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# **ASHFIELD DISTRICT COUNCIL**

## **Executive Summary of the Draft Local Plan**

**August 2021**



## **Foreword - Planning together for all our futures.**

Please find set out the Council's proposed strategic approach to guide development in the District of Ashfield. This document, the Draft Ashfield Local Plan, together with other supporting materials, explains the Council's approach to delivering sustainable development in the District for the period 2020 – 2038.

It is a national requirement that local authorities have a sound Local Plan, not only to ensure that vital new homes and jobs are provided but also because in the absence of an up-to-date Local Plan, the Council cannot effectively control where development takes place, the quality of that development and the community benefit arising from new development.

Following previous attempts of the Council to replace the current adopted (Ashfield Local Plan Review, 2002) it is becoming even more imperative that a new land use plan is prepared and adopted on time to provide certainty about how we want the District to prosper in the future.

We are required by the government to bring forward a Local Plan that delivers housing targets set by the government. While none of us wish to see fields being built over it is inescapable that there are insufficient brownfield sites available to achieve these targets and so use of greenfield sites is unavoidable. We have adopted a spatial strategy that attempts to minimise the negative impacts of development, but it is inevitable that there will be strong feelings about the development brought by the government targets.

I am committed to ensuring that this document is prepared in an open and transparent manner and that the views of the public and stakeholders are listened to and taken into account. We need to know what you think about the policies and proposals contained in the Draft Local Plan before it is submitted to the Secretary of State and the Planning Inspectorate for Examination in Public. I would very much welcome your views. Please remember to submit these by 5pm on the 16th November 2021.

Councillor Matthew Relf, Portfolio Holder for Place, Planning and Regeneration,  
Ashfield District Council

## Ashfield Draft Local Plan Executive Summary

- 1.1 The Consultation represents an opportunity for everyone in Ashfield and beyond to think about how the places people live, work, learn and visit should develop over the period to 2038. We would like to know whether you agree with the land use policies and proposals for accommodating new development in the Ashfield District Council area.
- 1.2 This draft Local Plan provides the basis for delivering sustainable development within the district of Ashfield<sup>1</sup>. It sets out a vision for the future, a framework for meeting identified needs and priorities, and a way in which communities can get involved in shaping the future of the area. The plan considers land use needs for specific types of development and identifies sites and areas of protection. It also provides the basis upon which planning applications will be determined, outlining the main criteria that the Council will use in assessing planning proposals within the District.
- 1.3 The Plan sets out the policies and proposals to ensure the delivery of sustainable development in the District for the period 2020 – 2038. Future development in Ashfield will be guided by the policies included in this Plan which has been prepared according to the requirements of planning legislation<sup>2</sup> and an extensive process of evidence gathering and consultation with various parties including infrastructure providers. It has been informed by:
- The National Planning Policy Framework (NPPF)<sup>3</sup> and Planning Practice Guidance<sup>4</sup>;
  - A robust, objective and up-to-date Evidence Base<sup>5</sup>;
  - An assessment of alternative options (Sustainability Appraisal);
  - Regional and local plans and strategies including strategic Council priorities;
  - Engagement with specific consultation bodies, organisations, our community and neighbouring Authorities<sup>6</sup>, and
  - Previous consultations on the Local Plan withdrawn in September 2018.
- 1.4 The Plan is informed by a Sustainability Appraisal Report (SA) incorporating the Strategic Environmental Assessment (SEA). Sustainability Appraisal is a process whereby a range of options for a Plan's content is developed and then assessed to see what the major environmental, social and economic impacts are likely to be (both positive and negative effects). The SA helps to inform decisions by assessing the likely positive and negative impacts of options across a wide range of topics, but it does not decide which options are taken forward. Other factors,

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<sup>1</sup> In accordance with section 39 of the Planning and Compulsory Purchase Act (2004).

<sup>2</sup> The Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Plan)(England) Regulations 2012, as amended.

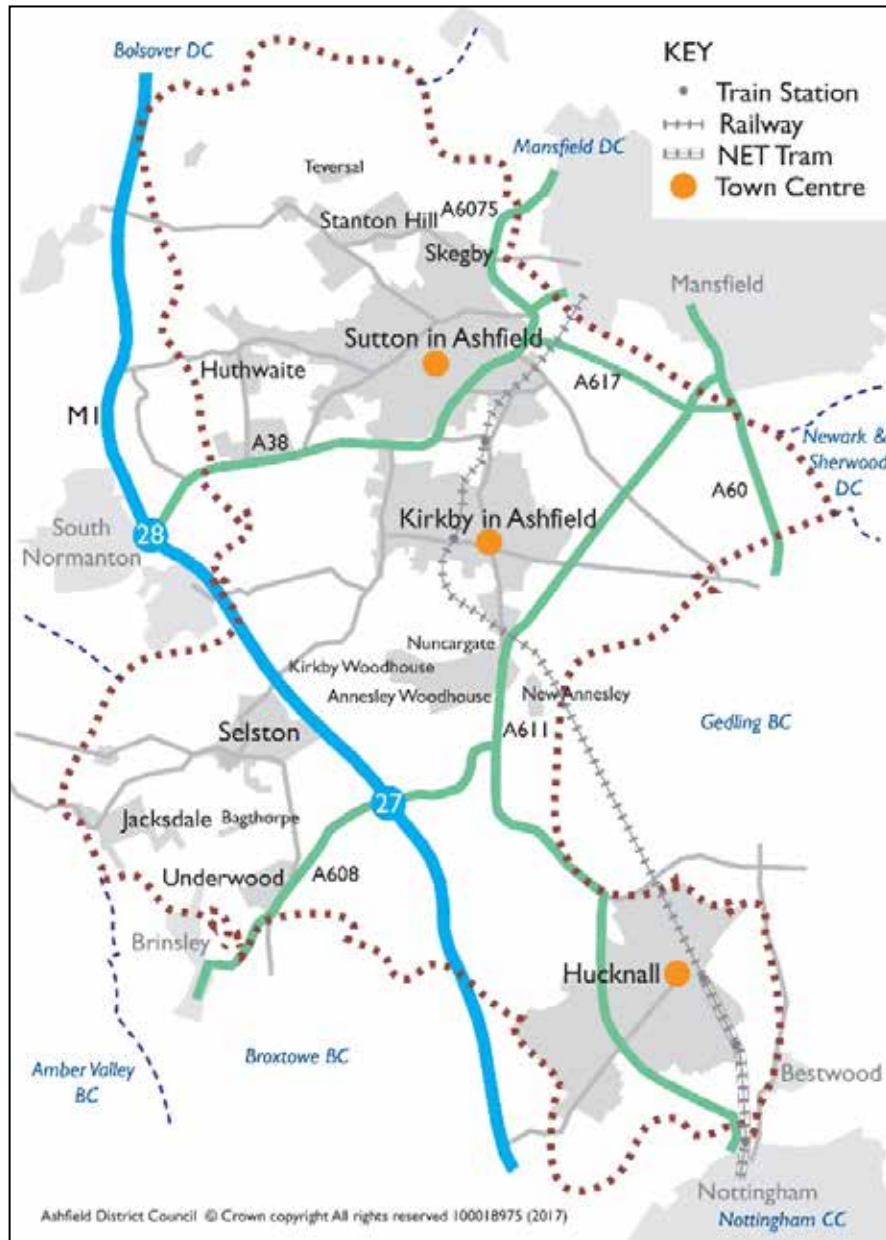
<sup>3</sup>[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/810197/NPPF\\_Feb\\_2019\\_revised.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf)

<sup>4</sup> <https://www.gov.uk/government/collections/planning-practice-guidance>

<sup>5</sup> The Local Plan Evidence Base is available on the Council's website.

