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(JUS-t) Neighbourhood Plan 2017 - 2032

JUS-t Neighbourhood Plan Steering Group



**Jacksdale
Underwood
Selston**
• **tomorrow**

YOUR FUTURE IN YOUR HANDS

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List of Common Abbreviations

1. ADC – Ashfield District Council
2. NCC – Nottinghamshire County Council
3. SHMA – Strategic Housing Market Assessment
4. SHLAA – Strategic Housing Land Availability Assessment
5. OAN - Objectively Assessed Housing Need
6. JUS-t PA – JUS-t Place Analysis

1 Foreword

By Chair of Selston Parish Council

The Neighbourhood Plan has been written by Selston Parish residents for Selston Parish residents with the aim of reflecting the wishes and aspirations of everyone in the area. It has been achieved by a dedicated neighbourhood plan steering group (a mix of parish councilors, the clerk and local people). It has been supported throughout by Ashfield District Councillors and officers; but the major support has come from within the community.

I applaud all those who have attended the countless meetings, waded through the seemingly endless documentation and red tape, made sense of the bureaucratic phraseology, overcome all the negativity, fielded all the questions.

We think it was worth it to get a say in how Selston Parish should grow over the next 15 years. Thank you for everyone's contribution to the production of such an exciting and forward looking Plan.

All of this has been done voluntarily!!

Please read this with an open mind and you will see what is achievable with determination, stamina and faith in our community.

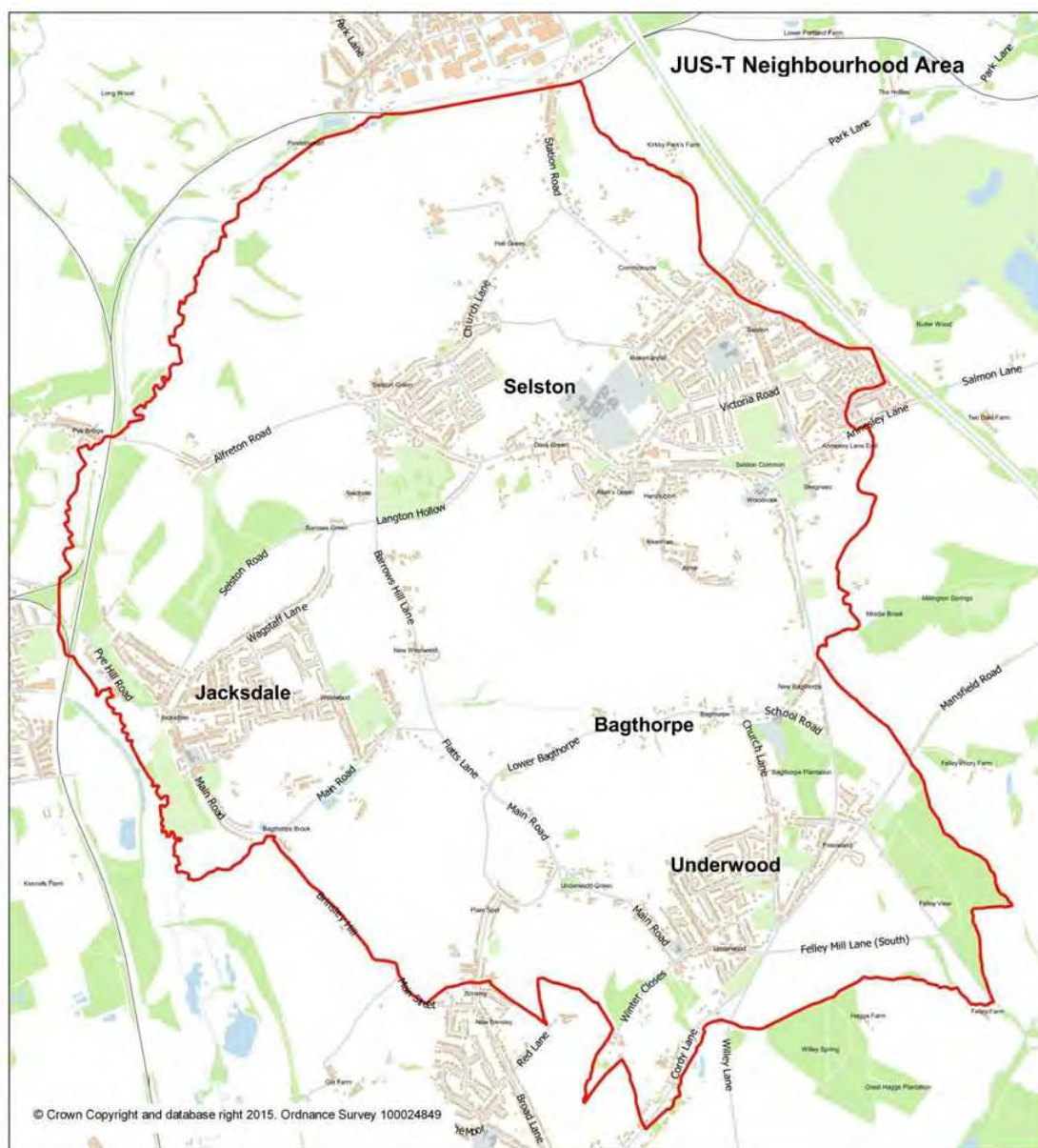
This document is a testimony of Localism in action.

**Robert Sears-Piccavey
Chairman of Selston Parish Council 2015-2017**

2 What is the JUS-t Neighbourhood Plan?

- 2.1 The JUS-t Neighbourhood Plan has been prepared by and for the local people of Selston Parish. Selston Parish is made of up 3 wards; which includes Jacksdale, Underwood and Selston and the smaller settlements of Westwood, Bagthorpe, Jubilee and New Selston.
- 2.2 The Localism Act 2011 provided new powers for parish councils to prepare land use planning documents. Selston Parish Council was designated as the qualifying body to prepare a neighbourhood plan on 12th December 2013. The JUS-t Plan Area equates to the whole of the Selston Parish as at the designation date, Map1. It does not include the additional area incorporated within the Parish of Selston on 1st December 2016.

Map 1: Selston Parish Neighbourhood Plan Boundary



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

- 2.3 This Neighbourhood Plan is a legal planning policy document and once it has been 'made' by Ashfield District Council (ADC) it will form part of Ashfield District Council's Development Plan. Planning applications must be decided in accordance with the Development Plan unless material considerations indicate otherwise.
- 2.4 This Neighbourhood Plan covers the period until 2032 in accordance with the Publication Local Plan.
- 2.5 This Neighbourhood Plan will be used by Councillors and Officers at Ashfield District Council in assessing planning applications and by developers when preparing planning applications for submission.
- 2.6 Planning policy has always been formulated at District level and Ashfield District Council continues to have a legal duty to provide this. Both this Plan and Ashfield's planning policies are guided by the National Planning Policy Framework (NPPF).
- 2.7 These Neighbourhood Plan policies are also written within the context of District and County policies which aim to support sustainable development. These include the Ashfield Local Plan Review 2002, Nottinghamshire County Council's Replacement Waste Local Plan Part 1, Waste Core Strategy 2013 and the Nottinghamshire Minerals Local Plan 2005. For example, Nottinghamshire County Council's Policy WCS2 of the Waste Core Strategy 2013 requires that all development should be designed, constructed and implemented to minimise the creation of waste, maximise the use of recycled materials and assist the collection, separation, sorting, recycling and recovery of waste.

3 Why do we want a neighbourhood plan?

- 3.1 Selston Parish covers 1335 hectares¹ and is the largest Parish in the country. In the 2002 Adopted Local Plan 70% of the Parish is designated as Green Belt. The Parish has 12,864² residents which equates to 10.7% of the District's population. It is located in the south west of Ashfield District Council. The Plan Area is often referred to in a District context as 'the rurals'. Much of the rest of the District is more urban and the south of the District (Hucknall) relates closely to Nottingham.
- 3.2 In addition to the three villages and four smaller settlements the Parish covers significant areas of agricultural land and open space that is classified as Green Belt land in the 2002 Local Plan. Green Belt land is tightly drawn around the boundaries of the three settlements; Bagthorpe and Westwood are washed over with Green Belt.
- 3.3 As part of the review of their evidence base to produce a new Local Plan Ashfield District Council have produced a new Green Belt review and Strategic Housing Land Availability Assessment (SHLAA) and Strategic Housing Market Assessment (SHMA).

¹ Calculated by GIS team at ADC

² Census 2011

- 3.4 The new Local Plan is therefore informed by a revised assessment of the supply of sites (SHLAA) an assessment of the housing demand (SHMA) and an assessment of the value and function of the Green Belt value across the District.
- 3.5 The GL Hearn Strategic Housing Market Assessment 2015 identified an objectively assessed need (OAN) for 26 dwellings per year to be delivered in the Neighbourhood Plan Area. (The Plan Area is identified as 'the villages' in the Hearn Study). There is an expectation that to meet this need land will have to be removed from the Green Belt. This is a strategic policy and it is not within the scope of the Neighbourhood Plan to alter Green Belt boundaries or to allocate sites within the Green Belt.
- 3.6 The JUS-t Plan does not allocate sites; however it has been prepared in close collaboration with ADC as they work on their new Local Plan. The sites identified in ADC's Publication Local Plan accord with the consultation findings and preferred sites identified in the consultation for this Neighbourhood Plan in November 2015 (see consultation statement and web site for more information).
- 3.7 The evidence base used to prepare this Neighbourhood Plan has also been used to inform the emerging Local Plan. The Steering Group are committed to an early review of the Neighbourhood Plan upon the adoption of ADC's Local Plan to allow further consideration of the allocated sites. An early review will also enable the small extension of the Plan Area (to consider any implications arising from the change to Parish boundary effective from 1st December 2016).
- 3.8 The Parish Council has commissioned a further study to provide some key recommendations and to provide a design framework to assist developers in understanding what type of proposals would be acceptable whilst also using ADC's analysis of Landscape Character, the Green Belt review and the Sustainability Assessment of the sites. (All of these documents are available on ADC's web site).
- 3.9 This Neighbourhood Plan accepts that there will be housing development in the Parish to meet District requirements but it also looks more widely at the social, economic and environmental issues. This Plan includes policies that encourage development to create housing suitable to meet local needs, more local job opportunities, a better range of services and facilities and better access to the countryside. Where possible this Plan seeks to maximise the wider community benefits of any development in the Parish.
- 3.10 In sum, this Neighbourhood Plan seeks to establish key principles that are based on the emerging evidence to be used in ADC's Local Plan, local studies and community feedback. Together these form the basis upon which the Neighbourhood Planning policies are based and which will guide development.

