Ashfield
DISTRICT COUNCIL

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

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TOWN AND COUNTRY PLANNING ACT 1990

Town and Country Planning (General Permitted Development) (England) Order 2015
Town and Country Planning (Development Management Procedure) (England) Order 2015
Town and Country Planning (Control of Advertisements) (England) Regulations 2007
Town and Country Planning (Tree Preservation) England Regulations 2012
Planning (Listed Buildings and Conservation Areas Act 1990
Planning (Hazardous Substances) Act 1990
Planning and Compensation Act 1991

Refusal Notice

Major Outline

The application referred to below has been refused by Ashfield District Council.

Application Details

Planning Reference Number:	**V/2022/0298**
Location of Development:	**Land At, Common Lane, Hucknall, Notts, NG15 6QB**
Description of Development:	**Outline Application with All Matters Reserved Except Means of Access for a Residential Development of a Maximum of 100 Dwellings**
Applicant Name:	**Bob Woolard Aldergate Properties Ltd**

Date: 14/06/2023

Address: Council Offices, Urban Road, Kirkby-in-Ashfield, Nottingham. NG17 8DA
Tel: 01623 450000 **Fax:** 01623 457585
www.ashfield.gov.uk

If reasonable adjustments are needed to fully engage with the Authority - contact **01623 450000**

REASON:

The proposal is considered to constitute an inappropriate form of development within the Green Belt, which is harmful to the fundamental aims and purposes of Green Belt policy, which seeks to safeguard the countryside from urban sprawl and encroachment to maintain the openness and permanence of the Green Belt. The substantial weight given to protecting the Green Belt from harm is not outweighed by any other matters, and thus the very special circumstances required to allow the development does not outweigh this harm. The proposal also fails to protect and enhance this locally valued mature landscape. The proposal therefore conflicts with Policies ST1 (a and b), ST4, EV1 and EV4 of the Ashfield Local Plan Review (2002), and Part 13 (Protecting Green Belt land) and part 15 (Conserving and enhancing the natural environment of the National Planning Policy Framework.

INFORMATIVE:

1. The application is clearly contrary to the Development Plan and other material planning considerations, as detailed within the above reason for refusal. Working proactively with the applicants would not have afforded the opportunity to overcome these problem, giving a false sense of hope and potentially incurring the applicants further unnecessary time and/or expense.

For further detail on the decision please see the application report by contacting the Development Section on 01623 457388.

PROACTIVE WORKING
The processing of this application has been undertaken in accordance with the requirements of the National Planning Policy Framework 2021.

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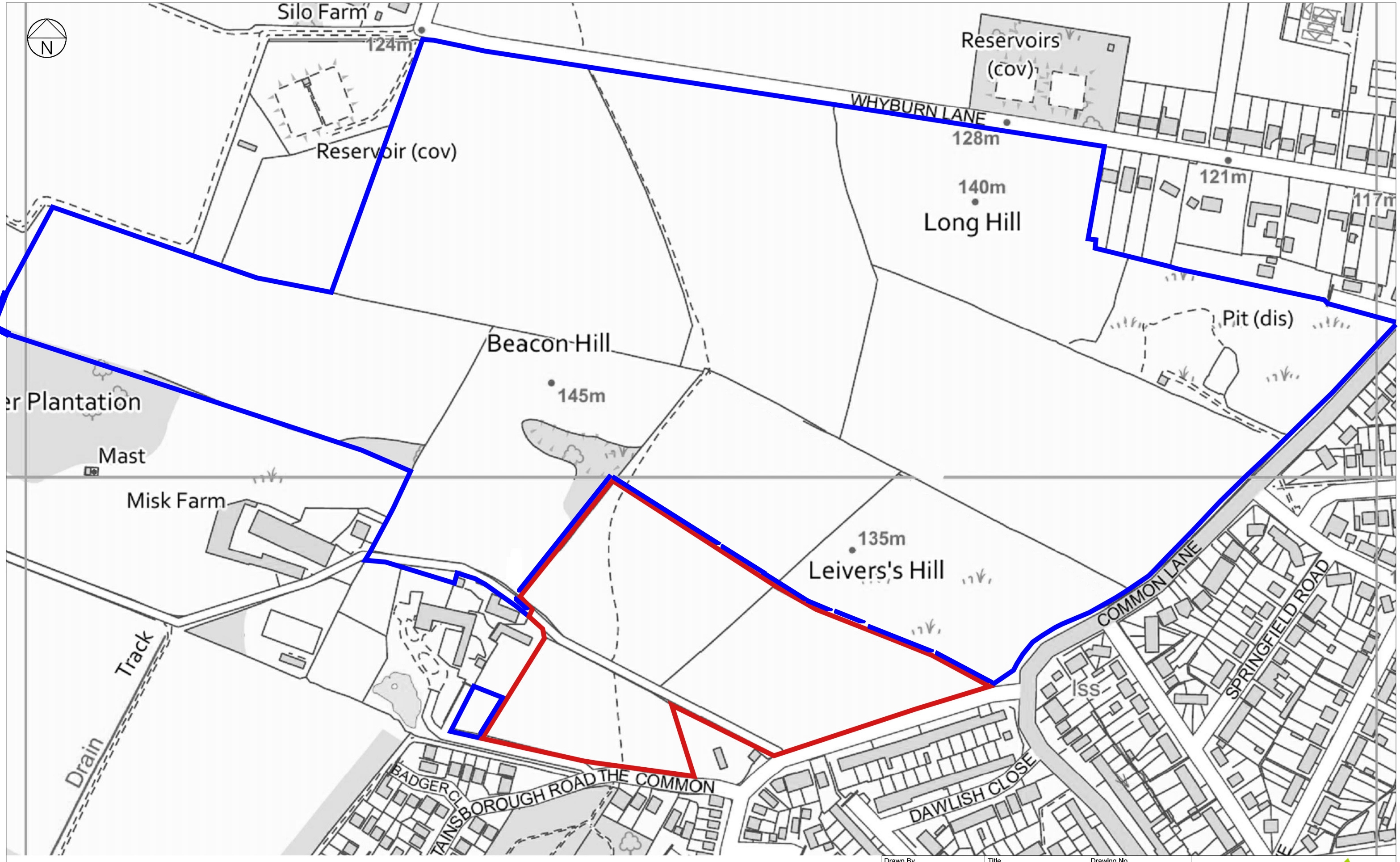
PP. Theresa Hodgkinson
Chief Executive



Application site boundary (4.1ha)

Other land within client's ownership

Drawn By: S.C.M.	Title: Land off Common Lane, Hucknall SITE LOCATION PLAN	Drawing No: 21.113/01
Approved By: T.C.	Scale @ A3: 1:2,500	
Revision Detail / Date	Date: 03/22	

Planning and Design Group (P & DG)
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