheless provide wider benefits (e.g. in managing attractive landscapes or wildlife habitats), can be sustained on relatively low financial returns.
9. Agricultural dwellings should be of a size commensurate with the established functional requirement. Dwellings that are unusually large in relation to the agricultural needs of the unit, or unusually expensive to construct in relation to the income it can sustain in the long-term, should not be permitted. It is the requirements of the enterprise, rather than those of the owner or occupier, that are relevant in determining the size of dwelling that is appropriate to a particular holding.
10. The Council will consider making planning permissions subject to conditions removing some of the permitted development rights under part 1 of the Town and Country Planning (General Permitted Development) Order 1995 for development within the curtilage of a dwelling house. For example, proposed extensions could result in a dwelling whose size exceeded what could be

justified by the functional requirement, and affect the continued viability of maintaining the property for its intended use, given the income that the agricultural unit can sustain. However, it will always be preferable for such conditions to restrict the use of specific permitted development rights rather than to be drafted in terms which withdraw all those in a Class (see paragraphs 86-90 of the Annex to DOE Circular 11/95).

11. Agricultural dwellings should be sited so as to meet the identified functional need and to be well-related to existing farm buildings, or other dwellings.

Temporary agricultural dwellings

12. If a new dwelling is essential to support a new farming activity, whether on a newly-created agricultural unit or an established one, it should normally, for the first three years, be provided by a caravan, a wooden structure which can be easily dismantled, or other temporary accommodation. It should satisfy the following criteria:

- i clear evidence of a firm intention and ability to develop the enterprise concerned (significant investment in new farm buildings is often a good indication of intentions);
- ii functional need (see paragraph 4 of this Appendix);
- iii clear evidence that the proposed enterprise has been planned on a sound financial basis;
- iv the functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned; and
- v other normal planning requirements, e.g. on siting and access, are satisfied.

13. If permission for temporary accommodation is granted, permission for a permanent dwelling should not subsequently be given unless the criteria in paragraph 3 above are met. The Council will make clear the period for which the temporary permission is granted, the fact that the temporary dwelling will have to be removed, and the requirements that will have to be met if a permanent permission is to be granted. The Council not normally grant successive extensions to a temporary permission over a period of more than three years, nor should they normally give temporary permissions in locations where they would not permit a permanent dwelling.

Forestry dwellings

14. The Council will apply the same criteria to applications for forestry dwellings as to those for agricultural dwellings. The other principles in the advice on agricultural dwellings are equally relevant to forestry dwellings. Under conventional methods of forestry management, which can involve the use of a peripatetic workforce, new forestry dwellings may not always be justified, except perhaps to service intensive nursery production of trees.

Other Occupational Dwellings

15. There may also be instances where special justification exists for new isolated dwellings associated with other rural based enterprises. In these cases, the enterprise itself, including any development necessary for the operation of the enterprise, must be acceptable in planning terms and permitted in that rural location, regardless of the consideration of any proposed associated dwelling. The Council will apply the same stringent levels of assessment to applications for such new occupational dwellings as they apply to applications for agricultural and forestry workers' dwellings. They should therefore apply the same criteria and principles in paragraphs 3-13 of this Appendix, in a manner and to the extent that they are relevant to the nature of the enterprise concerned.

Occupancy Conditions

16. Where the need to provide accommodation to enable farm, forestry or other workers to live at or near their place of work has been accepted as providing the special justification required for new, isolated residential development in the countryside, it will be necessary to ensure that the dwellings are kept available for meeting this need for as long as it exists. For this purpose planning permission should be made subject to appropriate occupancy conditions. DOE Circular 11/95 gives further advice and provides model occupancy conditions for agricultural dwellings and for other staff accommodation. This will ensure that the dwelling is not subsequently sold on the open market and ensures that sporadic development is carefully controlled.
17. It will also be necessary to impose an occupancy condition on the existing dwelling where there is an established case for two or more full time workers on a unit. Where the existing dwelling does not form part of the planning application then an occupancy condition will be negotiated as part of a legal agreement.
18. Changes in the scale and character of farming and forestry may affect the longer-term requirement for dwellings for which permission has been granted subject to an agricultural or forestry occupancy condition. Such dwellings, and others in the countryside with an occupancy condition attached, should not be kept vacant, nor should their present occupants be unnecessarily obliged to remain in occupation simply by virtue of planning conditions restricting occupancy which have outlived their usefulness. However, in order to justify the removal of an occupancy condition the applicant must:
- i. outline the changes which have occurred since the granting of the original permission; a minimum time period of 10 years since the granting of the original permission must have elapsed before an application to remove an occupancy condition will be considered;
 - ii. demonstrate that there is no longer a need for an agricultural/forestry worker's dwelling on the unit/enterprise or in the area;

- iii. provide documentary evidence to show that an attempt has been made to let or sell the property at a realistic price (less than full market value) for at least one year with the occupancy condition.

Note:

- The argument that the dwelling is not suitable for an agricultural worker i.e. too large and expensive will not be considered as a relevant issue.
- In addition personal circumstances will not be relevant as it is the needs of the holding and not the individual which must be the overriding issue.

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APPENDIX 3

POLICY EV4: Green Infrastructure, Biodiversity and Geological Conservation

Site of Special Scientific Interest (SSSI)

Plan Ref	Site Name	Policy Map
EV4sa	Bagthorpe Meadows	South Sheet
EV4sb	Bogs Farm Quarry, Annesley Woodhouse	South Sheet
EV4sc	Friezeland Grassland, Underwood	South Sheet
EV4sd	Kirkby Grives	North Sheet
EV4Se	Annesley Woodhouse Quarries	South Sheet
EV4sf	Teversal Pastures	North Sheet
EV4sg	Bulwell Wood, Hucknall	South Sheet
EV4sh	Teversal to Pleasley Railway	North Sheet
EV4si	Dovedale Wood	North Sheet

Local Nature Reserve (LNR)

Plan Ref	Site Name	Policy Map
EV4la	Portland Park, Kirkby	North Sheet
EV4lb	Brierley Forest Park	North Sheet
EV4lc	Teversal to Pleasley Railway	North Sheet
EV4ld	Kingsmill Reservoir	North Sheet

Local Wildlife Sites (LWS)

Plan Ref	Site Name	Policy Map
EV4na	Thieves Wood	North Sheet
EV4nb	Blenheim Lane Hedgerows	South Sheet
EV4nc	River Leen (Part)	South Sheet
EV4nd	Mill Lake Swamp	South Sheet
EV4ne	Eelhole Wood	South Sheet
EV4nf	Skegby Disused Quarry III	North Sheet
EV4ng	Skegby Riparian Woodland	North Sheet
EV4nh	Halfmoon Plantation	North Sheet
EV4ni	Boar Hill	North Sheet
EV4nj	Fulwood Grassland III	North Sheet
EV4nk	Fulwood Grassland II	North Sheet
EV4nl	Ashfield District By-pass Meadows	North Sheet
EV4nm	Blackwell Road Grassland	North Sheet
EV4nn	Longside Farm Grassland	North Sheet
EV4no	Huthwaite Grassland	North Sheet