<sup>6</sup> The Statement of Common Grounds is available on the Council's website.

for example the effect of the Green Belt, deliverability, conformity with national policy and consultation responses will be taken into account in bringing forward the Local Plan. The SA report can be found on the Council’s webpages.



**Figure 1: The district of Ashfield and surrounding area**

Source: Ashfield District Council

- 1.5 The Plan should be read as a whole, rather than as a series of individual policies, in order to understand all the policies and guidance which will apply to any proposal. Applications for planning permission will be considered against all

relevant policies in the adopted Local Plan, neighbourhood plans and against other material considerations<sup>7</sup>, including the NPPF.

## The Format of the Draft Local Plan

1.6 The Draft Local Plan comprises 9 chapters in total including:

- Where are we now, including a summary of the key issues facing the District as has been identified by the evidence base<sup>8</sup> in support of the Plan, the Annual Monitoring Report (AMR)<sup>9</sup> and the Sustainability Appraisal (SA) scoping report<sup>10</sup>. (Chapter 1).
- The Council's vision, setting out what it is looking to achieve for the District over the plan period, along with 14 strategic objectives which identify the priorities for the Council and are categorised under the three pillars of sustainability (social, economic and environmental). (Chapter 2).
- A spatial strategy which demonstrates where development will be directed over the plan period through 17 strategic policies (Chapter 3)
- More detail policies reflecting the following (Chapters 4 -9):
  - Chapter 4 - Meeting the challenge of climate change and adapting to its effects.
  - Chapter 5 - Protecting and enhancing Ashfield's character through its natural environment and heritage.
  - Chapter 6 - Meeting local housing needs and aspirations
  - Chapter 7 - Building a strong economy which provides opportunities for local people.
  - Chapter 8 - Placing vibrant town and local centres at the heart of the community.
  - Chapter 9 - Achieving successful development through well designed places.

## Vision and Strategic Objectives

1.7 The Vision and strategic objectives will guide future development across the District with the policies and proposals identified in the Plan flowing from the vision and the strategic objectives.

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<sup>7</sup> A material planning consideration is one which is relevant to making the planning decision in question. See Planning Practice Guidance Determining a planning application Paragraph: 008 Reference ID: 21b-008-20140306 Revision date: 06 03 2014

<sup>8</sup> <https://www.ashfield.gov.uk/planning-building-control/development-management-documents/>

<sup>9</sup> <https://www.ashfield.gov.uk/planning-building-control/local-plan/monitoring/>

<sup>10</sup> <https://www.ashfield.gov.uk/planning-building-control/local-plan/sustainability-appraisal/>

**Vision:** ‘Ashfield, a place to be proud of’

Ashfield is a District where people of all ages are proud to live, study, work, visit and aspire to stay.

High quality design and place making will shape the delivery of new development, responding to the infrastructure requirements of new and existing local communities and rising to the challenge of climate change.

New housing is responsive to local needs, enhancing the built environment and reflecting the distinctive characteristics of Ashfield’s towns and villages. The lifestyle of the community will be enhanced by accessible health, leisure, and education opportunities.

Building on our transport links, a more diverse and thriving economy will encourage higher educational attainment, business enterprise, quality jobs and provide opportunities for a skilled workforce.

Sutton in Ashfield, Hucknall and Kirkby-in-Ashfield will have thriving, vibrant town centres, providing a mix of retail, cultural, employment and local services, places where people want to visit and live.

The District’s rich heritage, scenic countryside and biodiversity are valued resources for local residents to discover, providing opportunities for tourism and recreation.

1.8 The following strategic objectives have been identified as central to achieving the delivery of the vision for Ashfield.

<b>The Community</b>	<b>SO1</b>	<p><b>Facilitate Place Making</b></p> <p>Ensure that place making is at the heart of the delivery of high quality well designed neighbourhoods and developments by:</p> <ul style="list-style-type: none"> <li>a) Creating, safe, welcoming and adaptable places that enhance local character and support communities.</li> <li>b) Providing attractive and accessible green spaces to encourage healthy lifestyles.</li> <li>c) Identifying strategic gaps between settlements to prevent coalescence.</li> <li>d) Creating sustainable places that contribute to people’s health and wellbeing and function well for the purpose they were designed.</li> <li>e) Reducing energy needs by adopting sustainable energy measures.</li> <li>f) Promoting greater community pride and ownership in an area.</li> </ul>
	<b>SO2</b>	<p><b>Promote socially cohesive, healthy and active communities</b></p>

	<p>Promote social inclusion, healthier life styles and improve the health and wellbeing of the population by:</p> <ul style="list-style-type: none"> <li>a) Working with healthcare partners to deliver improved and, where required, new health and social care facilities.</li> <li>b) Facilitating involvement for all in the social and economic life of the community through the location and design of development and supporting infrastructure.</li> <li>c) Improving community safety, reduce crime and the fear of crime through the development of good quality well planned environments.</li> <li>d) Improving access to the countryside, recreational, leisure and cultural facilities.</li> <li>e) Addresses issues of air quality.</li> <li>f) Facilitating walking and cycling to work, to services and for leisure.</li> </ul>
<b>SO3</b>	<p><b>Meeting Local Housing Needs and Aspirations</b></p> <p>To meet local housing needs and aspirations by:</p> <ul style="list-style-type: none"> <li>a) Supporting the delivery of well-designed good quality, new homes at densities, which respect local character.</li> <li>b) Ensuring that development delivers a range of housing types and tenures to meet the needs of Ashfield’s existing and future households.</li> <li>c) Enabling people to live independently longer including provision of adaptable, accessible and specialist homes.</li> <li>d) Increasing the supply of quality affordable homes to provide inclusive and mixed communities.</li> <li>e) Meeting the accommodation needs of Gypsies, Travellers and Travelling Showpeople in appropriate locations.</li> </ul>
<b>SO4</b>	<p><b>Timely and Viable Infrastructure</b></p> <p>Ensure necessary infrastructure is provided on a timely basis as part of new development for the benefit of new and existing residents. This includes:</p> <ul style="list-style-type: none"> <li>a) Working with partners to secure education, training, community and health facilities in appropriate locations.</li> <li>b) The provision of green and blue infrastructure.</li> <li>c) Supporting the provision of an accessible, energy efficient and integrated transport network including links to regional and national destinations.</li> <li>d) Enhancing the digital infrastructure of broadband and mobile networks to ensure that benefits to economic growth and social wellbeing for Ashfield are fully realised in the future.</li> </ul>
<b>SO5</b>	<p><b>Strong and Vibrant Rural Communities</b></p> <p>Protecting the character of rural settlements and ensuring that development respects the size of villages, whilst sustaining local services, supporting diversification of rural businesses and making provision for affordable housing.</p> <p>Supporting enhancing and improving the sustainability, vibrancy and vitality of the larger villages of Selston, Jacksdale and Underwood by providing:</p> <ul style="list-style-type: none"> <li>a) Access to a range of quality housing providing for the needs of all sectors of the communities, while ensuring that any development relates positively in form and function of the village.</li> <li>b) Development, which sustain and where appropriate, enhances local facilities including retail capacity and community facilities such as health and education.</li> <li>c) An environment that is attractive to small businesses and home working.</li> <li>d) For the extension and enhancement of public space and recreational facilities.</li> </ul>