Bottom Up

- 3.11** The Neighbourhood Plan consultation process enabled people to think about what they wanted to see in their Parish over the next 15 years rather than just reacting to consultation on District wide site allocation policies; some of which might have a significant impact on their lives.
- 3.12** Prior to the development of any planning policies several consultation events were held at which people were asked to consider the strengths, weaknesses, opportunities and threats facing Selston Parish over the next 15-20 years. The comments were ranked and the top issues are listed below.

Table 1: SWOT Analysis

Strengths • rural landscape • good for dog walking • good transport links via car • good schools • good elderly care provision in Selston	Weaknesses • limited shops • lack of leisure facilities • limited health care i.e. GP surgery in Underwood and only one dentist in Parish limited equipment on outdoor recreation lack of 6th form/limited further education • lack of community spirit • police cover • lack of public transport
Opportunities • create more retail & individual shops • allocate employment land	Threats • population demographics i.e. elderly • residents need transport to access services and facilities

- 3.13** Not all of these issues relate directly to the scope of this Plan but, where applicable, they have been included as projects or aspirational policies.
- 3.14** Where the concerns raised by local people are related to land use then it is possible to have a Neighbourhood Plan response. A summary of the evidence to support the Neighbourhood Plan is set out in the next section and a full analysis is in the scoping report (see neighbourhood plan web site).
- 3.15** The community concerns and the way in which a Neighbourhood Plan could provide an opportunity to address this concern is set out in Table 2.

Table 2: Key Issues

Community Concerns	Neighbourhood Plan Opportunities
Ageing population – what will an increasing proportion of the population need in terms of housing and care?	Specific housing types – including assisted living (based on local evidence of need and the existing supply of housing) can lead to a NP policy.
Managing growth – the topography of the area provides long views, some sites have less of an impact on public vistas and views.	Local people accept the need for development but want more say in its location and scale of development as they fear it would spoil what they cherish about their area. The Parish Council have worked with ADC and used the consultation for the NP to feed back the community's views on where development is preferred. As the sites are in the green belt NP policies do not allocate sites.
New development should not feel like it has been bolted on, it needs to blend with the existing development.	Design policies that reflect the existing mixture of styles of housing have been devised and development can be integrated where there is a clear understanding of the existing routes and connections.
New houses aren't needed.	The Neighbourhood Plan cannot stop development but ensuring the right mix and type of development is provided that would meet local needs (particularly to enable people to down size and to provide starter homes) would make new development more acceptable to many.
Access to green infrastructure; the footpath network is an asset with wide community benefit; but it could be improved. Much of the land is privately owned, being surrounded by Green Belt and having three SSSIs in the Plan Area does not equate to good access to a range of open spaces within walking distance.	Improve and extend the existing network of non-vehicular routes within and out of the Parish. Require new development to extend such routes where desirable. Seek to identify areas of open space that could be made more accessible to the public.
Community facilities are limited, scattered and not readily accessible on foot or public transport. Selston lacks a retail core, the range of shops are limited:	The Neighbourhood Plan can create land use policies that encourage a wider range of facilities. NP policies encourage a concentration of retail uses within the centre. The provision of significant levels of additional housing will create more

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

Community Concerns	Neighbourhood Plan Opportunities
	demand for local services. This Plan aims to guide new retail and commercial development to more central locations in Selston village
Very limited employment opportunities within the Parish.	Green Belt policy and landscape character restricts opportunities for employment sites but improving broadband provision, having a flexible approach to suitable small business creation, protecting existing employment sites and having a positive attitude to supporting successful local businesses within the 3 villages would support the local economy.
Public transport is limited and does not take people to obvious destinations i.e. hospital (see transport study done by Our Centre as part of the analysis to support Ashfield's Infrastructure Policy on the JUS-t web site.)	This is not a land use matter but is an aspirational policy.

4 How does this Plan fit with the Planning System?

- 4.1 This Neighbourhood Plan, when 'made', will form part of the statutory development planning policy documents for this part of Ashfield and will have significant weight in the determination of planning applications.
- 4.2 At time of writing the Development Plan constitutes the saved policies in the 2002 Local Plan. In accordance with National Planning Policy Guidance³ the Publication Local Plan evidence and draft policies have also informed the preparation of this Neighbourhood Plan⁴.
- 4.3 In accordance with National Planning Policy Guidance, this Neighbourhood Plan will be tested against these saved policies although the reasoning and evidence informing the emerging local plan will be taken into account⁵.

³ Paragraph: 009 Reference ID: 41-009-20140306

⁴ At time of submission of the Neighbourhood Plan (January 2017) this was the most advanced version of the ADCs emerging Local Plan

⁵ See National Planning Policy Guidance 009 Reference ID: 41-009-20140306

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- 4.4 The statutory planning documents relevant to Selston Parish area include the National Planning Policy Framework (NPPF) and given the lack of up to date District policies it is very important that this Neighbourhood Plan is prepared in general conformity with the NPPF⁶.
- 4.5 The Basic Conditions Statement to be submitted with the Neighbourhood Plan will show how the Neighbourhood Plan policies are in accordance with the NPPF, the saved policies in the 2002 Local Plan and the Publication Local Plan.

Rural Locality Plan 2014

- 4.6 The Rural Locality Plan⁷ was developed by ADC through consultation with elected members and local communities in the JUS-t Plan Area. It sets out a 5 year plan of social and environmental improvements. Although its scope is wider than this Neighbourhood Plan, many of the actions identified complement the policy areas in this Plan.
- 4.7 Some of the projects in the Locality Plan and those identified in Appendix A of this Plan are similar or have the same intention. The Parish Council will seek to work with ADC to ensure that the benefits of any funding secured either via the Rural Locality Plan or this Neighbourhood Plan have maximum impact; it is hoped that joint working will extend the benefit of these projects.

5 Consultation

- 5.1 For the purposes of this Neighbourhood Plan various public consultations and surveys have been undertaken by the Steering Group to gain an understanding of the views of residents and businesses that operate across Selston Parish. These views and concerns have been fundamental to the formulation of the policies within the Neighbourhood Plan.
- 5.2 The Steering Group members have taken great effort to ensure that all the consultation drop in sessions have taken place in equal measure in all 3 villages.
- 5.3 A questionnaire was produced and the JUS-t group had a stand at the Underwood Festival in July 2014, where 73 questionnaires were completed, this coincided with a consultation in the Co-op in Selston, which resulted in a further 9 completed surveys. The questionnaire was posted to every house in the Parish in October 2014. The questionnaire was also available on the web site. The mail drop and website resulted in a further 160 completed questionnaires. An analysis of the 242 completed questionnaires was presented in the summer edition of Community News (the Parish magazine). The feedback provided was in addition to the numerous conversations at drop in sessions and have formed the basis of the content of the Neighbourhood Plan.

⁶ See examiners report on Cringleford Neighbourhood Plan for legal view that conformity is generally not absolute

⁷ Available on ADC's website <http://www.ashfield.gov.uk/>

- 5.4 The successful production of a Neighbourhood Plan requires an open process and on-going consultation. It also requires the involvement of a wide range of people across the Plan Area. A summary of attendees and feedback from all the consultation sessions is available in the Consultation Statement which is on the JUS-t web site <https://jus-t.co.uk> This shows that residents of all ages across the 5 settlements have participated in many of consultation activities.
- 5.5 A timeline of the consultation activities undertaken is summarised and can be found on the JUS-t web site.

6 What is special about the JUS-t Plan Area?

6.1 Physical Context

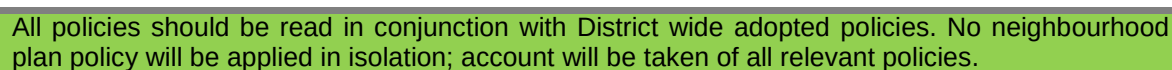
- 6.1 The Neighbourhood Area lies to the west of the M1 motorway with convenient access to both junctions 27 and 28. The Nottingham to Sheffield railway line skirts the western edge; the line to the north of the Plan boundary is a freight line. Kirkby in Ashfield is the nearest town and is 5 miles from Selston. The City of Nottingham is 12 miles to the south and Chesterfield is 12 miles to the north⁸.