EV4np	Strawberry Bank Meadow	North Sheet
EV4nq	Crossley Avenue Grassland	North Sheet
EV4nr	Franderground Farm Disused Railway	North Sheet
EV4ns	Mawkin's Lane	North Sheet
EV4nt	Pinxton Road Grasslands, Bentineck Town	North Sheet
EV4nu	St Helen's Grassland	North Sheet
EV4nv	Kirkby Bentineck Dismantled Railway Spoil	North Sheet
EV4nw	Davis's Bottom Pasture	South Sheet
EV4nx	William Wood	South Sheet
EV4ny	Felley Priory Pond	South Sheet
EV4nz	Underwood Football Ground	South Sheet
EV4naa	Selston Common Grasslands	South Sheet
EV4nab	Selston Meadow	South Sheet
EV4nac	Rosemary Hill Pasture	South Sheet
EV4nad	Hall Green Grassland	South Sheet
EV4nae	Bagthorpe Meadow	South Sheet
EV4naf	Westwood Bents Corner	South Sheet
EV4nag	Bagthorpe Pastures	South Sheet
EV4nai	Underwood Meadow	South Sheet
EV4naj	Bagthorpe Plantation	South Sheet
EV4nak	Selston Grassland (II)	South Sheet
EV4nal	Selston Grassland (I)	South Sheet
EV4nam	Annesley Scarp Grassland	South Sheet
EV4nan	Linby Paddock	South Sheet
EV4nao	Springfield Cottage Grasslands	North Sheet
EV4nap	Skegby Railway Cutting	North Sheet
EV4naq	Mill Lakes, Bestwood	South Sheet
EV4nar	Mill Lake Pasture, Bestwood	South Sheet
EV4nas	Blenheim Lane Grassland	South Sheet
EV4nat	Blenheim Lane Ponds	South Sheet
EV4nau	Papplewick Ponds	South Sheet
EV4nav	Wharf Yard Bank, Kirkby Woodhouse	South Sheet
EV4naw	Kirkby Bentineck Dismantled Railway	North Sheet
EV4nax	Sutton-in-Ashfield District Grassland	North Sheet
EV4nay	Millington Springs Grassland	South Sheet
EV4naz	Annesley Woodhouse Quarry	South Sheet
EV4nba	Bogs Farm Quarry	South Sheet
EV4nbc	Freizeland Grassland	South Sheet
EV4nbd	Wighay Road Grassland	South Sheet
EV4nbe	Spring Farm Pasture, Huthwaite	North Sheet
EV4nbf	Bagthorpe Grassland	South Sheet
EV4nbg	Underwood Meadows	South Sheet
EV4nbh	School Road Pasture, Bagthorpe	South Sheet
EV4nbi	Kirkby Bentineck Erewash Meadow	North Sheet
EV4nbj	Langton Meadow	North Sheet
EV4nbk	Stanton Hill Relict Grassland	North Sheet

EV4nbl	Stanton Hill Colliery Spoil	North Sheet
EV4nbm	Skegby Grassland II	North Sheet
EV4nbn	Skegby Grassland III	North Sheet
EV4nbo	Coppy Wood	North Sheet
EV4nbp	Dovedale Farm Field Bank	North Sheet
EV4nbq	Little Dawsgate's Wood	North Sheet
EV4nbr	Woodhouse Lane Grassland	North Sheet
EV4nbs	Woodhouse Lane Quarry	North Sheet
EV4nbt	King's Mill Reservoir	North Sheet
EV4nbu	Cauldwell Dam and Drain	North Sheet
EV4nbv	Coxmoor Golf Course	North Sheet
EV4nbw	Kirkby Grives Grasslands	North Sheet
EV4nbx	Kirkby Woodhouse Limestone Grassland	North Sheet
EV4nby	Kirkby Woodhouse Grassland	South Sheet
EV4nbz	Annesley Woodland II	South Sheet
EV4nca	Oak Plantation, Annesley	South Sheet
EV4ncb	Annesley Park Pond	South Sheet
EV4ncc	Heatherdale Pond	South Sheet
EV4ncd	Annesley Track Verge	South Sheet
EV4nce	Park Forest, Annesley	South Sheet
EV4ncf	Annesley Park Duck Decoy	South Sheet
EV4ncg	Wighay Wood	South Sheet
EV4nch	Washdyke Lane Hedges	South Sheet
EV4nci	Bulwell Hall Park	South Sheet
EV4ncj	Herod's Hill Grassland	North Sheet
EV4nck	Chesterfield Road Pastures, Huthwaite	North Sheet
EV4ncl	Spring Wood Stanton Hill	North Sheet
EV4ncm	Stanton Hill Grassland I	North Sheet
EV4ncn	Stanton Hill Colliery Dismantled Railway Line	North Sheet
EV4nco	Stubbinghill Farm Meadow	North Sheet
EV4ncp	Kirkby Grives Grassland	North Sheet
EV4ncq	Annesley Cemetery	South Sheet
EV4ncr	Blidworth Road Verge	North Sheet
EV4ncs	Silverhill Lane	North Sheet
EV4nct	New Hucknall Sidings Grasslands	North Sheet
EV4ncu	Skegby to Pleasley Railway	North Sheet
EV4ncv	Annesley Woodhouse Grassland	South Sheet
EV4ncw	Pleasley Road Grassland	North Sheet
EV4ncx	Teversal Cemetery	North Sheet
EV4ncy	Heald's Wood Grassland	North Sheet
EV4ncz	Weaver's Lane Grassland	South Sheet
EV4nda	Hamilton Hill	North Sheet
EV4ndb	Felley Brook	South Sheet
EV4ndc	Cauldwell Brook	North Sheet
EV4ndd	River Leen	South Sheet
EV4nde	River Leen Pastures, Bestwood	South Sheet

EV4ndf	River Meden - Newboundmill Bridge	North Sheet
EV4ndg	Erewash Meadow, Portland Park	North Sheet
EV4ndh	Felley Mill Pond	South Sheet
EV4ndi	Allen's Green Grassland	South Sheet
EV4ndj	Rookery Lane Grassland, Fulwood	North Sheet
EV4ndk	Calladine Meadow	North Sheet
EV4ndl	Border Marsh, Huthwaite	North Sheet
EV4ndm	Farley's Grassland	South Sheet
EV4ndn	Kirkby Dismantled Railway	North Sheet
EV4ndo	Hucknall Airfield	South Sheet
EV4ndp	Kirkby Grives II	North Sheet
EV4ndq	Teversal Disused Railway	North Sheet
EV4ndr	Skegby Disused Quarry I	North Sheet
EV4nds	Weaver's Lane Verge	South Sheet
EV4ndt	Bagthorpe Grasslands	South Sheet
EV4ndu	Bagthorpe Brook Grassland	South Sheet
EV4ndv	Skegby Junction Grassland	North Sheet
EV4ndw	Long Hill Meadow	South Sheet
EV4ndx	Chesterfield Road Grassland, Whiteborough	North Sheet
EV4ndy	Whiteborough Railway	North Sheet
EV4ndz	Pinxton Lane	North Sheet
EV4nea	Erewash Meadow 1 Kirkby Grives	North Sheet
EV4neb	Brookside Farm Grassland, Bagthorpe	South Sheet
EV4nec	Winter Close Grassland, New Brinsley	South Sheet
EV4ned	Kirkby Bentinck Grassland	North Sheet
EV4nee	Kirkby Woodhouse Bank	South Sheet
EV4nef	Blenheim Lane Quarry	South Sheet
EV4neg	Huthwaite Meadow	North Sheet
EV4neh	Dumbles Bungalow Grassland	North Sheet
EV4nei	Erewash Grassland	North Sheet
EV4nej	Selston Golf Course	South Sheet
EV4nek	Annesley Woodhouse Cemetery	South Sheet
EV4nel	Fulwood Grassland	North Sheet
EV4nem	Little Oak Plantation	South Sheet
EV4nen	Spring Farm Meadows, Huthwaite	North Sheet
EV4neo	Springfield Grassland Ext	North Sheet
EV4nep	Brinsley Brook	South Sheet
EV4neq	Silverhill Colliery	North Sheet
EV4ner	Brierley Forest Marsh	North Sheet
EV4nes	Kirby Bentinck Colliery Yard	North Sheet
EV4net	Dawgate's Lane Grassland	North Sheet
EV4neu	Teversal Pastures	North Sheet
EV4nev	Norwood Plantation	North Sheet
EV4new	Kirkby Wasteland	North Sheet
EV4nex	Harlow Wood	North Sheet
EV4ney	Stanton Hill Grasslands	North Sheet