The Economy	SO6	<p><b>Economic Opportunity for All</b></p> <p>To be ambitious for economic growth and productivity in Ashfield while recognising the requirements of environmental capacity and amenity by:</p> <ol style="list-style-type: none"> <li>a) Creating a climate for business and enterprise growth with an emphasis on making investment happen.</li> <li>b) To encourage economic development and regeneration of the District and diversification of the local economy by ensuring the provision of a range and choice of employment sites in terms of size, quality and location</li> <li>c) Promoting a higher wage and higher skilled economy.</li> <li>d) Supporting the growth of a diverse range of economic sectors, promoting development to parts of the district where it is needed to build and strengthen vibrant and cohesive communities. Facilitating access to a skilled and educated labour force.</li> <li>e) Facilitating the wider transport network and local rail links to integrate with key transport hubs</li> <li>f) Expanding the leisure, tourism and visitor offer to inspire and encourage the exploration of Ashfield.</li> </ol>
	SO7	<p><b>Sutton-in-Ashfield Town Centre</b></p> <p>Refocus Sutton as an attractive and vibrant Town Centre by:</p> <ol style="list-style-type: none"> <li>a) Encouraging a high quality mix of retail, health, culture, housing, employment and leisure that will enhance the opportunity for people to live, work and visit the town centre;</li> <li>b) Creating a town centre environment which residents are proud of;</li> <li>c) Strengthening connections across the town centre through linking key destinations and promoting activity;</li> <li>d) Enhancing the townscape character by ensuring that new development respects the town's heritage particularly around Brook Street, Market Square (Conservation Area), Portland Square and Fox Street, and provides high quality design.</li> </ol>
	SO8	<p><b>Hucknall Town Centre</b></p> <p>Promote Hucknall as a lively and prosperous Town Centre that is proud of its past by:</p> <ol style="list-style-type: none"> <li>a) Protecting and making the most of the town centre's rich heritage and strong links to Lord Byron as part of the District's visitor economy;</li> <li>b) Enhancing the townscape character and historic environment through ensuring that new development respects the town's Conservation Area and provides high quality design;</li> <li>c) Encouraging a high quality mix of retail, tourism, health, culture, leisure, housing and employment that will enhance the opportunity for people to live, work and visit the town centre;</li> <li>d) Strengthening connections between the NET Station and the town centre;</li> <li>e) Creating a town centre environment, which is the focus for the life of the community.</li> </ol>
	SO9	<p><b>Kirkby-in-Ashfield Town Centre</b></p> <p>Continue Kirkby's regeneration as a vibrant and successful District Centre by:</p> <ol style="list-style-type: none"> <li>a) Reinvigorating the town centre leisure offer and health provision through the provision of a state-of-the-art flagship leisure centre and swimming pool;</li> </ol>

		<ul style="list-style-type: none"> <li>b) Encouraging a high quality mix of retail, culture, health, housing and employment that will enhance the opportunity for people to live, work and visit the town centre;</li> <li>c) Enhancing the townscape character by ensuring that new development offers high quality design;</li> <li>d) Creating a town centre environment which is the focus for the life of the community;</li> <li>e) Strengthening connections across the town centre through linking key destinations and promoting activity.</li> </ul>
	<b>SO10</b>	<p><b>Local Shopping Areas</b></p> <p>Ensure local shopping areas provide appropriate services to satisfy local consumer needs by:</p> <ul style="list-style-type: none"> <li>a) Protecting and promoting a diverse mix of uses, which cater for the day-to-day needs of the community.</li> <li>b) Supporting sensitive redevelopments and new developments where they contribute to the vitality and viability of the area and enhance the retail, service and leisure offer;</li> <li>c) Enhancing the environment to make local shopping areas attractive place to visit at any time of the day.</li> </ul>

	<b>SO11</b>	<p><b>To meet the global challenge of climate change</b></p> <p>To rise to the global challenge of climate change, which at a local level presents risks to people, property, infrastructure and natural resources by:</p> <ul style="list-style-type: none"> <li>a) Supporting the delivery of low carbon renewable energy and local energy networks;</li> <li>b) Shaping places to help secure cuts in greenhouse gas emissions with location for new developments that allows for efficient use of resources;</li> <li>c) Facilitating the integration of sustainable building design principles in new development, improve the resilience of buildings and places to cope with a changing climate, ensuring flood risk is managed and potential problems of extreme weather are minimised;</li> <li>d) Reducing the amount of waste that ends up in landfill, particularly biodegradable waste, and increase self-sufficiency;</li> <li>e) Supporting the infrastructure to provide for zero emission vehicles;</li> <li>f) Ensuring that there are opportunities to take positive action on climate change by encouraging community-led initiatives such as the promotion of decentralised renewable energy use;</li> </ul> <p>Moving away from the extraction of fossil fuels, the burning of which is carbon intensive.</p>
	<b>SO12</b>	<p><b>Transport and Accessibility</b></p> <p>Improving movement and accessibility through:</p> <ul style="list-style-type: none"> <li>a) Make efficient use of the existing transport infrastructure,</li> <li>b) Reduce the need to travel by car and improves accessibility.</li> <li>c) Working with others to promote quality public transport.</li> <li>d) Encouraging cycling and walking opportunities.</li> </ul> <p>Improve access to jobs, homes and services.</p>
<b>The Environ</b>	<b>SO13</b>	<p><b>Minimising our Impact on the Environment</b></p> <p>Promote the efficient use of resources by embracing sustainable patterns of development including:</p>