Map 2 JUS-t Area in context



⁸ Distances measured from Selston Parish Council offices

- ### Map 3 Flooding Zones



- 6.4 The Plan area saw significant levels of development for housing and heavy industry from the Industrial Revolution in the mid-19th century. Settlements have strong associations with the mining past (Selston mine was located to the north west of Selston High School).
- 6.5 There are recorded risks from past coal mining activity in the form of 185 mine entries, 6 reported surface hazards, recorded shallow coal workings, unrecorded probable shallow coal workings, thick coal outcrops and past surface mining. These mining legacy features cover much of the Plan area.¹⁰
- 6.6 The majority of the Plan area is covered by a Minerals Safeguarding and Consultation Area. The Minerals Local Plan Submission Draft sets out a policy DM13 which requires ADC to consult the Minerals Planning Authority (Nottinghamshire County Council) on non-minerals development. This would form part of the planning application process.
- 6.7 The rows of red brick terraced houses were built to house coal miners and ribbon development along the roads gives the area a 'strong urban influence'.¹¹
- 6.8 The land has a distinctive, undulating topography, characterised by a recurring pattern of hills, ridges and shallow valleys with clusters of housing much of it to serve the local industries of coal and textiles in the 19C. The land form rises to 160 metres above sea level on the east side of the Parish.
- 6.9 This underlying topography makes a significant contribution to landscape character and sense of place. *'The undulating topography gives some long views over the patchwork of agricultural fields and settlements... there are views to the surrounding settlements often on ridgelines such as Selston, Underwood, Bagthorpe and Westwood'*¹². The ADC Publication Local Plan states *'the undulating landscape boasts an array of panoramic views of the surrounding open countryside, ancient woodland, villages and small hamlets'* and *'The villages form part of the Hidden Valleys, which is the historical gateway to Robin Hood's Sherwood Forest.'*
- 6.10 The topography of the area is a significant factor in the landscape sensitivity of some parts of the Plan Area and is a key determinant in identifying the preferred direction of growth for future development.
- 6.11 Map 4 indicates the key vistas in the Plan Area and shows where the high points are across the Parish. The topography of the area means that these vistas also stretch out beyond the Plan area. The photos at Appendix D show the quality of these views from the identified vantage points.

¹⁰ Coal Authority September 2016

¹¹ Landscape Character Assessment Nottinghamshire 2009

¹² Landscape Character Assessment Nottinghamshire 2009

Map 4 View Corridors across the Plan Area

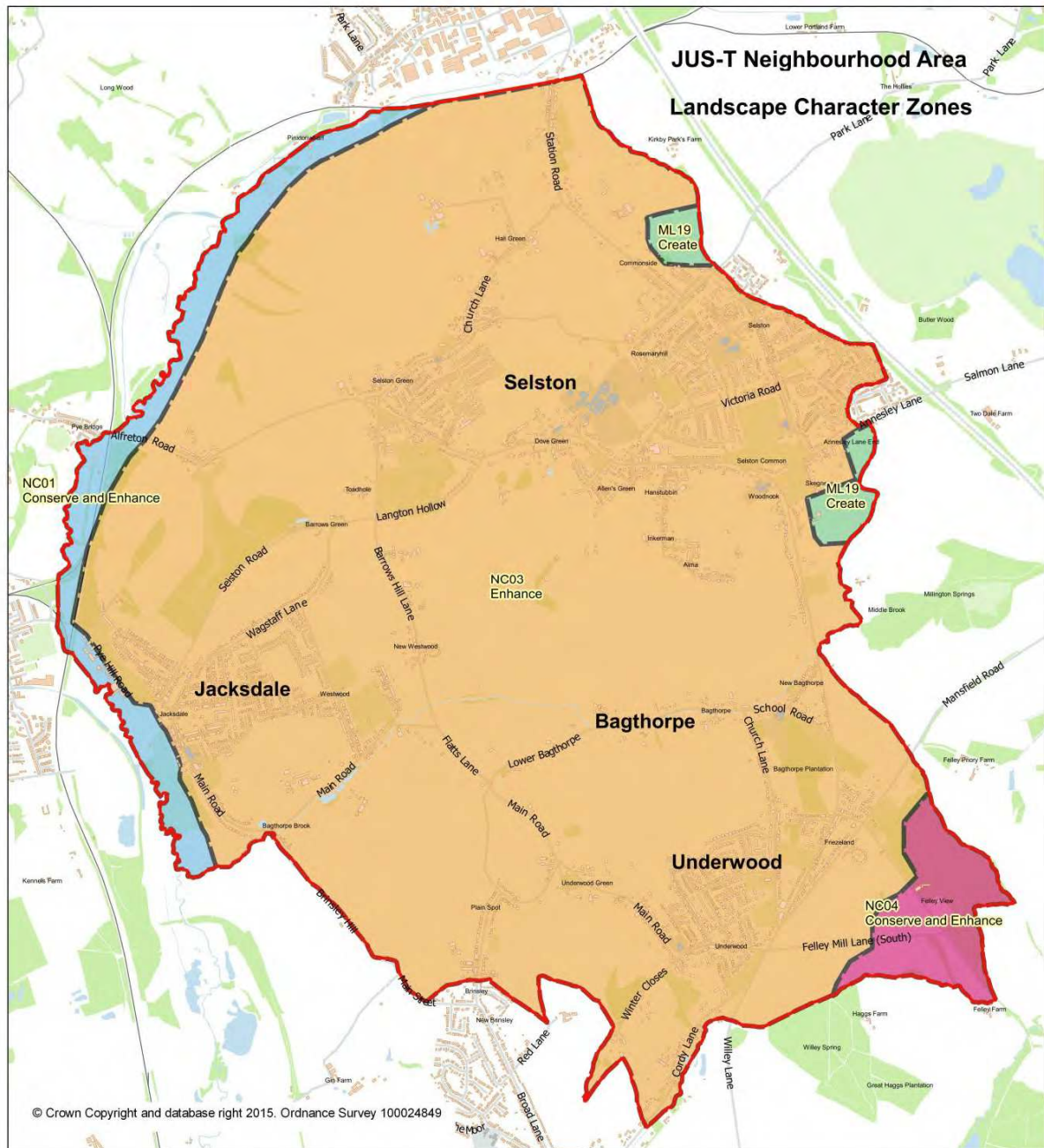


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6.2 Environmental Context

- 6.12 The 2009 Nottinghamshire Landscape Character Assessment identifies the JUS-t NP area as falling within the Nottinghamshire Coalfield character area (a small part of it also sits within the Magnesium Limestone Ridge character area).
- 6.13 With the exception of the main urban areas of Selston, Jacksdale and Underwood (and a small part of Brinsley on the fringe of the neighbourhood area), the rest of the land in the neighbourhood area is designated as Green Belt land (Policy EV1 Local Plan 2002). The principle of protecting Green Belt land remains enshrined in national policy with protecting the Green Belt seen as a core planning principle (see NPPF para 17, 79 and 80).
- 6.14 Green Belt policy has been effective in preventing development around the edges of Selston, Jacksdale and Underwood in recent years. However, the SHMA 2015 showed a need for some growth in this Plan Area (identified as 'the Villages' in the SHMAA) to meet local housing need and to sustain local facilities. This requires ADC to redraw parts of the Green Belt boundary to enable some housing development adjoining Selston, Underwood and Jacksdale.
- 6.15 Ashfield is recognised as one of the most diverse areas in Nottinghamshire, due largely to its varied geological context. The Greater Nottingham Landscape Character Assessment 2009 identifies 4 policy zones as follows:
- 6.16 Policy Zone NC01: Erewash River Corridor, runs along the western border of the Plan Area for its entirety, its condition is described as moderate and strength as strong, with a recommended strategy to conserve and enhance.
- 6.17 Policy Zone NC03: Selston and Eastwood urban fringe farmland, covers the majority of the NP area, its condition and strength are both described as moderate, with a recommended strategy to enhance the area's character where possible.
- 6.18 Policy Zone NC04: Moorgreen Rolling Woodland is located on the south-eastern border of the NP area and is defined as having a moderate condition and strong character with a recommended strategy to conserve and enhance the character of the Policy Zone.
- 6.19 Policy Zone ML19: Kirkby Quarry, Portland park and Rise Hill, the landform is disturbed by current and past quarrying activity, land use is a mixture of agriculture, woodland and scrub, the motorway and moving traffic are urbanising features. The landscape character is defined as poor with a recommended strategy to 'create' landscape character in this Policy Zone.
- 6.20 Map 5 shows these policy zones and the strategies required in the Landscape Character Assessment to either create, conserve or enhance the zone.