EV4nez	Heald's Wood	North Sheet
EV4nfa	River Meden Grassland, Skegby	North Sheet
EV4nfb	Skegby Railway Grassland III	North Sheet
EV4nfc	Skegby Railway Grassland	North Sheet
EV4nfd	Glasswork Grassland, Kirkby-in-Ashfield	North Sheet
EV4nfe	Sunnyside Farm Meadows	North Sheet
EV4nff	Langton Marshy Grassland	North Sheet
EV4nfg	Underwood Plantation	South Sheet
EV4nfh	Hall Green Meadow	South Sheet
EV4nfi	Bagthorpe Brook	South Sheet
EV4nfj	Felley Dumble	South Sheet
EV4nfk	Watnall Coppice East	South Sheet
EV4nfl	Hucknall Colliery Site	South Sheet
EV4nfm	Moor Road Disused Railway, Bestwood	South Sheet
EV4nfn	Farley's Disused Railway	South Sheet
EV4nfo	Blenheim Farm	South Sheet
EV4nfp	Linby Colliery Railway	South Sheet
EV4nfq	Brierley Park Marshy Grassland	North Sheet
EV4nfr	Middlebrook Meadow	South Sheet
EV4nfs	High Park Wood	South Sheet
EV4nft	Pye Hill Marshy Grassland	South Sheet
EV4nfu	Jacksdale Meadow East	South Sheet
EV4nfv	Underwood Grassland	South Sheet
EV4nfw	Holly Hill, Selston	South Sheet
EV4nfx	Stanley Grasslands	North Sheet
EV4nfy	Stanley Grange Grassland	North Sheet
EV4nfz	Dovedale Wood Grassland	North Sheet
EV4nga	Stanley Farm Grasslands	North Sheet
EV4ngc	Crossley Plantation	North Sheet
EV4ngd	Lady Spencer's Wood	North Sheet
EV4nge	Teversal Flush	North Sheet
EV4ngf	Teversal to Pleasley Railway	North Sheet
EV4ngg	Newboundmill and Blackholme Woods	North Sheet
EV4ngh	Annesley Woodland I	South Sheet
EV4ngi	Felley Brook Wood	South Sheet
EV4ngk	Wighay Wood Stream	South Sheet
EV4ngl	Annesley Forest	South Sheet
EV4ngm	Long Hill Disused Pit	South Sheet
EV4ngn	Morning Springs	South Sheet
EV4ngo	Whiteborough Farm Pasture	North Sheet
EV4ngp	Robin Hood Hills	South Sheet
EV4ngq	Moseley Spring	South Sheet
EV4ngr	Fountain Dale	North Sheet
EV4ngs	Bestwood Duckponds	South Sheet
EV4nst	Annesley Pit	South Sheet
EV4ngu	Hucknall Disused Railways	North Sheet

EV4ngv	Handstubbing's Meadows	South Sheet
EV4ngw	Bentinck Void	South Sheet
EV4ngx	Dobpark Grassland	South Sheet
EV4ngy	Mawkin Lane Grassland	North Sheet
EV4ngz	Allen's Green Dumble	South Sheet
EV4nha	Jacksdale Meadows West	South Sheet
EV4nhb	Hardwick Farm Grasslands	North Sheet
EV4nhc	Fulwood Meadow	North Sheet
EV4nhd	Hollinwell Golf Course	North & South Sheet
EV4nhe	Kirkby Grives I	North Sheet
EV4nhf	County Dumble	North Sheet
EV4nhg	Maghole Brook and Ashfield District Dumble	North Sheet
EV4nhh	Middlebrook Grassland	South Sheet
EV4nhi	Middle Brook and Millington Springs	South Sheet
EV4nhj	Newstead Park (including River Leen System)	North Sheet
EV4nhk	Annesley Woodhouse Woodland	South Sheet
EV4nhl	Annesley Woodhouse Pond Grassland	South Sheet
EV4nhm	Forest Road Grassland	South Sheet
EV4nhn	Bentinck Colliery	North Sheet
EV4nho	Davis's Bottom	South Sheet
EV4nhp	Davis's Bottom Grassland	South Sheet
EV4la	Portland Park	North Sheet
EV4lb	Brierley Forest Park	North Sheet
EV4lc	Teversal/Pleasley Network	North Sheet
EV4ld	Teversal/Pleasley Network	North Sheet
EV4le	Kings Mill Reservoir	North Sheet
EV4nhq	Bulwell Wood and Pond	South Sheet

APPENDIX 4

POLICY EV5: Protection of Green Spaces and Recreational Facilities

List of Green Spaces and Recreational Facilities

Local Plan Reference	Site Name	Sheet
EV5/1	Hucknall Bypass Embankment - South	South Sheet
EV5/2	Hucknall Lane Nature Area	South Sheet
EV5/3	Shelton Avenue	South Sheet
EV5/4	Rolls Royce Sports Ground	South Sheet
EV5/5	Hucknall Bypass Embankment - North	South Sheet
EV5/6	Astral Grove	South Sheet
EV5/7	Lancaster Road	South Sheet
EV5/8	Fields off Farleys Lane	South Sheet
EV5/9	Kingsway Gardens	South Sheet
EV5/10	Mill Lakes	South Sheet
EV5/11	Farm Avenue Fields	South Sheet
EV5/12	Edgewood School and Leisure Centre Playing Fields	South Sheet
EV5/13	Lime Tree Road Recreation Ground	South Sheet
EV5/14	Ruffs Drive/Robinhood Drive	South Sheet
EV5/15	Nabbs Lane	South Sheet
EV5/16	Farleys Lane	South Sheet
EV5/17	Broomhill School Playing Fields	South Sheet
EV5/18	Jenny Burton Way	South Sheet
EV5/19	Salterford Road Open Space	South Sheet
EV5/20	Aerial Way	South Sheet
EV5/21	Hucknall Cemetery	South Sheet
EV5/22	Butlers Hill Recreation Ground	South Sheet
EV5/23	Titchfield Park	South Sheet
EV5/24	Land of Totnes Close	South Sheet
EV5/25	The Holgate Comprehensive School Playing Fields	South Sheet
EV5/26	Rollestone to Tiverton Close	South Sheet
EV5/27	Field End of High Leys Road	South Sheet
EV5/28	Polperro Lagoon	South Sheet
EV5/29	The Holgate Comprehensive School Open Area	South Sheet
EV5/29	Garden Road	South Sheet
EV5/30	Annie Holgate School Playing Field	South Sheet
EV5/31	Common Farm	South Sheet
EV5/32	Wigwam Lane Open Area	South Sheet
EV5/33	Leen Valley Golf Course	South Sheet
EV5/34	Garden Road	South Sheet
EV5/35	Wood Lane	South Sheet
EV5/36	St Mary Magdalen's Church Cemetery	South Sheet
EV5/37	Whyburn Primary School Playing Field	South Sheet
EV5/38	Greenwood Vale	South Sheet
EV5/39	Wigwam Lane Playing Field	South Sheet