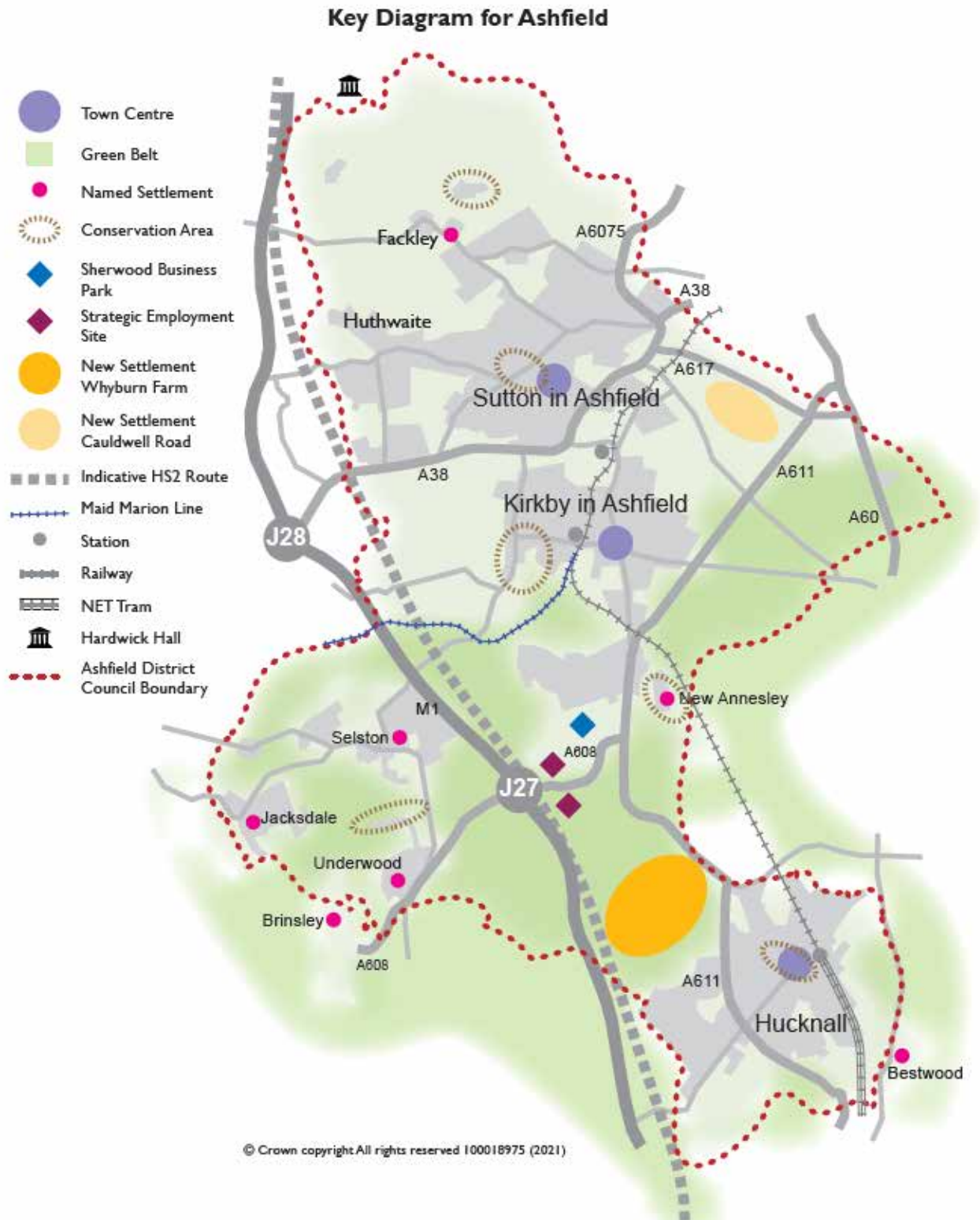
	<p>a) Maximising the use of previously developed land unless it conflicts with other strategic objectives and policies.</p> <p>b) Ensuring development proposals fully consider the coal mining legacy issues to ensure the stability of the land and to optimise the potential for the use of mine water heating.</p> <p>c) Minimising the impact of new development on natural resources.</p> <p>d) Improving water quality, ensuring that development safeguards the water supply in the principal limestone and sandstone aquifers.</p> <p>Minimising pollution including air, noise, water, soil and light pollution.</p>
	<p><b>SO14 Protecting and Enhancing the Quality of the Local Environment</b></p> <p>Enrich the quality of the natural, historic, geological and built environment enhancing the District's distinctiveness and sense of place by:</p> <p>a) Protecting and enhancing geological sites, natural habitats, ecological networks and the biodiversity they support.</p> <p>b) Safeguarding Ashfield's scenic and distinct countryside, heritage and valued landscapes.</p> <p>c) The provision of connected quality green and blue spaces that are multifunctional, accessible to all, supporting wildlife and human health.</p> <p>Conserving, and enhancing the District's distinct historic environment and cultural heritage including locally valued non-designated heritage assets.</p>

## Spatial Strategy

- 1.9 In order to arrive at the preferred spatial strategy, the Council formulated a number of alternative spatial options (outlined within the Sustainability Appraisal) which took into consideration the evidence base, the local plan history in Ashfield District Council, and the key issues that the Plan is seeking to address along with the vision. Guided by the outcomes of these assessments the Council believes that the spatial strategy proposed is the most sustainable approach for achieving the Vision.
- 1.10 The main proposals of the Local Plan are illustrated on the Key Diagram Figure 2. Further information in relation to the Spatial Strategy and Location of development can be found in Background Paper 01 (October 2021). Briefly, the spatial strategy seeks to:
- Take advantage of the district's proximity to Nottingham City,
  - Capitalise on the accessibility of the M1 transport corridor,
  - Locate growth in sustainable and accessible locations,
  - Ensure a strong regeneration focus on Kirkby-in-Ashfield and Sutton in Ashfield,
  - Allow proportionate and sustainable growth in the villages,
  - Facilitate the delivery of new infrastructure, and
  - Deliver high quality design and placemaking

1.11 The spatial strategy is reflected in the following 17 strategic policies:

- Strategic Policy S1: Achieving Sustainable Development.
- Strategic Policy S2: Meeting the Challenge of Climate Change.
- Strategic Policy S3: Location of Development.
- Strategic Policy S4: Green Belt.
- Strategic Policy S5: High Quality Building and Places through Place Making and Design.
- Strategic Policy S6: Meeting Future Needs: New Settlement at Whyburn Farm, Hucknall.
- Strategic Policy S7: Meeting Future Needs: New Settlement at Cauldwell Road, Sutton in Ashfield.
- Strategic Policy S8: Meeting Future Needs: Strategic Employment Allocation Junction 27, M1 Motorway, Annesley.
- Strategic Policy S9: Meeting Future Housing Provision.
- Strategic Policy S10: Delivering Economic Opportunities.
- Strategic Policy S11: Aligning Growth and Infrastructure.
- Strategic Policy S12: Improving Transport Infrastructure.
- Strategic Policy S13 Vibrant Town Centres.
- Strategic Policy S14 Tackling Health Inequalities and Facilitating Healthier Lifestyles.
- Strategic Policy S15 Green Infrastructure and the Natural Environment.
- Strategic Policy S16 Historic Environment.
- Strategic Policy S17 Mineral Safeguarding.