Map 5 Selston Parish Landscape Character Zones

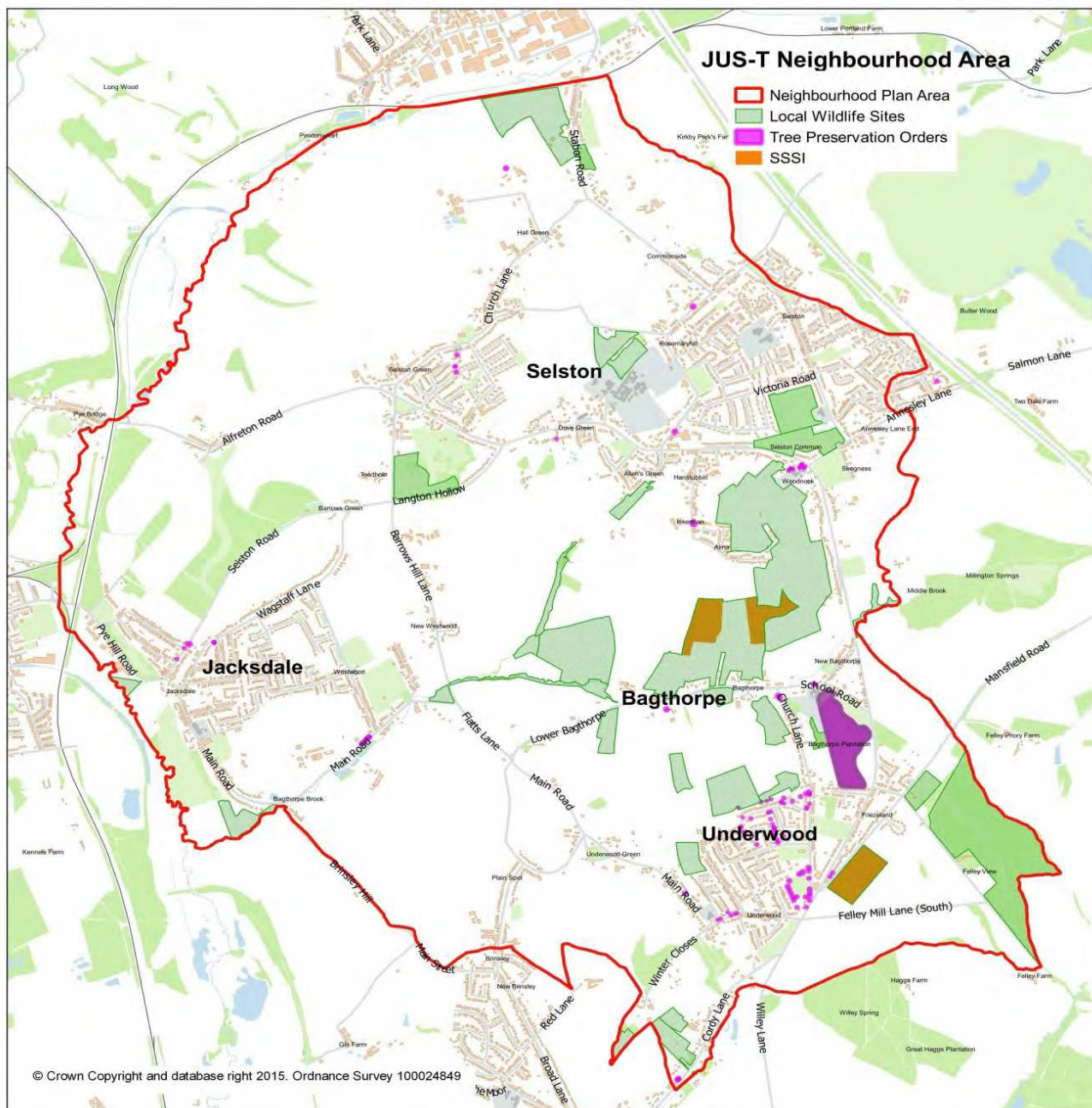


6.21 A Site of Special Scientific Interest is designated by Natural England and usually contains the best examples of particular habitats in the region. There are three Sites of Special Scientific Interest (SSSI) in the Plan Area; Bagthorpe Meadows contains two of them covering 6.31 ha and the other is Friezeland Grassland (3.68 ha). There is also a mature landscape area around Bagthorpe and 32 Sites of Importance for Nature Conservation (SINC). SINCs are areas of at least county level importance for the wild life they hold.

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

- 6.22 All these designations remain protected under saved policies in the 2002 Local Plan and the importance of nature conservation as stated in the NPPF (see para 109 and 113) ensures that these special landscape areas are adequately protected by District and national policy.
- 6.23 1046 hectares of land is identified as Green Belt, 9.25 hectares are SSSIs and 125.47 hectares are wildlife sites.

Map 6 Sites of Nature Conservation



- 6.24 The Neighbourhood Area also contains 6 parcels of land used for Allotments and 35 Protected Green Spaces and Recreation facilities. The settlements in the Plan Area are connected by a range of public rights of way. These provide walking routes across the Parish and are highly valued as recreational assets by local people.

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Map 7 Public Footpaths

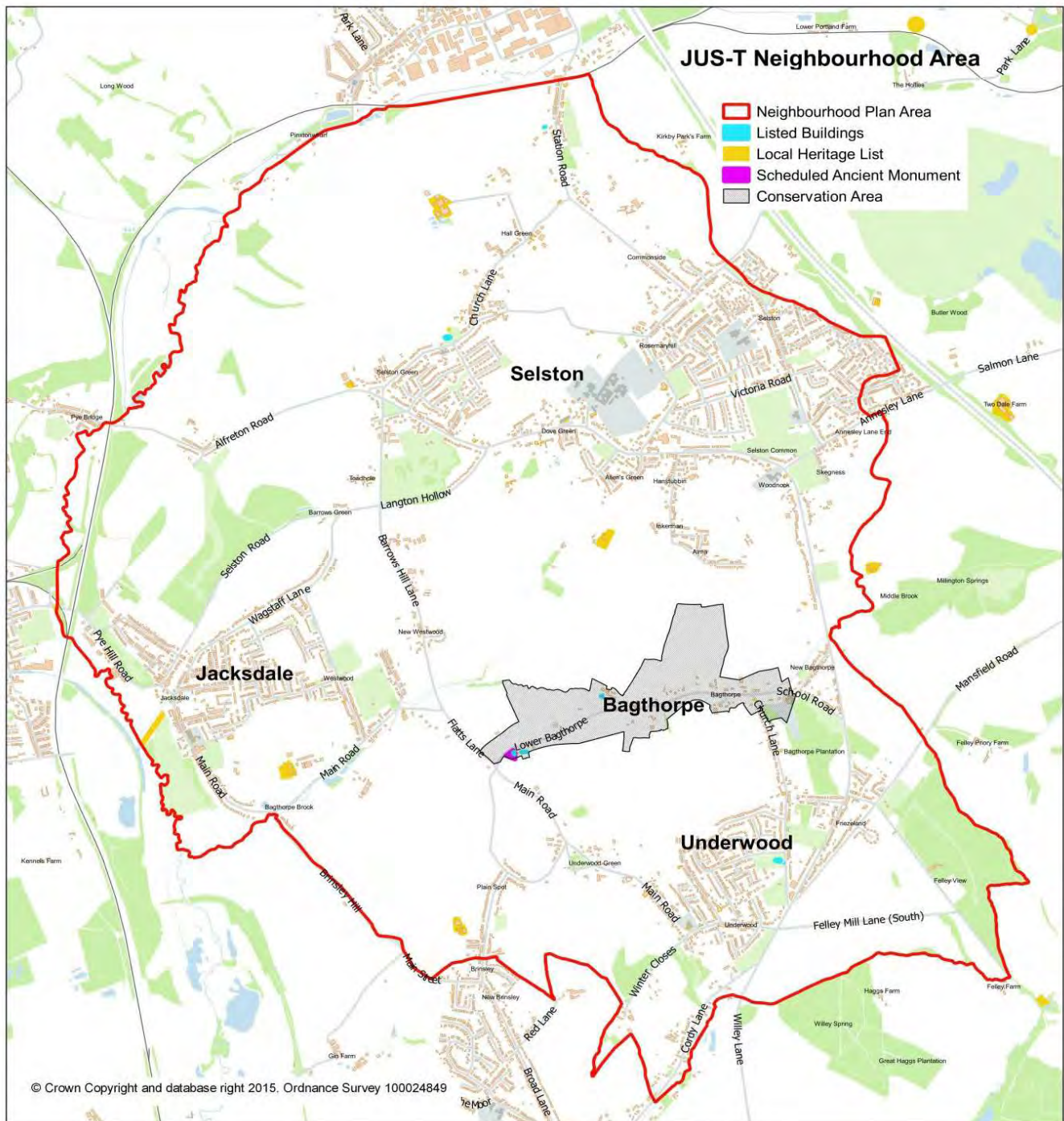


- 6.25 The Neighbourhood Area also contains 1 Conservation Area (Lower Bagthorpe) which forms part of the 'Hidden Valleys'; it is situated in the valley between the villages of Selston and Underwood. It is a small hamlet nestling alongside Bagthorpe Brook and has retained much of its character as a farming settlement. Footpath routes from surrounding areas and two good pubs make it an attractive and highly valued destination for residents and visitors alike.

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

- 6.26 There are also 7 Listed Buildings (3 of them in Lower Bagthorpe) and 1 ancient monument within the Plan Area.

Map 8 Heritage Assets



- 6.27 The community consider that the protection afforded such heritage assets in existing District policies and the NPPF are adequate and no additional Neighbourhood Plan policy is required.

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

7 Selston Parish – JUS-t Plan Area today

- 7.1 Selston Parish is made up of 3 larger villages and 2 smaller hamlets. Selston, Jacksdale and Underwood are classified as 'named settlements' in the 2002 Local Plan. In the Publication Local Plan limited development is permitted.¹³
- 7.2 The 2 smaller hamlets of Bagthorpe and Westwood are within the Green Belt where only limited infill development is supported. This settlement hierarchy set out in District policies establishes the principle that the amount of additional growth these settlements should accommodate is based on their relative size and the amount of existing facilities they have.¹⁴
- 7.3 There is an anomaly however in that although Selston village is the largest settlement it has limited retail facilities compared to Jacksdale which has a smaller population but does have a designated Local Centre. The provision of retail facilities in Selston village is discussed later in this section.
- 7.4 A statistical picture of Selston Parish today is captured in the Scoping Report. The data is taken from the 2011 Census. This document is available on the Neighbourhood Plan web site.¹⁵

Table 3: JUS-t Plan Area ¹⁶ Today: Key Demographics		
Demographics	JUS-t Area	Ashfield
Total Population	12,596	119,497
Population aged 0-15	17.3%	19.1%
Population aged 16 – 64	63.1%	64.8%
Population aged 65 +	19.7%	17%

- 7.5 Table 4 is taken from the Scoping Report and shows the split of population and number of dwellings in the 3 main villages. Data is available at ward level; Westwood is included in Jacksdale Ward and Bagthorpe is included in Underwood Ward.