EV5/40	Albert Street Recreation Ground	South Sheet
EV5/41	Papplewick Lane Football Pitches	South Sheet
EV5/42	Plapplewick Leen Corridor	South Sheet
EV5/43	Hucknall National Junior School Playing Field	South Sheet
EV5/44	Washdyke Lane Recreation Ground/Wighay Park	South Sheet
EV5/45	Field at Leen Mills School	South Sheet
EV5/46	Leen Mills School Playing Fields	South Sheet
EV5/47	Bishops Way Walk	South Sheet
EV5/48	Boatswain Drive	South Sheet
EV5/49	Dob Park	South Sheet
EV5/50	Holy Cross Primary School Playing Fields	South Sheet
EV5/51	Barbara Square/ Coronation Road Footpath	South Sheet
EV5/52	The National School Playing Fields	South Sheet
EV5/53	The Ranges	South Sheet
EV5/54	Church Lane Cycle Way	South Sheet
EV5/55	Grange Cottage Woods	South Sheet
EV5/56	Church Lane	South Sheet
EV5/57	Church Lane Open Space	South Sheet
EV5/58	Fields off Winter Close/ Cordy Lane	South Sheet
EV5/59	Felly Wood	South Sheet
EV5/60	Underwood Church of England School Playing Field	South Sheet
EV5/61	Alfreton Road Cricket Ground	South Sheet
EV5/62	Fields off Felly Mill Lane	South Sheet
EV5/63	South of Main Road, Underwood Hill Recreation Ground	South Sheet
EV5/64	St Michael and All Angels Church Cemetery	South Sheet
EV5/65	Church Lane Recreation Ground, Friezeland	South Sheet
EV5/66	Underwood Football Club	South Sheet
EV5/67	Selston Bagthorpe Primary School Playing Field	South Sheet
EV5/68	Fields at Millington Springs	South Sheet
EV5/69	Jacksdale Nature Reserve	South Sheet
EV5/70	Land at Miners Welfare Club Jacksdale	South Sheet
EV5/71	Main Road Recreation Ground	South Sheet
EV5/72	Wharf Green	South Sheet
EV5/73	Pye Hill Road	South Sheet
EV5/74	Palmerston Street	South Sheet
EV5/75	Fields at Pye Hill	South Sheet
EV5/76	Pye Hill Colliery	South Sheet
EV5/77	Nottingham Road Recreation Ground	South Sheet
EV5/78	Selston Par 3 Golf Course	South Sheet
EV5/79	Green Well Park	South Sheet
EV5/80	Matthew Holland Comprehensive School Playing Field	South Sheet
EV5/81	Holly Hill	South Sheet
EV5/82	Green Farm Road Recreation Ground	South Sheet
EV5/83	Alexander Avenue	South Sheet
EV5/84	Selston Parish Hall	South Sheet
EV5/85	Matthew Holland Comprehensive School Playing Field	South Sheet
EV5/86	Valentine Avenue Play Area	South Sheet
EV5/87	Selston Holly Hill School Playing Field	South Sheet
EV5/88	St Helen's Church	South Sheet

EV5/89	Portland Road	South Sheet
EV5/90	Jubilee Recreation Ground	South Sheet
EV5/91	New Selston Recreation Ground	South Sheet
EV5/92	Annesley Wood	South Sheet
EV5/93	Annesley Church	South Sheet
EV5/94	Hucknall Road	South Sheet
EV5/95	Sherwood Business Park Lakes	South Sheet
EV5/96	Playground opposite Newstead School	South Sheet
EV5/97	Forest Road Kodak Site	South Sheet
EV5/98	Annesley Woods	South Sheet
EV5/99	Annesley Miners Welfare	South Sheet
EV5/100	Acacia Avenue Recreation Ground	South Sheet
EV5/101	Annesley Primary School Playing Field	South Sheet
EV5/102	Nuncargate Recreation Ground	South Sheet
EV5/103	Nuncargate Road Cricket Field	South Sheet
EV5/104	Annesley Cutting	South Sheet
EV5/105	New Annesley Green, Byron Road	South Sheet
EV5/106	New Annesley Recreation Ground	South Sheet
EV5/107	Annesley Parish Millennium Garden	South Sheet
EV5/108	Kirkby Woodhouse Cemetry	South Sheet
EV5/109	Skegby Road Recreation Ground	South Sheet
EV5/110	Kirkby Woodhouse Playing Field	South Sheet
EV5/111	Broad oak Park	South Sheet
EV5/112	Park Forest	South Sheet
EV5/113	Notts Golf Club	North Sheet
EV5/114	Kirkby Forest	North Sheet
EV5/115	Portland Park	North Sheet
EV5/116	Kingsway Cemetry (Newest)	North Sheet
EV5/117	Kingsway Scool Playing Field	North Sheet
EV5/118	Footpath adajacent Kingsway Park	North Sheet
EV5/119	Portland Park Extension	North Sheet
EV5/120	Land at Studfold farm	North Sheet
EV5/121	Kingsway Cemetry (Oldest)	North Sheet
EV5/122	Kingsway Park	North Sheet
EV5/123	Mayfield Recreation Ground	North Sheet
EV5/124	Church Hill Cemetry	North Sheet
EV5/125	Lindleys Lane Footpath	North Sheet
EV5/126	Land at Lane End	North Sheet
EV5/127	Kirkby College Playing Field	North Sheet
EV5/128	Lindleys Lane to Studfold Farm Footapth	North Sheet
EV5/129	St Wilfreds Church Cemetry	North Sheet
EV5/130	Lime Street	North Sheet
EV5/131	Titchfield Park	North Sheet
EV5/132	Orchard Primary and Nursery School Playing Field	North Sheet
EV5/133	Morven Park	North Sheet
EV5/134	Bracken Hill and Coxmoor Primary School Field	North Sheet
EV5/135	Jeffries School Field	North Sheet
EV5/136	BRSA Football Ground	North Sheet
EV5/137	Ashfield Drive	North Sheet