**Figure 2: Key Diagram for Ashfield**

Source: Ashfield District Council

## Key Elements of the Plan

- 1.12 In relation to specific elements of the Plan, the following paragraphs set out further detail. There will be cross over between the various policies and it is stressed that the Plan needs to be read as a whole.

### **Climate change**

- 1.13 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. 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. Development in Ashfield should contribute towards the construction and creation of well-designed sustainable places to mitigate against and adapt to climate change, and to contribute to national targets on reducing carbon emissions and energy use.
- 1.14 The Plan includes policies (S2, CC1, CC2 and CC3) that seek to address climate change, including policies that relate to zero and low carbon development and decentralised, renewable and low carbon energy generation, water resource management, and flood risk and sustainable urban drainage systems respectively.

### **New Settlements**

- 1.15 Two new settlements are proposed as part of the Local Plan. Not only will these sites help meet the evidenced housing need for this plan period, but they will also provide new homes beyond the end date of the Plan, along with a range of other uses and services as are summarised below:
- i. Whyburn Farm, Hucknall (policy S6): The site is located in the greenbelt and is the largest of the two proposed new settlements, a mixed-use proposal for 3,000 dwellings in total (1,600 of which are identified to be delivered within the plan period) along with approximately 13 ha of employment land. The site will also need to deliver an element of affordable housing with a range of house types and tenures including adaptable and accessible homes. An on-site primary school and secondary education contributions, along with a local centre with a range of retail and community uses is also required. Transport infrastructure including the potential extension of the tram into the site, along with a park and ride facility, walking and cycling routes and a package of transport improvements are also detailed in the policy. A high-quality environment is also expected both in terms of the design of the built form, with the development expected to exceed building regulations in respect of carbon emissions, as well as the provision of multifunctional greenspace. The greenspace will be in the form of sports pitches, play areas and a destination play park, along with blue and green infrastructure and areas which provide for significant biodiversity net gain. A development framework will be produced in due course to address further detail in respect of the delivery of the site over the plan period. The site has developer interest to bring it forward.

- ii. Cauldwell Road, Sutton in Ashfield (Policy S7): This site is smaller than the Hucknall site and is not located in the greenbelt. It is proposed for the delivery of 1,000 homes, 315 of which are identified to be delivered towards the end of the plan period. The site will also need to provide affordable housing with a range of house types and tenures as well as accessible or easily adaptable homes. An on-site primary school as well as secondary school contributions will also be required along with the provision of a local centre with a range of retail and community uses. Walking and cycling routes to Sutton in Ashfield and Mansfield, public transport and a comprehensive package of highway improvements are also identified in the policy, along with the need to provide a high-quality design in the built form and in the approach to greenspace on the site. A development framework will be produced in due course to address further detail in respect of the delivery of the site and further work will be required to discuss bringing forward the site with the development industry.

### **Housing requirement and allocations**

- 1.16 The National Planning Policy Framework (NPPF) sets out a requirement for strategic policies to be informed by local housing need assessments, conducted using the standard method set out in National Planning Practice Guidance (PPG). The Local Housing Need (LHN) for Ashfield District, based on this standard methodology, was 457 dwellings per annum (dpa) as of April 2021. It is proposed that the supply of housing land through allocation and planning permissions will exceed the current LHN by a minimum of 10% in order to present a risk-based approach and ensure sufficient future provision. Therefore, the total housing requirement/supply for the 1/4/2020 to 31/3/2038 is 8,814 dwellings.
- 1.17 Affordable housing, housing for older people and those with disabilities (including specialist accommodation) and self and custom build provision is identified in the Plan and there is an expectation that the appropriate type and tenure mix of housing is also delivered on site in accordance with evidenced needs. The Plan also makes provision to meet the identified needs of the both the Gypsy and Traveller community and Travelling Showpeople. A criteria-based policy has been drafted for the provision of Gypsy and Traveller accommodation, with an allocation identified to meet the needs of the Travelling Showpeople on land adjacent to the existing site at Park Lane. (See Appendix 2). Further information is set out in Background Paper No 2: Housing.
- 1.18 In order to deliver the housing need, the Plan allocates two new settlements which are discussed above, along with a number of other housing sites (Policy H1) (See Appendix 1). The H1 allocations comprise sites with planning permission and those which have been selected from the pool of sites as part of the Strategic Housing and Employment Availability Assessment (SHELAA) and considered against the Sustainability Appraisal.
- 1.19 Housing Development in the District will be mainly concentrated in and adjacent to the larger and more accessible towns of Hucknall, Sutton-in-Ashfield (Sutton) and Kirkby-in-Ashfield (Kirkby),(Table 1) alongside opportunities for new settlements

which will provide for sustainable growth towards the end of the Plan period and beyond.

	All committed sites (Sites with planning permission, PIP or Prior approval - including losses)	Site allocations without Planning Permission as at 1 <sup>st</sup> April 2021	All sites	Distribution by hierarchy %
<b>Main Urban Areas</b>				
Sutton/Kirkby	1126	2109	3235	28.4%
Hucknall	946	2156	3102	27.2%
Adj. Mansfield	0	433	433	3.8%
<b>Total</b>	<b>2072</b>	<b>4698</b>	<b>6770</b>	<b>59.3%</b>
<b>New Settlements</b>				
Whyburn Farm	0	3000	3000	26.3%
Cauldwell Road	0	1000	1000	8.8%
<b>Total</b>	<b>0</b>	<b>4000</b>	<b>4000</b>	<b>35.1%</b>
<b>Named Settlements</b>				
Selston	11	324	335	2.9%
Jacksdale	7	71	78	0.7%
Underwood	19	60	79	0.7%
New Annesley	0	47	47	0.4%
Bestwood	8	0	8	0.1%
Brinsley	0	42	42	0.4%
Fackley	2	10	12	0.1%
<b>Total</b>	<b>47</b>	<b>554</b>	<b>601</b>	<b>5.3%</b>
<b>Remainder of District</b>	<b>36</b>	<b>0</b>	<b>36</b>	<b>0.3%</b>
<b>Ashfield District Total</b>	<b>2155</b>	<b>9252</b>	<b>11407</b>	<b>100.0%</b>

**Table 1: Dwelling Coming Forward**

Source: Ashfield District Council

### **Employment Provision and allocations**

- 1.20 Policy S10 sets out the employment land requirements with the Plan making provision for up to 83 ha of employment land from 2018 to 2038. The evidence<sup>11</sup> base identifies a significant demand and limited supply for logistics along the M1 corridor in Nottinghamshire and the Plan takes this aspect into account in identify the requirements and where sites are proposed to be allocated. Background Paper No 3 Economy and Employment Land sets out further information on this aspect.
- 1.21 A strategic employment allocation is proposed at Junction 27 of the M1, Sherwood Park, (Policy S8). The strategic allocations at junction 27 requires the release of land from the Green Belt. There is developer interest in bringing one of the sites forward (land to the north east of junction 27), with the other (land to the south east of junction 27) being safeguarded for the construction of the HS2 phase 2b. As such it is unlikely to be available until the latter part of the plan period.
- 1.22 Chapter 7 sets out additional employment allocations in policy EM2 (Appendix 3) together with other policies which protect employment sites (EM3) consider rural development (EM4) and support education skills and training (EM5).