¹³ The 2002 Local Plan considers limited development as 'not significant compared to the main urban areas' to provide rural housing and small scale employment uses to diversify the rural economy see para 2.50

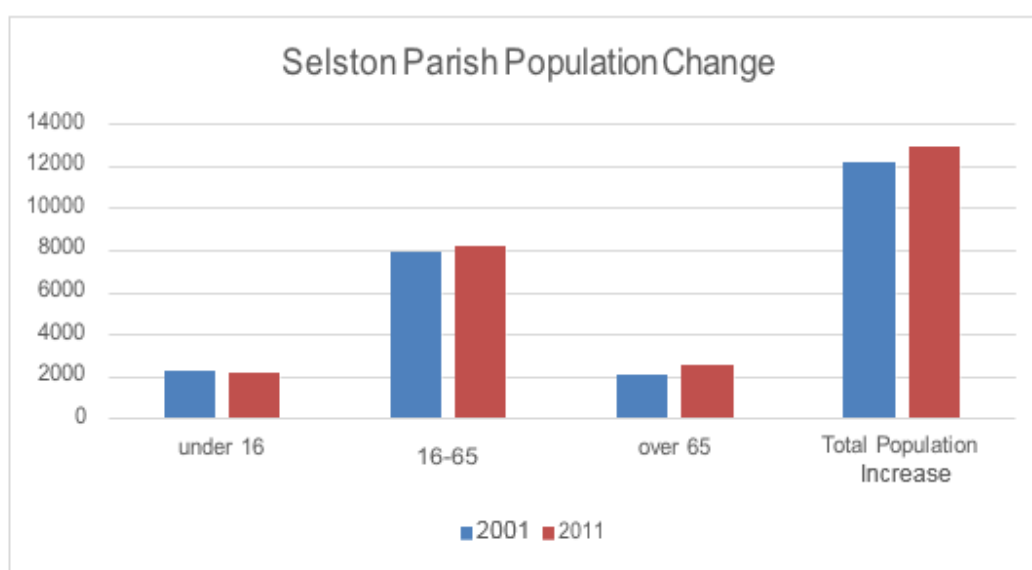
¹⁴ Settlement hierarchy taken from Greater Nottingham Accessible Settlements Study which was produced for Ashfield and the Nottingham Core Authorities

¹⁵ The scoping report is available on the neighbourhood plan website <https://jus-t.co.uk/>

¹⁶ All data used is obtained from the 2011 Census from neighbourhood.statistics.gov.uk

Table 4: Population and dwellings across the Plan Area

2011	Jacksdale	Underwood	Selston	JUS-t Area
Total Population	3,158	2,953	6,753	12,596
Total Dwellings	1,347	1,295	2,785	5,427

Figure 1: Population Change Selston Parish 2001 and 2011

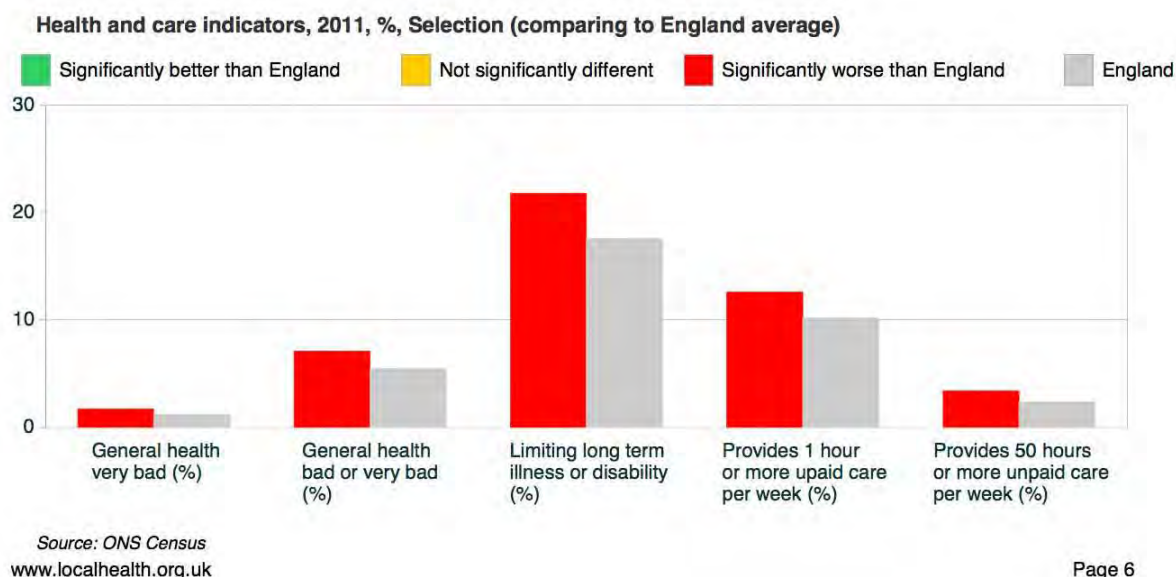
- 7.6 It is significant to note that between 2001 and 2011 there was a slight fall in the number of children (under 16) but a 25% increase in the proportion of people over 65. The Parish's population increased by 5.3% over the 10 years to 2011. (Between 2002 and 2013 the District's population increased by 6%.¹⁷)
- 7.7 In the Plan Area, nearly 20% of residents are over 65 compared to 17% in the District and 17% are under 15 compared to 19% in the District.
- 7.8 The Nottingham Outer 2015 Strategic Housing Market Assessment (SHMA¹⁸ provides evidence to show that over the period to 2033 the population in the Housing Market Area aged over 65 is expected to increase by 53%¹⁹. This ageing population accords with evidence at Parish level.

¹⁷ Nottingham Outer 2014 Strategic Housing Market Assessment

¹⁸ Nottingham Outer 2014 Strategic Housing Market Assessment is available on Ashfield District Council's web site

¹⁹ Strategic Housing Market Assessment Table 71: Projected Change in Population of Older Persons (2013 to 2033)

- 7.9 As the Parish already contains a higher proportion of older people it is expected that the increase in over 65's households' will be even greater within the Plan Area and future development should reflect this local and District requirement for some smaller dwellings.
- 7.10 Sustainable communities require a mix of people of different ages who in turn require houses of differing sizes over their lives. The implications of this are considered more fully in section 15 and policy NP4.
- 7.11 Analysis by Public Health England identified that Selston Parish also had poorer health than the national average across all measures.



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- 7.12 This has implications for the design, layout, location, type of housing and provision of public transport that is required to meet existing and future needs. It also ties in with other indicators about an ageing population, dispersed facilities (Selston), topography and limited bus services.
- 7.13 This serves to reinforce the importance of the Neighbourhood Plan policies focusing on:
- ensuring there is a mix of housing types suitable for all ages
 - accommodation suitable for older people that are near local amenities
 - the desirability of concentrating retail and commercial services in a 'centre' (relates to Selston)
 - the importance of accessibility to local amenities and the role of a regular, reliable public transport service.
- 7.14 These points are developed in the Neighbourhood Plan policies in the sections 11 to 21.

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

- 7.15 The NPPF requires planning policy to seek to promote healthy communities. The Nottinghamshire Joint Strategic Needs Assessment (JSNA) provides a picture of the current and future health needs of the local population and states the importance that the natural and built environment has on health.²⁰
- 7.16 The 'Spatial Planning for Health and Wellbeing of Nottinghamshire' document approved by the Nottinghamshire Health and Wellbeing Board in May 2016 confirms that local planning policies play a vital role in ensuring the health and wellbeing of the population and how planning matters impact on health and wellbeing locally. In addition, a health checklist is included to be used when developing local plans and assessing planning applications.²¹

7.1 Facilities and Services

- 7.17 There are a reasonable range of shops and other facilities but these are dispersed across the Parish and are not readily accessible on foot or on public transport for many local people. Limited mobility for older people makes this a particular issue. (See section on Getting Around and Local Transport Study on JUS-t web site for more information <https://jusst.co.uk/>.)
- 7.18 Consultation feedback consistently shows a concern about the lack of shops within walking distance. Table 5, from the scoping report, shows the facilities in the Parish.
- 7.19 It is acknowledged that there is a degree of overlap in the list below between facilities and businesses where those businesses are commercial community facilities for example pubs, post offices are care homes. Commercial facilities provide important local employment (for example Wren Hall Care Home is one of the largest local employers and meets a local and wider need for assisted living and day care for the elderly and those with dementia).