EV5/138	Sutton Road Miners Welfare	North Sheet
EV5/139	Warwick Close	North Sheet
EV5/140	Southwell Lane to Rowan Drive Footpath	North Sheet
EV5/141	Land at rear of Ashfield Community Hospital	North Sheet
EV5/142	West Park	North Sheet
EV5/143	Summit Centre Open Space	North Sheet
EV5/144	Coxmoor Plantation	North Sheet
EV5/145	Forster Street	North Sheet
EV5/146	Coniston Road	North Sheet
EV5/147	Southwell Close	North Sheet
EV5/148	Acorn View	North Sheet
EV5/149	Chapel Street/Lindrick Road (Footpath)	North Sheet
EV5/150	Beacon Drive	North Sheet
EV5/151	Greenwood Primary and Nursery School Field	North Sheet
EV5/152	Rowan Drive	North Sheet
EV5/153	David Street	North Sheet
EV5/154	Sutton Middle Lane	North Sheet
EV5/155	Summerfields Road	North Sheet
EV5/156	Asfield Comprehensive School Field	North Sheet
EV5/157	Orchid Close	North Sheet
EV5/158	Penny Emma Way (South)	North Sheet
EV5/159	Kirkby Summit West	North Sheet
EV5/160	Swans Ground	North Sheet
EV5/161	Maun Valley	North Sheet
EV5/162	Orchid Drive	North Sheet
EV5/163	Thieves Wood	North Sheet
EV5/164	Harlow Wood	North Sheet
EV5/165	Fields opposite Orchard Way and A38	North Sheet
EV5/166	Coxmoor Golf Course	North Sheet
EV5/167	Clare Road	North Sheet
EV5/168	Leamington County Primary School Field	North Sheet
EV5/169	Lynton Drive footpath	North Sheet
EV5/170	Ashfield Park	North Sheet
EV5/171	Hill Top View Open Space	North Sheet
EV5/172	Lynton Drive	North Sheet
EV5/173	Twinyards Close Footpath	North Sheet
EV5/174	Calledine Open Space	North Sheet
EV5/175	Taylor Crescent Recreation Ground	North Sheet
EV5/176	John Whetton Recreation Ground	North Sheet
EV5/177	Cow Pasture Lane Recreation Ground	North Sheet
EV5/178	Calledine Pond and Open Space	North Sheet
EV5/179	Mapplewells School Playing Field	North Sheet
EV5/180	Land to rear of Crowtrees Drive	North Sheet
EV5/181	Oakleaf Crescent	North Sheet
EV5/182	Kirkby Folly Road	North Sheet
EV5/183	Cauldwell Wood	North Sheet
EV5/184	Hardwick Lane Recreation Ground	North Sheet
EV5/185	Charnwood Street Recreation Ground	North Sheet
EV5/186	Peveril Drive	North Sheet

EV5/187	The Lawns	North Sheet
EV5/188	Maun Way - Kingsmill Road East	North Sheet
EV5/189	St Mary Magdalen's Church Cementry	North Sheet
EV5/190	The Fieldings Football Ground	North Sheet
EV5/191	Sutton Cemetery	North Sheet
EV5/192	The Fieldings Cricket Ground	North Sheet
EV5/193	Maun Way - Kingsmill Link	North Sheet
EV5/194	Jubilee Road	North Sheet
EV5/195	St Mary's Primary School Playing Field	North Sheet
EV5/196	Hillocks School Playing Field	North Sheet
EV5/197	Springwood View Close	North Sheet
EV5/198	Priestisic Road Recreation Ground	North Sheet
EV5/199	Priestic Primary School Field	North Sheet
EV5/200	Pretty Polly Sports Ground	North Sheet
EV5/201	Carsic School Playing Field	North Sheet
EV5/202	Westbourne Road	North Sheet
EV5/203	Westbourne Road	North Sheet
EV5/204	John Davies School Playing Field	North Sheet
EV5/205	Sowter Avenue	North Sheet
EV5/206	Rear of Shortwood Avenue	South Sheet
EV5/207	Kingsmill Reservoir	North Sheet
EV5/208	The Oval	North Sheet
EV5/209	Stoneyford Road Trail - South	North Sheet
EV5/210	Lawrence Crescent	North Sheet
EV5/211	Stoneyford Road Recreation Ground	North Sheet
EV5/212	Brierley Forest Park	North Sheet
EV5/213	Hill Crescent	North Sheet
EV5/214	Dalestorth School Playing Field	North Sheet
EV5/215	Cosgrove Avenue footpath	North Sheet
EV5/216	Cosgrove Avenue Open Space	North Sheet
EV5/217	Quarrydale Road Recreation Ground	North Sheet
EV5/218	Quarrydale Comprehensive School Playing Field	North Sheet
EV5/219	Stamper Crescent Recreation Ground	North Sheet
EV5/220	St Andrew's Church of England School Playing Field	North Sheet
EV5/221	Saville Road	North Sheet
EV5/222	Nunn Brook	North Sheet
EV5/223	Rookery Park	North Sheet
EV5/224	Field off Sudbury Drive	North Sheet
EV5/225	Huthwaite Cemetery	North Sheet
EV5/226	Huthwaite Welfare Grounds	North Sheet
EV5/227	Strawberry Bank (2)	North Sheet
EV5/229	Woodland Avenue	North Sheet
EV5/230	Fackley Way Open Space	North Sheet
EV5/231	Brand Lane	North Sheet
EV5/232	Wharf Road Hill	North Sheet
EV5/233	Healdswood Recreation Ground	North Sheet
EV5/234	Meden Bank	North Sheet
EV5/235	Skegby Hall	North Sheet
EV5/236	Stoneyford Trail	North Sheet

EV5/237	St Andrews Church	North Sheet
EV5/238	Skegby Quarries	North Sheet
EV5/239	Daneswood County Junior School Playing Field	North Sheet
EV5/240	Teversal Grange Sports Ground	North Sheet
EV5/241	Teversal Football Ground	North Sheet
EV5/242	Teversal Trail - Skegby to Teversal	North Sheet
EV5/243	Pleasley to Teversal Footpath	North Sheet
EV5/244	Teversal Recreation Ground	North Sheet
EV5/245	Silverhill Country Park	North Sheet
EV5/246	Teversal Trail - Skegby to Pleasley	North Sheet
EV5/247	Teversal to Blackholme	North Sheet
EV5/248	Hardwick Fields	North Sheet
EV5/249	Lady Spencer's Wood	North Sheet

APPENDIX 5

POLICY EV6: Trees, Woodlands and Hedgerows

List of Ancient Woodland Sites

Plan Ref.	Site Name	Sheet
EV6a	Healds Wood	North Sheet
EV6b	Bloomer Wood	North Sheet
EV6c	Bulwell Wood	South Sheet
EV6d	Dawgates Wood 1	North Sheet
EV6e	Dovedale Wood	North Sheet
EV6f	High Park Wood	South Sheet
EV6g	Little Oak Plantation	South Sheet
EV6h	Millington Spings	South Sheet
EV6i	Normanshill/ Thieves Wood	North Sheet
EV6j	Norwood	North Sheet
EV6k	The Dumbles	North Sheet