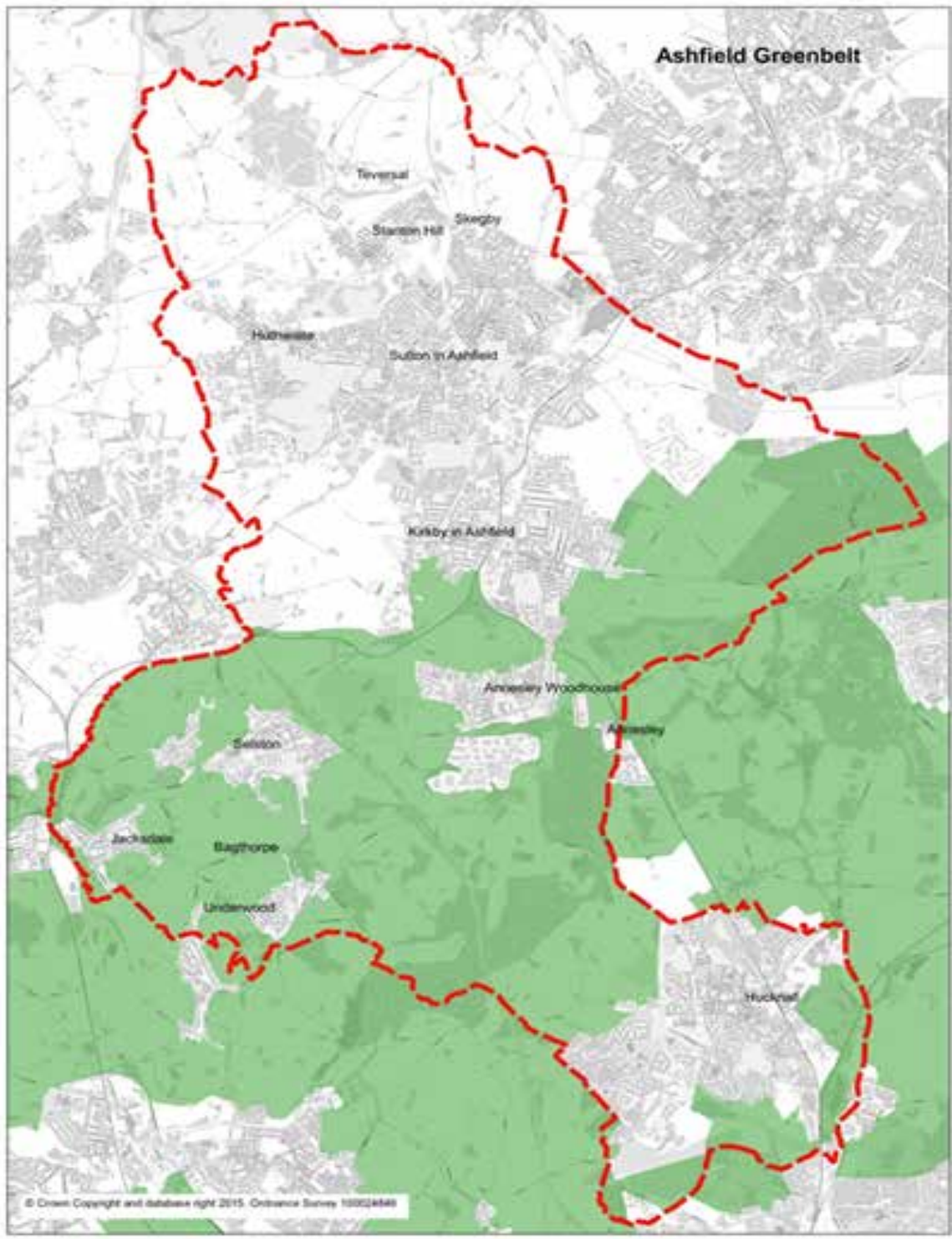
### **Green Belt**

- 1.23 A substantial part of the District is designated as part of the Nottingham and Derby Green Belt (Figure 3) and equates to approximately 41% of Ashfield. This includes land around Hucknall, land to the south and east of Kirkby-in-Ashfield and land surrounding the rural villages of Selston, Jacksdale, Underwood and part of Brinsley. To the north of the District the countryside falls within the setting<sup>12</sup> of Hardwick Hall and Hardwick Old Hall both Grade 1 Listed Building and the associated historic listed gardens.
- 1.24 The strategic mixed use site at Whyburn Farm (Policy S6), the strategic employment allocation at Junction 27 (Policy S8) and a number of housing allocations will necessitate land being taken out of the Green Belt. Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of a Local Plan. There are exceptional circumstances for development in the Green Belt to meet Ashfield's housing needs and contribute towards logistic requirements. Further information on this aspect is set out in Background Papers No 1 Spatial Strategy and Location of Development 2021 and Background Paper No 4 Green Belt Harm Assessment 2021.

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<sup>11</sup> Nottingham Core Housing Market Area (HMA) and Nottingham Outer HMA Employment Land Needs Study (Litchfield, 2021).

<sup>12</sup> Hardwick Hall Setting Study National Trust, 2016. Atkins



**Figure 3: Green Belt Ashfield & surrounding districts**

Source: Ashfield DC

**The natural and historic environment**

- 1.25 Strategic policies S15 and S16 relate to the green infrastructure and the natural environment and the historic environment respectively. There are also a number

of other, more detailed policies contained in Chapter 5 of the Plan which cover the Green Belt (EV1), countryside (EV2), reuse of buildings in the Green Belt and countryside (EV3), green infrastructure, biodiversity and geodiversity (EV4), protection of greenspace and recreation facilities (EV5), trees woodland and hedgerows (EV6), provision and protection of allotments (EV7), agricultural land (EV8), the historic environment (EV9) and the protection and enhancement of landscape character (EV10). These policies ensure replacement tree planting in the district for any trees lost as part of development schemes and also make sure that provision is made for biodiversity net gain (in line with national policy).

### **Placemaking and design**

- 1.26 Ensuring that place making is at the heart of the delivery of high quality well designed neighbourhoods and developments is one of the Council's principle strategic objectives. This is reinforced by the recent changes to the NPPF which places an increased emphasis on beautiful and sustainable places. The benefits of good design are many and the Plan's vision places an emphasis on high quality design and place making shaping the delivery of new development in the District. This is a theme that runs throughout the Plan but is specifically reflected in Strategic Policies S5 and S14 as well as in the more detailed policies contained in Chapter 9 including policy SD1 social value, SD2 good design considerations for development and SD3 amenity.