²⁰ See <https://nottinghamshireinsight.org.uk/research-areas/jsna/>

²¹ See <https://www.nottinghamshire.gov.uk/care/health-and-wellbeing>

Table 5: Facilities in the Plan Area

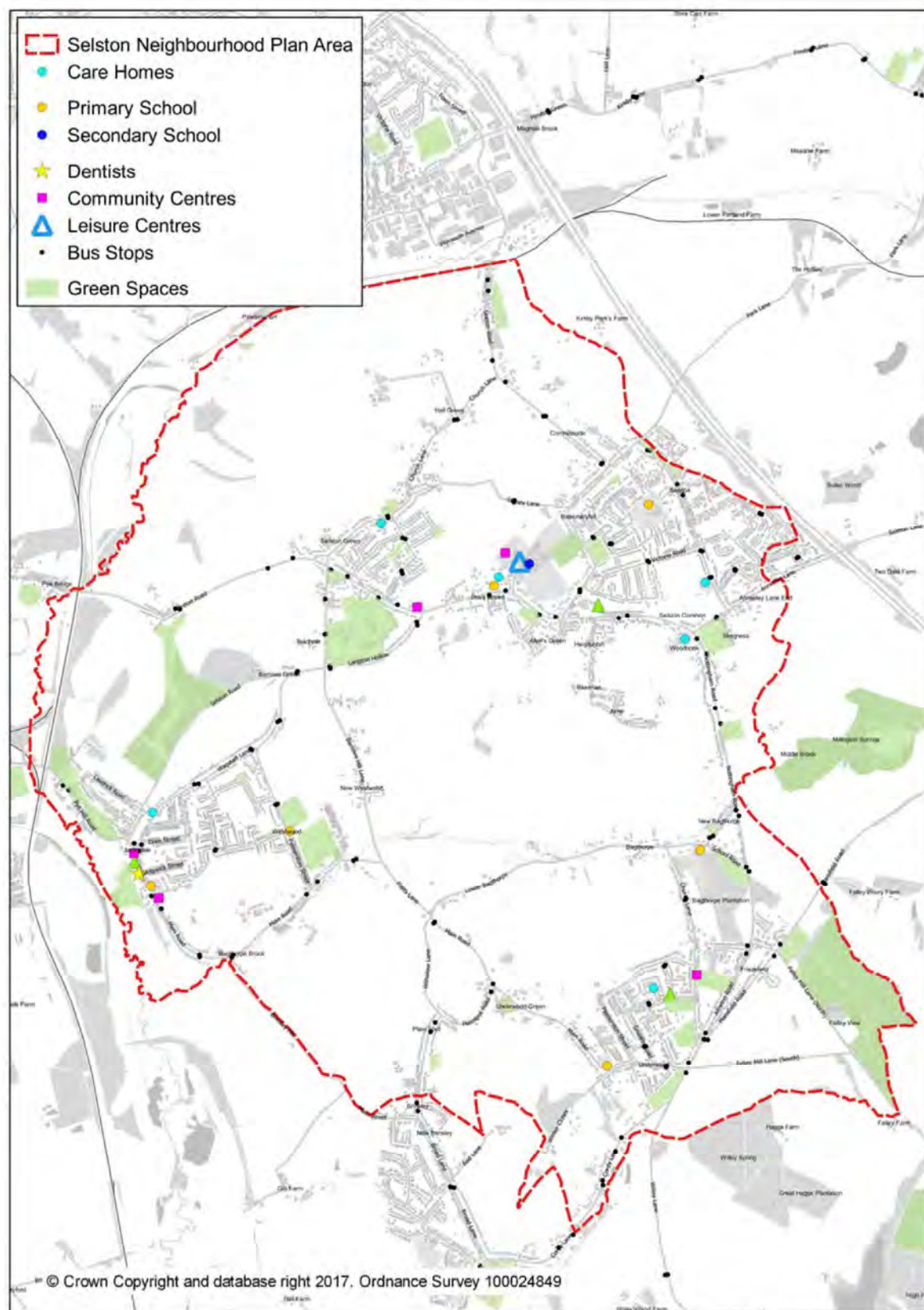
	Underwood	Selston	Jacksdale	JUS-t Area
Banks / Financial Services	0	1	0	1
Dentists	0	0	1	1
Football grounds	2	1	0	2
Golf course	0	1	0	1
Other licensed premises e.g. Betting offices	0	0	1	1
Other sports areas	0	1	1	2
Retail Service Agent e.g. Estate/Travel agents	0	0	1	1
Secondary School	0	1	0	1
Vet/Animal medical treatment	0	1	0	1
Cattery/Kennels	0	1	1	2
Cricket grounds	1	1	0	2
Libraries	0	1	1	2
Petrol Filling Stations	0	2	0	2
Accessible Open spaces	1	2	0	3
Cemetery/churchyard	1	1	1	3
Care Homes	0	3	1	4
Day Centre	0	1	0	1
Holiday Lets	0	4	0	4
Post Offices	1	2	1	4
School playing field	2	2	0	4
GP Surgeries and Clinics	1	2	2	5
Public & Village Halls	1	3	1	5
Primary, Junior, Infants or Middle School	2	2	2	6

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

	Underwood	Selston	Jacksdale	JUS-t Area
Sporting Activities	1	4	1	6
Allotments	3	3	1	7
Places of Worship	1	3	3	7
Restaurants and Cafes	2	3	3	7
Hairdressing or Beauty Salons	1	3	4	8
Recreation Grounds	3	5	4	12
Public Houses etc	6	4	4	14
Equestrian	2	10	4	16
Shops/ Showrooms	1	8	8	17

7.20 Map 9 shows the location of these facilities.

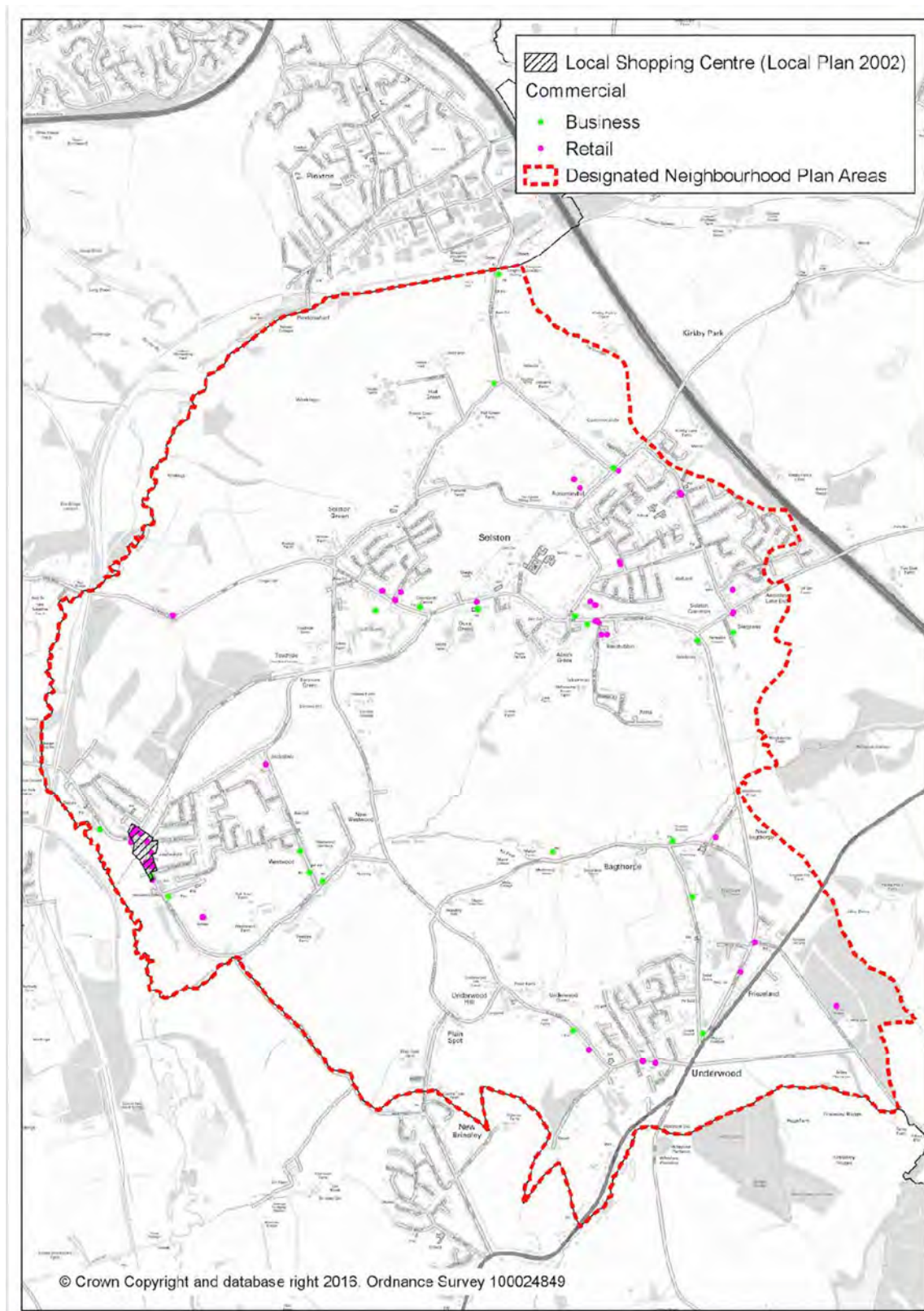
Map 9 Facilities



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

- 7.21 Although Selston is the largest village a long-standing concern, expressed again through the Neighbourhood Plan consultation, is that the village doesn't have a high street with a retail core. The shops are scattered across the village. Although Jacksdale has less than half the population of Selston it does have a designated retail centre in ADC's 2002 Local Plan.

Map 10 Businesses (including retailers)²²



²² Excludes health centres and care homes

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

7.2 Getting Around

- 7.22** Local people rely on getting between the main settlements to access shopping, social and health facilities. Consultation for this Plan supported the feedback in the Rural Locality Plan that the lack of an adequate bus service was a significant issue for local people. The Plan Area is hilly and community facilities are dispersed. With an ageing population and a local population with poorer health than the national average, accessibility to local services is key.
- 7.23** From Jacksdale the study found limited public transport with an infrequent service to Nottingham and with only weekly shoppers bus services from Selston to Jacksdale. Across the three settlements there was a call for a more frequent service and for the routes to go to different locations (Kingsmill Hospital is one obvious destination.)²³
- 7.24** The consultation work carried out as part of the Rural Locality Plan showed that each community within the Selston Parish included transport in their choice for change. There was criticism that the bus service did not enable people to access local shops. Table 6 shows the key findings from the Transport Study (see report in full on JUS-t web site).

Table 6

Issues	
1.	The distance from home to a bus route is too far to walk
2.	Cannot understand the bus timetables
3.	Are not aware of the bus routes
4.	Do not run at the right times or on time to connect with other routes
5.	No bus route to specific local areas
6.	Pockets of older people present different problems in getting access to transport
Particular concerns	
1.	Transport to connections for train and tram
2.	Direct access to Kings Mill Hospital
3.	Access to Alfreton
4.	Clearer information about bus services and bus stops in the Parish
5.	Getting from home to the bus route
6.	Loss of the 331 that ran from Alfreton to Nottingham had a great impact

8 JUS-t Place Analysis

- 8.1** The JUS-t Place Analysis (JUS-t PA) has been commissioned to support the Neighbourhood Plan policies. The settlements that make up the Neighbourhood Development Plan Area are analysed, including how they sit in the landscape. This information helps developers ensure their work maintains and enhances the qualities that make the JUS-t area distinctive.

²³ Selston is predominantly served by Trent Barton who operate an hourly service linking Alfreton to Nottingham and Ripley to Sutton. 531 and 532 are operated by NCC; 531 provides a commuter link to the tram at Phoenix Park and 532 allows passengers to shop in Eastwood – information provided by NCC travel section.