APPENDIX 6

POLICY EV7: Provision and Protection of Allotments

List of Allotments

Local Plan Reference	Allotment Name	Location
EV7 Ha	Lime Tree Road	Hucknall
EV7 Hb	Butlers Hill	Hucknall
EV7 Hc	High Leys	Hucknall
EV7 Hd	Wood Lane/A611	Hucknall
EV7 He	Wigwam Lane	Hucknall
EV7 Hf	Linby Road East	Hucknall
EV7 Hg	St Mary's Way	Hucknall
EV7 Hh	Wighay	Hucknall
EV7 Hi	Washdyke Lane	Hucknall
EV7 Va	Plainspot Road	Brinsley
EV7 Vb	Cordy Lane	Underwood
EV7 Vc	School Road	Bagthorpe
EV7 Vd	Westwood Gardens	Westwood
EV7 Ve	Nottingham Road	Selston
EV7 Vf	Mansfield Road	Selston
EV7 Ka	Wesley Street	Annesley Woodhouse
EV7 Kb	Sherwood Rise	Annesley Woodhouse
EV7 Kc	Recreation Road	Annesley
EV7 Kd	Kingsway	Kirkby
EV7 Ke	Church Gardens	Kirkby
EV7 Kf	Diamond Avenue	Kirkby
EV7 Kg	Harcourt Street	Kirkby
EV7 Kh	California, Cowpasture Lane	Kirkby
EV7 Ki	Sutton Road	Kirkby
EV7 Sa	Willowbridge	Sutton
EV7 Sb	Jubilee Gardens	Sutton
EV7 Sc	Mill Lane	Huthwaite
EV7 Sd	Garden Gap	Huthwaite
EV7 Se	Carsic	Sutton
EV7 Sf	Lane End	Sutton
EV7 Sg	Wharf Road	Stanton Hill
EV7 Sh	New Lane	Stanton Hill

APPENDIX 7

POLICY EV10: The Historic Environment

List of Buildings of Special Architectural or Historic Interest

Hucknall

	Grade
1. No.204 Beardall Street	II
2. Church of St. Mary Magdalene, Market Place	II*
3. Hucknall Library, Market Place	II
4. Forge Mill, Mill Lane	II
5. Nos. 71 & 73 Nottingham Road	II
6. Houses of Rest for Miners, Park Drive	II
7. Boundary Wall and Gates at Houses of Rest for Miners, Park Drive	II
8. Hucknall War Memorial, off Park Drive	II
9. Memorial Drinking Fountain, Titchfield Park, off Park Drive	II
10. Hangars 1 & 2 at K & M Hauliers, Watnall Road	II
11. Hangars 3 & 4 at K & M Hauliers, Watnall Road	II
12. Nos. 40-45 (inclusive) (Grange Cottages) Moor Road	II
13. The masters Hosier's House and attached Workshop, Albert Street	II

Kirkby-in-Ashfield and Annesley Area

	Grade
1. Annesley Hall, Annesley Park, Annesley	II
2. Terrace to south-west of Annesley Hall, Annesley Park	II
3. Ruins of Church of All Saints, Annesley Park	I
4. Gatehouse Range at Annesley Hall, Annesley Park	II
5. Gate Pier at South Lodge, Annesley Hall, Annesley Park	II
6. Church of All Saints, Church Drive, Annesley	II*
7. Annesley Lodge, Mansfield Road, Annesley	II
8. Felley Priory with adjoining Garden Wall, Off Mansfield Road, Annesley	I
9. Stables and Barns at Felley Priory, off Mansfield Road, Annesley	II
10. Felley Cottage, off Mansfield Road, Annesley	II
11. Nos. 12-16 (even) Chapel Street, Farmhouse and adjoining Cottage	II
12. Barn and Stables at Nos. 12-16 (even) Chapel Street	II
13. Farmyard and Garden Walls at Nos. 12-16 (even) Chapel Street	II
14. No. 20 Chapel Street (Farmhouse)	II
15. Garden Boundary Wall to west of No. 20 Chapel Street	II
16. Stable adjoining No. 20 Chapel Street to north-east	II
17. Stable Range 20m. east of No. 20 Chapel Street	II
18. K6 Telephone Kiosk adj. Stable Range to the east of No. 20 Chapel Street	II
19. Pinfold, Church Hill	II
20. The Post Office, Church Street	II
21. No. 2 and No. 6 and adjoining Stable, Church Street	II
22. Kirkby Cross, Church Street	II
23. Church of St. Wilfrid, Church Street	II
24. The Old Rectory, Church Street	II
25. No. 13 (The Croft) Church Street	II
26. Well Head, 7m. east of No. 13 Church Street	II
27. War Memorial and Boundary Wall, Kingsway	II
28. Prospect Farmhouse and adj. Walls, Main Road, Kirkby Woodhouse	II

Sutton-in-Ashfield

1. Sutton War Memorial, Huthwaite Road	II
2. Huthwaite War Memorial, Sutton Road, Huthwaite	II
3. Manor Farmhouse, Dawgates Lane, Skegby	II
4. Kruck Cottage, Low Road, Skegby	II
5. Church of St. Andrews, Mansfield Road, Skegby	II
6. Skegby Pinfold, Mansfield Road	II
7. Skegby Hall, Mansfield Road, Skegby	II
8. Skegby Manor House, Mansfield Road	II
9. Dalestorth House and adj. Service Wing and Garden Boundary Walls, Skegby Lane	II
10. Fulwood Farmhouse, Alfretton Road	II
11. Church of St. Mary Magdalene, Church Avenue	II
12. Headstone 15m. south-east of South Porch of Church of St. Mary Magdalene, Church Avenue	II
13. No. 47 Hunters Bar, Church Street	II
14. The Manor House, Devonshire Square	II
15. The Old Blue Bell, Devonshire Square	II
16. United Reformed Church, High Pavement	II
17. Unwin's Mill House and adj. Outbuildings, Lucknow Drive	II
18. Unwin's Mill, Lucknow Drive	II
19. The Windmill, Prospect Place	II
20. Teversal Farmhouse, Buttery Lane	II
21. The Privets, Buttery Lane, Teversal	II
22. School House Cottage and adj. Manor Room, Buttery Lane, Teversal	II
23. The Old Rectory and adjoining Garden Wall, Buttery Lane, Teversal	II
24. Church of St. Katherine, Buttery Lane, Teversal	I
25. The Coach House Stable to north of the Old Rectory, Buttery Lane, Teversal	II
26. Norwood Lodge, Newbound Lane	II
27. Teversal Manor, Buttery Lane, Teversal	II
28. Garages to north-east of Teversal Manor, Teversal	II
29. Walled Terrace Gardens with Steps and Gatepiers, to south of Teversal Manor, Buttery Lane, Teversal	II
30. No. 215 Mansfield Road	II

Rural Areas

1. Church of St. Helen, Church Lane, Selston	II*
2. Church of St. Michael and All Angels, Church Lane, Underwood	II
3. Lychgate at Church of St. Michael, Church Lane, Underwood	II
4. No. 49 Station Road, (Dog Kennel Farmhouse), Selston	II
5. Manor Farmhouse, Wansley Lane, Bagthorpe	II
6. Barn 50m. east of Wansley Hall, Wansley Hill, Bagthorpe	II
7. Remains of Wansley Hall, Wansley Hill, Bagthorpe	II

APPENDIX 8

Policy EV10 – The Historic Environment

List of Scheduled Monuments

Plan Ref.	Site Name
EV10 Aa	Remains of Old Manor House, Skegby, Sutton-in-Ashfield.
EV10 Ab	Market Cross, Kirkby Cross, Kirkby-in-Ashfield.
EV10 Ac	Fish Ponds 220m East of St. Wilfred's Church, Kirkby Cross, Kirkby-in-Ashfield.
EV10 Ad	Castle Hill, Annesley.
EV10 Ae	All Saints Church, Annesley.
EV10 Af	Fish Ponds, South of Damstead Farm, Annesley.
EV10 Ag	Castle Hill Fortified Manor, South of St Wilfred's Church, Kirkby-in-Ashfield.
EV10 Ah	Mound on Hamilton Hill, Sutton-in-Ashfield.
EV10 Ai	Wansley Hall Manorial Site, Bagthorpe.