### **Transport**

- 1.27 Policy S12 sets out the strategic policy direction in relation to transport in the District. It safeguards and enhances the transport infrastructure. This includes the connectivity of the Nottingham Express Transit System (NET), the potential offered by the Robin Hood Line Stations/additional stations, the benefits generated by opening of the Maid Marian Line<sup>13</sup> to passengers and improvements to the bus/coach services and cycle networks. Further detailed policies in relation to transport issues are contained in Chapter 9, Policy SD10, transport infrastructure and SD11, parking.

### **Infrastructure**

- 1.28 Strategic Policy S11 relates to infrastructure delivery which covers issues such as education provision, health care and community facilities, broadband, transport networks and electric vehicle charging points. A important aspect of the Plan is to improve educational opportunities and contribute to improving health and well-being. Consequently, development needs to be supported by necessary infrastructure. The infrastructure required as a result of development will vary on a site-by-site basis and where infrastructure requirements are known at this stage, they are included in the relevant policies (S6, S7 and S8 for example). Policy SD5 also refers to planning obligations and SD6 to development viability which can, depending onsite specific proposals have an impact on the amount and type of infrastructure that can be delivered on site. There is a supporting infrastructure

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<sup>13</sup> The existing freight line from Kirkby-in-Ashfield to the Erewash Valley Line in Derbyshire

background paper that will form part of the consultation and an Infrastructure Delivery Plan will be produced in due course.

### **Town centres**

- 1.29 Strategic Policy S13 sets out the strategic approach to town centres in the District, supported by the town centre masterplans for Hucknall, Kirkby and Sutton. No retail allocations are proposed in the Plan and further detailed policies are contained in Chapter 8 which relate to town centre uses (SH1), local shopping centres, parades and single shops (SH2) and shopfronts (SH3).

### **How to comment on the Draft Local Plan**

- 1.30 The easiest and most efficient way to view the Draft Local Plan and submit any comments you have on the policies and proposals is via the interactive form which can be found on the Council's website here:

<https://www.ashfield.gov.uk/planning-building-control/local-plan/>

Paper copies of the consultation documents are available to be viewed at all local libraries and at the Council Offices at Urban Road, Kirkby-in-Ashfield.

There will also be an opportunity to view documents and speak to planning officers, details of which can be found on the Council's website.

If possible, please respond on-line using the interactive response form. Alternatively, please send your completed consultation response to:

[Localplan@ashfield.gov.uk](mailto:Localplan@ashfield.gov.uk); or to:

Forward Plans,  
Place and Communities,  
Ashfield District Council,  
Urban Road,  
Kirkby-in- Ashfield,  
NG17 8DA

The consultation is open from 4<sup>th</sup> October to 16<sup>th</sup> November 2021.

All comments must be received by 5.00pm on 16<sup>th</sup> November. Those received after the deadline will not be considered.

If you need any further information please contact the Forward Planning Team at [localplan@ashfield.gov.uk](mailto:localplan@ashfield.gov.uk)

## Appendix 1 – Housing Allocation outside New Settlements

<b>Policy H1: Housing Allocations</b>
Strategic Objectives: SO3, SO5, SO11, SO12, SO13
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.

### Hucknall Area

Site Ref.	Site Name	Greenfield/ Brownfield	Planning Permission*	Potential Yield (Dwellings)
H1Ha	Seven Stars PH, West Street / Ogle Street, Hucknall	B	No	24
H1Hb	Linby Boarding Kennels, East of Church Lane, Hucknall	G/B	Part	43
H1Hc	Land north of A611 / South of Broomhill Farm, Hucknall	G	No	633
H1Hd	Land adjoining Stubbing Wood Farm, Watnall Road, Hucknall	G	No	198
H1He	Phases 5 (part) and 9, land at Rolls Royce, Watnall Road, Hucknall	B	No	105
H1Hf	Phases 10,11,12, land at Rolls Royce, Watnall Road, Hucknall	B	No	100
H1Hg	Hucknall Town football Club, Watnall Road	B	Yes	108
H1Hh	Rolls Royce, Watnall Road (remaining phases of Outline pp)	B	Yes	186
H1Hi	Rolls Royce, Watnall Road	B	Yes	48
H1Hj	Land to the East of, Hurricane Road RR	B	Yes	19
H1Hk	Parcel 8, Land at Rolls Royce, Watnall Road	B	Yes	61
H1HI	Land at, Shepherd Street (Rolls Royce site)	B	Yes	100
H1Hm	South of former international clothing centre, Annesley Road	G	Yes	56
H1Hn	(Phase 2) Land at, Broomhill Farm,	G	Yes	217
				<b>1898</b>

Kirkby Area

Site Ref.	Site Name	Greenfield/ Brownfield	Planning Permission*	Potential Yield (Dwellings)
H1Ka	Beacon Farm, Derby Road, Kirkby-In Ashfield	G/B	No	41
H1Kb	Land off Millers Way, Kirkby-In Ashfield	G	Yes	54
H1Kc	Land at Doles Lane, Kirkby-In Ashfield	B	No	54
H1Kd	Off Walesby Drive	G	No	187
H1Ke	Land off Diamond Avenue, Kirkby-In-Ashfield	G	No	63
H1Kf	Warwick Close, Kirkby-In-Ashfield	B	No	23
H1Kg	Land behind 126 Skegby Road, Kirkby-In-Ashfield	G	No	15
H1Kh	Land Off Hucknall Road, Newstead	G	No	47
H1Ki	Annesley Miners Welfare Institute, Derby Road	G/B	Yes	45
H1Kj	Former Wild Orchid Public House, Southwell Lane, Kirkby	B	Yes	12
				<b>541</b>