- 8.2 The Place Analysis looks at how the landscape and built environment in Jacksdale, Underwood and Selston combine to form a built environment that gives Selston Parish its various characteristics. Settlement character and identity are crucial in shaping everyone's experience of where they live. This is equally so for residents of Selston Parish. *'Variation within a settlement helps us to understand how a place is put together, which parts might be of interest for social and economic activities, which for more private living and affects the quality of experience when moving between each.'*²⁴
- 8.3 Settlement character in Selston Parish is particularly informed by the landform and the landscape setting in which it sits.
- 8.4 A criticism often levelled at new development is that it lacks a distinctive character and does not speak 'of its place', instead looking much like anywhere else. The JUS-t PA is intended as a guide for developers and should be used to ensure any new development is recognisably part of and unique to Selston. This analysis underpins the design policy and should be read in conjunction with it.
- 8.5 The JUS-t PA identifies design principles that have worked in Selston, Jacksdale and Underwood. It highlights those aspects of previous housing development that have not resulted in a positive enhancement of the identity and quality of the town. The JUS-t Place Analysis is intended to help local people (and developers) understand in design terms why some parts of their villages have a better 'feel' than others. This will help inform developers when preparing planning applications. This analysis will be used in discussions at the pre- application and submission stage.
- 8.6 The amount of housing to be delivered is expected to be in line with the role of Selston, Underwood and Jacksdale as named settlements and will be in accordance with the new Local Plan.

Status of Projects

- 8.7 One of the immediate benefits of preparing this Neighbourhood Plan is that the community and the Parish Council have identified a series of projects directly related to the Plan policies which will play a key part in the implementation of this Plan. These tasks are important to the community and whilst they are not part of the Neighbourhood Plan they are listed in full in Appendix A.
- 8.8 More details of these projects can be found on the Parish Council web site at <https://selstonparishcouncil.gov.uk/>.
- 8.9 There will be significant development over the next 15 years. It is hoped that this will generate opportunities to lever in other public funds. The identification of projects as part of the Neighbourhood Plan process also serves to show local people how the Parish Council proposes to focus any additional investment.

²⁴ JUS-t Place Analysis

9 Community Vision

- 9.1 This vision has been prepared and endorsed by the community and is based on workshops and consultation with the community. It is a shared vision produced by local people. It complies with paragraph 69 of the National Planning Policy Framework.

Community Vision

Over the next 15 years the villages and hamlets that make up the JUS-t Plan Area will develop in a manner that gets the balance right between providing future homes, jobs and facilities and protecting the highly valued rural character of the area. This will ensure that the Parish remains a vibrant and attractive place to live and work, sustained by a range of local services and with a thriving community spirit.

10 Community Objectives

- 10.1 The Community Objectives cover different themes that local residents have highlighted as priorities for the Plan to address.
- 10.2 The objectives cover a range of economic, social and environmental issues that together will ensure that Selston Parish can grow sustainably. The objectives reflect the key issues for the community and the changes the local community wants to see, especially in securing the long- term future of those community and environmental assets most precious to local people. They also reflect the aspirations of local residents to see well designed, sensitively sited development over the next 15 years.

Community Objective 1: Where development is allocated, the landscape character and quality of the built environment of the adjoining settlement is maintained and where possible enhanced.

Community Objective 2: To ensure that future development meets the needs of the Neighbourhood for a balanced community of all ages, especially reflecting the requirement for smaller market houses, either for elderly residents who prefer to downsize or as starter houses for younger residents. Also, supporting development that meets the wider needs of an ageing population.

Community Objective 3: To ensure development relates positively in form and function, so that it integrates with its surroundings.

Community Objective 4: Development should create an environment that makes it attractive for small business people, shop keepers and home workers to locate and flourish.

Community Objective 5: To ensure easy access to the countryside for local people of all ages by creating green connections and protecting and enhancing local green spaces whilst supporting nature conservation.

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

Community Objective 6: To encourage consultation with the community early in the planning application process so local people can influence the scheme before a planning application is submitted.²⁵

Community Objective 7: To promote better public transport links between the villages and to the towns beyond.²⁶

Community Objective 8: To seek opportunities for the extension and enhancement of public spaces and buildings that provide facilities to sustain and strengthen social cohesion across the Plan Area.

11 Neighbourhood Plan Policies

- 11.1 The policies are formulated based on the Objectives and Vision and will contribute to the delivery of the growth requirements across Ashfield District.
- 11.2 When development is proposed within the JUS-t area either by developers, private individuals or other organisations, these policies will be referred to alongside those contained in the adopted plans prepared by Ashfield District Council, Nottinghamshire County Council and the Government when planning decisions are made.

12 Sustainable Development

Justification

- 12.1 The NPPF defines sustainable development as meeting the economic, social and environmental needs of an area – these need to be carefully balanced. This Neighbourhood Plan seeks to create a better balance between the provision of additional dwellings with the delivery of improved retail and other community facilities in the right places and the creation of a stronger local employment base in the Parish.
- 12.2 Most of the housing requirement for the District will be in the urban areas of Sutton, Kirkby and Hucknall.
- 12.3 There are 6 sites allocated for housing in the Publication Local Plan in the JUS-t area.²⁷ These are identified under Policy RA2 as:

RA2a Church Lane, Underwood
 RA2b Westdale Road, Jacksdale,
 RA2c Westdale Road/Rutland Road, Jacksdale
 RA2d Park Lane Selston
 RA2e Land to the rear of the Bull and Butcher site
 RA2f Former Brick and Tile PH, Palmerston St, Underwood

²⁵ This objective is about improving the process of engagement with the community on planning matters and does not have a specific land use implication but is linked to aspirational policy number 1

²⁶ This objective reflects the community's concern and whilst it does not have a specific land use implication it should be a key consideration in the location of new development but is linked to aspirational policy number 2

²⁷ Smaller sites may come forward for housing: ADC only allocate housing sites for 10 or more dwellings

- 12.4 This Neighbourhood Plan sets out the planning criteria that must be met for development to be acceptable. Not all new housing will be on allocated sites and the design of development where ever it is should accord with NP 2.
- 12.5 JUS-t residents accept the need for the Parish to accommodate housing growth identified in the Nottingham Outer 2015 SHMA for 26 dwellings per year between 2017 and 2032 (in the region of 390 dwellings in total in accordance with emerging District policy). This meets local housing needs and is in conformity with the NPPF. District policies state that *'The villages of Selston, Jacksdale and Underwood have been allocated appropriate levels of development to support rural infrastructure and sustainable growth.'*²⁸
- 12.6 The SHMA and the Census data show that the Plan Area has a higher proportion of people over 65 and under 15 than the District average. Not only must their needs be catered for but planning policy should promote a diverse society with housing and facilities to meet the needs of people of all ages.
- 12.7 The Publication Local Plan acknowledges that although Selston is the largest village, the retail offer is limited to just one small supermarket and a small number of shops. The lack of easy access to a range of retail facilities and that lack of a 'centre' was an issue raised at many of the consultation sessions.
- 12.8 ADC may support some new retail development of an appropriate scale.²⁹ The community would support this along with some mixed development, housing and retail, on Site RA2e.
- 12.9 The lack of sufficient employment land in the Plan Area was also raised by residents. At a District level this dominance of housing compared to other facilities is considered acceptable due to the location nearby of employment and retail facilities and the provision of public transport. *'Despite the lack of employment opportunities and retail facilities there are public transport services to Nottingham, Alferton, Kirkby, Sutton and Mansfield.'*³⁰
- 12.10 However, this is not the view of local people who find the public transport services sporadic and significantly the location of bus stops and the topography of the area makes walking to a bus stop difficult for some people. Given that nearly 20% of the Plan Area's population is over 65 (compared with 16% nationally) it is likely that difficulty in accessing local facilities will be an issue for a growing number of people over the next 15-20 years.
- 12.11 The Parish Council will work proactively with applicants to find joint solutions, wherever possible, to secure development that improves the economic, social and environmental conditions for the whole Parish.

²⁸ Ashfield Local Plan Publication, para 3.10.

²⁹ Publication Local Plan para 6.11

³⁰ Preferred Approach Local Plan 2016 para 2.66 note this reference was removed from the Publication Local Plan

- 12.12** The JUS-t Neighbourhood Plan will take a positive approach to development where this brings forward viable housing schemes of a type and tenure³¹ to meet Objectively Assessed Need. This will ensure the Parish remains an attractive and vibrant place.
- 12.13** Development will be encouraged where it can be shown that the scheme will be instrumental in achieving the community aim and vision outlined above.
- 12.14** Given the significant growth expected in the Plan area over the next 15 years', the ageing population and the topography (which makes walking around for people with mobility issues more difficult) and the concern about accessibility to local services, developer contributions should be sought to improve public transport services and infrastructure.
- 12.15** Local need (identified in the neighbourhood plan questionnaire responses) is for a range of houses including smaller homes, retirement homes and starter homes. This accords with the SHMA findings which cover a wider area. Local need would also need to be assessed against local demographics and local housing characteristics.
- 12.16** NP 1 follows a similar format to Policy S1 in the Publication Local Plan. As with Policy S1, NP 1 is overarching and is intended to sit alongside the topic specific policies detailed later on.

NP 1: Sustainable Development

- 1. Development that leads to economic, social and environmental benefits and minimises its environmental impact will be supported.**
- 2. Sustainable development will demonstrate high quality design.**
- 3. Where appropriate, schemes will also demonstrate:**
 - a) housing development is of a size, type and tenure³² to meet identified local need;**
 - b) improved access to the countryside and open spaces;**
 - c) respect for the existing landscape character and green infrastructure;**
 - d) that it retains or expands local employment opportunities;**
 - e) a contribution towards the improvement of public transport services and associated infrastructure;**
 - f) consideration of ground stability;**
 - g) consideration of the impacts on the highway network through the Transport Statements/Transport Assessments.**

³¹ Tenure should be seen in the context of the widened definition of Affordable Housing to include starter homes and the evidence from ADC's Whole Plan Viability and Community Infrastructure Levy Viability Assessment July 2016.