APPENDIX 9

Environmental Protection – Matters for Consideration in Taking Decisions on Planning Applications

The following matters (not in any order of importance) should be considered in the determination of planning applications where pollution considerations arise:

- The possible impact of potentially polluting development (both direct and indirect) on land use, including effects on health, the natural environment or general amenity;
- The potential sensitivity of the area to adverse effects from pollution, in particular reflected in landscape, the quality of soil, air, and ground and surface waters, nature conservation including Sites of Special Scientific Interest (SSSIs), Protection Areas (SPAs), Wetland of International Importance (RAMSAR sites), and Sites of Importance for Nature Conservation (SINC), agricultural land quality, water supply (Source Protection Zones), [Special Areas of Conservation \(SAC\)](#), archaeological designations and the need to protect natural resources;
- The environmental benefits that the development might bring, such as: resulting reductions in the need to travel; – accompanying improvements to transport infrastructure; restoration of former habitats; – enhancement or creation of habitats; and the remediation of past contamination.
- The economic and wider social need for development (including potentially polluting development) such as the provision of a product or service, the generation of secondary trade with local businesses, the creation of new jobs and meeting regional or national environmental objectives including: the need to identify land, or establish criteria, for the acceptable location of potentially polluting developments and the availability of alternative sites; and the need to separate necessary but potentially polluting and other land uses (recognising the potential conflict with sustainable development over mixed-use developments) so as to reduce conflicts, for example by identifying where necessary areas around existing sources of pollution (including roads) in which proposed new developments and uses should be carefully considered in terms of their potential as pollution receptors.
- The existing, and likely future, air quality in an area, including any Air Quality Management Areas (AQMAs) or other areas where air quality is likely to be poor (including the consideration of cumulative impacts of a number of smaller developments on air quality, and the impact of development proposals in rural areas with low existing levels of background air pollution).
- The need for compliance with any statutory environmental quality standards or objectives (including the air quality objectives prescribed by the Air Quality Regulations 2000 and Amending Regulations 2002, the water quality objectives prescribed in EU legislation including the 1991

Urban Waste Water Treatment Directive and Nitrate Vulnerable Zones identified under the 1991 Nitrates Directive

- The need to ensure that land, after development, is not capable of being determined as contaminated land under Part IIA of the EPA 1990 and that all unacceptable risks have been addressed;
- The need to limit and where possible reduce greenhouse gas emissions and take account of potential effects of climate change;
- The possible adverse impacts on water quality and the impact of any possible discharge of effluent or leachates which may pose a threat to surface or underground water resources directly or indirectly through surrounding soils;
- The need to make suitable provision for the drainage of surface water;
- The provision of sewerage and sewage treatment and the availability of existing sewage infrastructure;
- Existing action and management plans with a bearing on environmental quality including: Air Quality Management Area Action Plans, inspection strategies and programmes for contaminated land, River Basin Management Plans, Catchment Abstraction Management Strategies, Catchment Flood Management Plans, Biodiversity Action Plans Noise Management Plans and Noise Action Plans, Sustainable Community Strategies;
- The possibility that (whether or not some aspects of the development are subject to pollution control), emissions of smoke, fumes, gases, dust, steam, smell, vibration or noise from the development might nevertheless be seriously detrimental to amenity in addition to constituting a statutory nuisance under the Environmental Protection Act 1990;
- The possibility that the development might present a Major Accident Hazard under the Control of Major Accident Hazard Regulations 1999 or an unacceptable risk to the health or safety of the public arising from the development; an
- The need to limit and, where possible, reduce the adverse impact of light pollution.

APPENDIX 10

Hucknall Housing Sites: Projected Delivery Rates

Local Plan Ref	Planning Application Ref	SHLAA Site Ref	Site Name	Dwgs	Current Year 15/16	Year 2 16/17	Year 3 17/18	Year 4 18/19	Year 5 19/20	Year 6 20/21	Year 7 21/22	Year 8 22/23	Year 9 23/24	Year 10 24/25	Year 11 25/26	Year 12 26/27	Year 13 27/28	Year 14 28/29	Year 15 29/30	Year 16 29/31	Year 17 29/32
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Allocations without Planning Permission

HA3a	-	9, 51, 52, 81, 99	Land South of Broomhill Farm/ north of A611	480						70	70	70	70	70	70	60					
HA3e	-	49	Broomhill Farm, Nottingham Road	151			35	35	35	35	11										
HA3f	-	88	Land at Bolsover Street	16				10	6												
HA3c	-	31	Former Bamkin factory site	23				23													
HA3h	-	98	Seven Stars Public House and adjoining land, West Street	25				25													
HA3d		48	Ruffs farm, Watnall Road	10						10											
HA3MU	-	80	Hucknall Town Football Club, Watnall Road	108								35	35	35	3						
HA3g	-	97	High Leys Road	10						10											
HA3b	-	20	Land South of Papplewick Lane	26											26						
HA3i	-	100	Land adjacent Arrows centre, Annesley Road	60						35	25										
Total Allocations without Planning Permission				909	0	0	35	93	41	160	106	105	105	105	99	60	0	0	0	0	0

Allocations with Outline Planning Permission

HA3t	V/2013/0123	-	Rolls Royce, Watnall Road	900		70	70	70	70	70	70	70	70	70	70	70	70	60			
HA3j	V/2014/0590	-	Daniel's Way	50				35	15												
Total Allocations with Outline Permission				950	0	70	70	105	85	70	70	70	70	70	70	70	70	60	0	0	0

Allocations with Full Planning Permission

HA3l	V/2007/0518 V/2007/0519 V/2008/0272 V/2010/0351 V/2013/0071	-	Land off Papplewick Lane	184	70	70	44													
HA3m	V/2006/0080 V/2007/0705	-	Rear 355 - 371a Watnall Road	21	10	10	1													
HA3n	V/2006/0564	-	Off Garden Road	39	35	4														
HA3q	V/2013/0409	-	Broomhill farm (north)	126	35	35	35	21												
HA3r	V/2013/0645	-	Darlison Court, Ogle street	39	39															
HA3o	V/2008/0783 V/2014/0429	-	135-137 Beardall Street Hucknall	14			14													
HA3p	V/2011/0188 V/2014/0631	-	Grange farm, moor road	14			14													
HA3s	V/2014/0432	-	The Harrier, Christchurch Road	10			5	5												
HA3k	V/2015/0086	-	100 nottingham road	37			37													
Total Allocations with Full Permission					484	189	119	150	26	0	0	0	0	0	0	0	0	0	0	0