Sutton Area

Site Ref.	Site Name	Greenfield/ Brownfield	Planning Permission*	Potential Yield (Dwellings)
H1Sa	Rear 211 Alfreton Road, Sutton	G	Yes	110
H1Sb	Cauldwell Road, Sutton-In-Ashfield	G	No	208
H1Sc	West of Fisher Close, Sutton-In-Ashfield	G	No	73
H1Sd	Adj Oakham Business Park, off Hamilton Road, Sutton-In-Ashfield	G	No	225
H1Se	Priestic Road, Sutton-In-Ashfield	G	No	19
H1Sf	Rear 23 Beck Lane, Skegby	G	No	23
H1Sg	Former Miner's Welfare Sports Ground, Stanton Hill, Sutton-In-Ashfield	G	No	85
H1Sh	Pasture Farm, Alfreton Road, Sutton-In-Ashfield	G	No	34
H1Si	Rear Kingsmill Hospital, Sutton-In-Ashfield	G	No	264
H1Sj	Clegg Hill Drive, Huthwaite	G	No	104
H1Sk	Sunnyside Farm, Blackwell Road, Huthwaite	G	No	283
H1Sl	North of Fackley Road, Teversal	G	No	115
H1Sm	Land adjacent 88 High Hazels Drive, Sutton-In-Ashfield	G	No	11
H1Sn	Adj Molyneux Farm, Fackley Road, Teversal	G	No	14
H1So	Off Fackley Road, Teversal	G	No	12
H1Sp	Off Tibshelf Road, Fackley	G	No	10
H1Sq	Hardwick Lane Recreation Ground, Sutton-In-Ashfield	G	No	40
H1Sr	Land off Clare Road, Sutton-In-Ashfield	G	Yes	69
H1Ss	Land to the east off A6075 Beck Lane, Skegby	G	No	212
H1St	Land off Blackwell Road/Main Street, Huthwaite	G	No	99
H1Su	Rear 113 to 139 Beck Lane.	G	No	100
H1Sv	Station House, Outram Street,	B	Yes	28
H1Sw	Off Gillcroft Street/St Andrews Street & Vere Avenue, Skegby	G	Yes	177
H1Sx	rear 249, 251 Alfreton Road, Sutton	G	Yes	113
H1Sy	off Brand Lane, Stanton Hill	G	Yes	137
H1Sz	Junction of Outram Street/Park Street, Sutton	B	Yes	24
H1Saa	Land at, Beck Lane, Skegby	G	Yes	322
H1Sab	Land Off, Davies Avenue	B	Yes	22
H1Sac	The Quarry, 57, Stoneyford Road	G	Yes	48
H1Sad	The Pattern House, Crossley Avenue, Huthwaite	B	Yes	23
				<b>3004</b>

Selston Jacksdale and Underwood Area

Site Ref.	Site Name	Greenfield/ Brownfield	Planning Permission*	Potential Yield (Dwellings)
H1Va	Land at Plainspot Farm, New Brinsley, Underwood	G	No	42
H1Vb	Off Westdale Road, Jacksdale	G	No	49
H1Vc	Land adj. Bull & Butcher PH, Selston	G	No	149
H1Vd	Adj 149 Stoney Lane, Selston	G/B	No	6
H1Ve	Land off Park Lane/ South West M1, Selston	G	No	169
H1Vf	Between 106-132 Main Road, Underwood	G	No	14
H1Vg	Land North of Larch Close, Underwood	G/B	No	37
H1Vh	Rear of 64-82 Church Lane, Underwood	G	No	10
H1Vi	Westdale Road, Jacksdale	G	No	22
				<b>498</b>

Evidence Base	<ul style="list-style-type: none"> <li>Strategic Housing and Economic Land Availability Assessment (SHELAA), 2021, Ashfield DC</li> <li>Background Paper No 2 Housing. Ashfield District Council August 2021</li> </ul>
National Planning Policy and Guidance	<ul style="list-style-type: none"> <li>NPPF 2021, Part 2: Achieving sustainable development.</li> <li>NPPF 2021, Part 5: Delivering a sufficient supply of homes</li> <li>Planning Practice Guidance: Effective use of land</li> <li>Planning Practice Guidance: Housing and Economic Land Availability Assessment as of August 2021.</li> <li>Planning Practice Guidance: Housing supply and delivery as of August 2021</li> </ul>

## Appendix 2 - Travelling Showpeople Site Allocations

<b>Policy H2a: Travelling Showpeople Site Allocations</b>
Strategic Objectives: SO3, SO5, SO11, SO12, SO13
Development of plots to meet the needs of Travelling Showpeople will be permitted on the sites listed below as shown on the Policies Map.

Site Ref.	Site Name	Greenfield/ Brownfield	Planning Permission*	Potential Yield (plots)
H2a(a)	Land off Park Lane (Phase 2), Kirkby-in-Ashfield	G	Yes	7
H2a(b)	Land off Park Lane (Phase 3), Kirkby-in-Ashfield	G	No	7
				<b>14</b>

Evidence Base	<ul style="list-style-type: none"> <li>Greater Nottingham and Ashfield District Council Gypsy and Traveller Accommodation Assessment, 2021 - RRR Consultancy Ltd.</li> <li>Sustainability Appraisal, August 2021. Wood Group UK Ltd.</li> </ul>
National Planning Policy and Guidance	<ul style="list-style-type: none"> <li>Planning Policy for Traveller Sites, 2015 - DCLG</li> <li>NPPF 2021, Part 2: Achieving sustainable development.</li> <li>NPPF 2021, Part 5: Delivering a sufficient supply of homes</li> <li>Planning Practice Guidance: Housing and Economic Land Availability Assessment</li> </ul>

## Appendix 3 – Employment Land Allocations

<b>Policy EM2: Employment Land Allocations</b>
Strategic Objectives: SO1, SO4, SO5, SO6, SO7, SO8, SO9, SO10, SO12.
In addition to the employment land identified in the strategic policies at Junction 27 and Whyburn Farm, the following land, as shown on the Policies Map, will be allocated for use for office, light industrial, research and development, general industrial and storage/distribution:

Site Reference	Site Name	Approximate net area
EM2 S1	Castlewood Business Park, Sutton in Ashfield	7.70
EM2 S2	Fulwood Road North, Sutton in Ashfield	1.23
EM2 S3	Hamilton Road, Sutton in Ashfield	3.34
EM2 S4	South West Oakham, Sutton in Ashfield	1.52
EM2 S5	West of Fulwood, Export Drive, Sutton in Ashfield	4.54
EM2 K1	Kings Mill Road, Kirkby-in-Ashfield	1.99
EM2 K2	Park Lane, Kirkby-in-Ashfield	1.84
EM2 K3	Portland Industrial Park, Kirkby-in-Ashfield	1.76
EM2 H1	Aerial Way, Hucknall	0.83
EM2 H2	Blenheim Park, Hucknall	3.16
EM3 H3	Butlers Hill, Hucknall	1.78
EM4 H4	Harrier Park, Hucknall	15.50

Evidence base	<ul style="list-style-type: none"> <li>Background Paper 01 Spatial Strategy and Location of Development 2021. Ashfield District Council</li> <li>Background Paper 03 Economy &amp; Employment Land 2021. Ashfield District Council.</li> <li>The Nottingham Core HMA and Nottingham Outer HMA Employment Land Needs Study, 2021. Lichfield.</li> <li>Strategic Housing and Employment Land Availability Assessment July 2021. Ashfield District Council.</li> <li>Sustainability Appraisal August 2021, Wood Group UK Ltd</li> </ul>
National Planning Policy and Guidance	<ul style="list-style-type: none"> <li>NPPF 2021, Part 2: Achieving sustainable development.</li> <li>NPPF 2021, Part 6: Building a strong, competitive economy.</li> <li>NPPF 2021 Part 11: Making effective use of land.</li> <li>Planning Practice Guidance: Housing and economic land availability assessment as of August 2021.</li> </ul>