Small sites with Full Permission

Small sites with Outline Permission

ALL HUCKNALL SITES

77	6	2	51	10	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11	0	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2431	195	191	306	245	134	230	176	175	175	175	169	130	70	60	0	0	0	0	0

Sutton/Kirkby Housing Sites: Projected Delivery Rates																					
Local Plan Ref	Planning Application Ref	SHLAA Site Ref	Site Name	Dwgs	Current Year 15/16	Year 2 16/17	Year 3 17/18	Year 4 18/19	Year 5 19/20	Year 6 20/21	Year 7 21/22	Year 8 22/23	Year 9 23/24	Year 10 24/25	Year 11 25/26	Year 12 26/27	Year 13 27/28	Year 14 28/29	Year 15 29/30	Year 16 29/31	Year 17 29/32
Allocations without Planning Permission																					
SKA3a	-	SM44	North of Kingsmill Hospital	250					35	35	35	35	35	35	35	5					
SKA3b	-	S47	Blackwell Road, Huthwaite	65					35	30											
SKA3c	-	S55	Ashland Road West	235			25	35	35	35	35	35	35								
SKA3d	-	S108, S350	Clegg Hill Drive, Huthwaite	100					35	35	30										
SKA3e	-	S60	Newark Road/Coxmoor Road	266							35	35	35	35	35	35	35	21			
SKA3g	-	S72 & S351	Rookery Farm, Alfreton Road,	184							35	35	35	35	35	9					
SKA3h	-	S68, S71 & S337	Beck Lane, Skegby	400							35	70	70	70	70	70	15				
SKA3i	-	S83	Clare Road, Sutton	50					35	15											
SKA3j	-	S93	Fisher Close/Stanton Crescent, Skegby	100					35	35	30										
SKA3k	-	S94	Hilltop Farm, Skegby	20							20										
SKA3l	-	S112 & S316	Alfreton Road, Sutton	117							35	35	35	12							
SKA3o	-	S374	Brand Lane, Stanton	160					35	35	35	35	20								
SKA3p	-	SM378	Cauldwell Road, Mansfield	207					35	35	35	35	35	32							
SKA3r	-	S407	Former Social Club, Davis Avenue,	19			19														

SKA3ah	-	K23, K33	East of Sutton Parkway Station, Lowmoor Road, Kirkby in Ashfield	495						70	70	70	70	70	70	70	5				
SKA3aj	-	K406	Warwick Close,	24			24														
SKA3al	-	K79	Mowlands	900					80	80	80	80	80	80	80	80	80	80	80	20	
SKA3an	-	K334, K359	Laburnum Avenue, Kirkby	25			25														
SKA3ao	-	K325	Walesby Avenue, Kirkby	150							35	35	35	35	10						
SKA3f	lapsed outline V/2009/0559	S0422 S66	Land at Priestic Road/ Northern View, Sutton	24										24							
SKA3q	-	S379	Land off Common	20				20													
SKA3m	-	S114	The Avenue, Sutton	15										15							
SKA3n	-	S320	Quantum Clothing North St Huthwaite	90			35	35	20												
SKA3am	-	K333	Kirkby House, Kirkby House Drive,	16				16													
SKA3ai	-	K28, K401	Former lowmoor Inn/ Wheatley's Yard, Lowmoor rd	63										35	28						
SKA3ap	-	K404	Land at Diamond	67					35	32											
SKA3ak	-	K318, K37	Skegby Road, Kirkby	23				23													
Total Allocations without Planning Permission				4085	0	0	128	106	323	370	542	500	485	404	434	307	200	106	80	80	20

Allocations with Outline Planning Permission

[illegible]

Allocations with Full Planning Permission

SKA3as	V/2008/0113	-	Land at Lindley's Lane, Kirkby	69	35	34														
SKA3s	V/2008/0663	-	Station House, Outram Street, Sutton	28			28													
SKA3at	V/2010/0433 V/2014/0090	-	Annesley Colliery Newstead Road	112	35	35	35	7												
SKA3t	V/2009/0295 V/2014/0543	-	Former Courtaulds Factory, Unwin Road, Sutton	45	35	10														
SKA3aa	V/2012/0297	-	off mansfield road/Unwin Road (north of coutaulds site), Sutton	50			35	15												
SKA3aw	V/2014/0239	-	Former larwood nursing home, Main Road, Annesley	10	5	5														
SKA3au	V/2011/0560	-	land east of Sutton Road and South of Kings Mill Road (Larwood), Kirkby	225		70	70	70	15											
SKA3ab	v/2013/0336	-	rear 50 columbia street, Huthwaite	12			12													
SKA3ae	V/2014/0208	-	Adj bluebell PH, Carsic Lane	11			11													
SKA3af	V/2014/0045	-	off The Twitchell, Sutton	20	20															
SKA3av	V/2014/0377	-	Former Coxmoor Inn, Walesby Drive,	6	6															

SKA3ag	V/2014/0565	-	Royal Forester's PH, Coronation Street, Sutton	14			14												
SKA3w	V/2012/0225 V/2014/0353	-	Land off Sheepwash lane, Sutton	66			35	31											
Total Allocations with Full Permission					668	136	154	240	123	15	0	0	0	0	0	0	0	0	0

Small sites with Full Permission

Small sites with Outline Permission

Small deliverable SHLAA sites

ALL SUTTON/KIRKBY SITES

185	28	3	135	17	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
49	0	0	0	44	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0
27	0	0	0	9	13	5	0	0	0	0	0	0	0	0	0	0	0	0	0
5631	164	157	573	601	540	438	542	500	485	404	434	307	200	106	80	80	20		

Rurals' Housing Sites: Projected Delivery Rates

Local Plan Ref	Planning Application Ref	SHLAA Site Ref	Site Name	Dwgs	Current Year 15/16	Year 2 16/17	Year 3 17/18	Year 4 18/19	Year 5 19/20	Year 6 20/21	Year 7 21/22	Year 8 22/23	Year 9 23/24	Year 10 24/25	Year 11 25/26	Year 12 26/27	Year 13 27/28	Year 14 28/29	Year 15 29/30	Year 16 29/31	Year 17 29/32
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Allocations without Planning Permission

RA2a	-	V15, V16 & V17	Land to the rear of 64-84 Church Lane, Underwood	21			21														
RA2b	-	V140	Land off Westdale Road, Jacksdale	60					35	25											
RA2c	-	V141	Land off Westdale Road, Jacksdale	15							15										
RA2d	-	V84, V87	Park Lane, Selston	110						35	35	35	5								
RA2e	-	V346, V347, V349	Land rear of the Bull & Butcher PH, Selston	137							35	35	35	32							
Total Allocations without Permission				343	0	0	21	0	35	60	85	70	40	32	0	0	0	0	0	0	0

Allocations with Full Permission

RA2f	V/2014/0035	-	Former Brick & Tile PH, Palmerston Street, Underwood	15	15																
Total Allocations with Full Permission				15	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Small sites with Full Permission

37	10	1	24	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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Small sites with Outline Permission

12	0	0	0	10	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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ALL 'RURALS' SITES

407	25	1	45	12	37	60	85	70	40	32	0	0	0	0	0	0	0	0	0	0
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