³² Planning Policy Guidance identifies that contributions for affordable housing should not be sought from small scale – 10 units or less- and self-build development.

13 Design Principles for new Development

Justification

- 13.1** Two of the Neighbourhood Plan objectives relate to the importance of good design to maintain and where possible enhance the character of the JUS-t area; this means integrating new development with the existing settlement pattern and using materials and design details that reflect the local vernacular.
- 13.2** High quality design is identified as a core planning principle in the NPPF. The JUS-t Place Analysis provides a detailed study of the 3 main settlements. The JUS-t PA looks at the settlement pattern, the streets and spaces, plots and buildings and boundaries and landscaping of Jacksdale, Selston and Underwood. The JUS-t Place Analysis provides key findings and recommendations that are expected to be taken into account in any new development proposals. The document is Appendix E to this Plan (due to file size it is a separate attachment).
- 13.3** Building regulations requires new homes to consume no more than 125 litres of water per person per day.³³ Comments from Severn Trent Water on this Plan provide advice on how specifically designed water efficient fittings should be installed in all areas of the property. Severn Trent Water identified the following opportunities:
- Single flush siphon toilet cistern and flush volumes of 4 litres;
 - Showers designed to operate efficiently and with a maximum flow rate of 8 litres per minute;
 - Hand wash basin taps with low flow rates of 4 litres or less;
 - Water butts for external use in properties with gardens.
- 13.4** Managing the impact of climate change is a key issue for the Local Plan for Ashfield and issues like surface water run-off will have an increasing impact on the Plan area. This Neighbourhood Plan supports the commitment to require Sustainable Drainage Systems (SuDS) for new development that is in the emerging Local Plan.
- 13.5** SuDS should use native non-invasive planting to reduce the effect on the quality and quantity of runoff from developments and provide amenity and biodiversity benefits.

Selston Village

- 13.6** Most of Selston village occupies sloping ground that falls from the M1 towards the west. The long, straight streets (such as Victoria Road and Nottingham Road) afford long views across the landscape beyond, and this gives Selston a feeling of being in an expansive countryside setting.

³³ Ashfield Local Plan Publication 2016, Policy CC2 identifies under Water Efficiency 'Residential development proposals will implement water efficiency measures to minimise water consumption, to achieve a requirement of 110 litres per person per day'.

- 13.7 Large areas of open space are often visible between buildings - especially at the edges of the settlement - which means that residents and visitors retain a connection to the landscape.
- 13.8 The predominant form is two storey brick-built houses set in short terraces or semis with slate or pantile roofs and chimneys. Bungalows can be found on back streets, but these and the houses on these streets tend not to reflect local character and they introduce a wide variety of materials.
- 13.9 Development is arranged in perimeter blocks with buildings fronting the street and gardens contained to the rear. For the hillside portions of the village, development is along streets that run either directly down the slope of the hill, or horizontally across it. Older development is along an interconnected grid of streets, whereas some newer infill development, such as Maple Way and Penrose Court is not connected for through-movement.
- 13.10 Most of the village has a low-density look and feel with space for landscaping and boundary planting. Mostly, buildings are fragmented enough to offer long views onto the distant landscape.
- 13.11 Lines of sight play a strong role in defining the different street characters, with major routes such as Nottingham Road, Portland Road, and Annesley Lane giving long lines of sight which reinforce their role in facilitating movement to beyond the village.
- 13.12 Streets for more local movement have shorter sight lines and this helps make them recognisable as having limited 'connecting power', meaning they generally do not provide access for the wider village. This pattern helps aid way finding, as sight lines correspond and reinforce the role of streets in helping you get around.
- 13.13 The spaces that contribute most to the character of Selston are often farmland beyond the built edge of the settlement, which add to the feeling of the village being set in expansive countryside. Local open space, such as the playing fields and skate park on Recreation Street offer amenity value, as do the small areas of common land such as land to the back of Portland Road / Victoria Road.
- 13.14 Older development on the interconnected streets tends to have strong boundaries that define the street edge, either in the form of low brick walls, clipped hedges or railings. These dwellings are usually constructed of red brick, slate or pantile roofs, with some stone window headers. Roofs tend to run parallel to the street, although some gables are visible. Chimneys feature on most buildings, adding interest to the skyline. Development is predominantly two storey development in older parts of Selston.
- 13.15 There is more variety in both style and scale for newer development. Buff brick, weatherboarding and painted wooden facias, concrete roof tiles and bungalows are evident on minor streets. Open frontages are more common on newer development, which tend to have less definition between the private plot and the pavement edge.
- 13.16 There is more consistency between older and newer development at the plot level, with the majority of plots falling within a narrow range of widths, with buildings that are set back from the pavement edge but which face the 8.6m street.

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

The mature trees that exist in the village are generally to be found in private plots rather than planted within the public street space. Trees and hedges on old boundaries are also important in adding greenery and landscaping to the village.

Figure 2 is taken from the JUS-t Place Analysis and shows the settlement pattern in Selston.

Figure 2



Jacksdale

- 13.17 Much of Jacksdale sits on a hill, allowing for long views to the rolling hills and low peaks to the west. 6 of the 10 key viewpoints in Map 4 radiate from Jacksdale. Jacksdale has a distinct relationship with its landscape, with views onto the surrounding hills visible from most of the main streets.
- 13.18 The village centre sits low in the western valley near to the river, where views can still be glimpsed across the river valley between the buildings.
- 13.19 The streets of Jacksdale are arranged in a deformed but predominantly rectilinear grid, with straight streets that intersect at acute angles rather than long, sinuous curves and wiggles. Streets run either directly down the hill or are aligned with the ridge, and this gives the overall development pattern of Jacksdale a strong connection to the underlying topography.

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

13.20 Buildings are arranged in perimeter blocks with a clear relationship between the placement of the building and the alignment of the street.

13.21 This is clearly shown in Figure 3 taken from the JUS-t Place Analysis.

Figure 3



13.22 The streets are generally straight and have sight lines of 100m or more; very short streets are not commonplace and do not reflect the predominant character and geometry. Older streets have forward visibility far in excess of 100m, and this aids wayfinding and reinforces route hierarchy.

13.23 Where streets intersect, they tend to do so at either T-junctions or acute angles; this makes the specific geometry of the streets a powerful character-forming element.

13.24 Almost all the dwellings are arranged in perimeter blocks with buildings that present their fronts to the street.

13.25 Small building setback can be found on the tighter streets that define the village core - for example Dixie Street, Albert Avenue and Edward Avenue - giving the village centre a very different feel to the more suburban arrangements to be found to the west.

- 13.26 Buildings tend to be made of red brick with concrete roof tiles, and the roofs generally pitch with the eaves running parallel to the street.

Underwood

- 13.27 Underwood has rectilinear development blocks set on streets that are generally straight and which intersect at angled T-junctions. The level of inter connectivity between the streets is lower than for other villages in the Parish, with many of the streets ending in dead-ends.
- 13.28 The main routes in Underwood - Alfreton Road, Church Lane, and Main Road - are long and straight, with very little variation in width along their length. Development to the north has streets with slightly reduced sight lines. Streets remain very uniform along their length, with few variations in width or treatment.
- 13.29 Whilst streets are generally straight, there are some instances - for example Old Chapel Lane and Fairview Avenue - where streets have small curves and deflections. Sight lines remain relatively long however.
- 13.30 Whilst most development forms perimeter blocks, there are exceptions; the development to the east of Hankin Avenue uses a 'Radburn' style layout, with a confused relationship between buildings and their street.
- 13.31 Most of the streets in Underwood have plot boundaries that are delineated by either low walls in brick or stone, or by hedges and shrub planting. Open frontages do exist, but they are not overly common and are generally found on streets where most other plots have boundary delineations.
- 13.32 Underwood lacks large trees either in the street or visible along the skyline. Rather, small trees in front gardens are common place and add a great deal to the street scene in terms of greenery and character.
- 13.33 A noticeable exception are the trees in the church yard along Church Lane, which are large and visible as they are on high ground. Also of note are the larger than average trees along Alfreton Road near to the junction with Mansfield Road.
- 13.34 With the exception of the small area of Radburn-style development adjacent to Hankin Avenue, most of the development in Underwood is arranged in simple perimeter blocks with buildings that front on to the street.
- 13.35 Buildings in Underwood tend to be two storey, although some bungalows are also present in places. Dwellings tend to be arranged in either semis or are detached; terraces, where they do occur, are short and usually no more than three properties conjoined.
- 13.36 The predominant building materials are red brick with either concrete or pantile roof tiles, although some slate, render timber detailing and weatherboarding can be found.

Figure 4 taken from the JUS-t Place Analysis, shows the street layout in Underwood.

Figure 4



Building for Life 12

- 13.37** BFL12 is the industry standard endorsed by government for well-designed homes and neighborhoods that local communities, local authorities and developers are encouraged to use to help stimulate conversations about creating good places to live. It can be used at all stages in the design process to check that new development is meeting the standards required.
- 13.38** BFL12 comprises 12 easy to understand questions that are intended to be used as a way of structuring discussion about proposed development. There are four questions in each of the three chapters:

Integrating into the neighbourhood
Creating a place
Street and home

- 13.39 Based on a simple 'traffic light' system (red, amber and green) proposed new developments should aim to:
- a) Secure as many 'greens' as possible
 - b) Minimise the number of 'ambers' and;
 - c) Avoid 'reds'
- 13.40 The more 'greens' that are achieved, the better a development will be. A red light gives warning that a particular aspect of a proposed development needs to be reconsidered. 9 greens are the BFL12 requirement with some ambers acceptable but reds are not.
- 13.41 New housing development will be expected to use Building for Life 12 to help shape design proposals and evidence of this will need to be demonstrated. This will provide assurance to the community that the scheme will be of the highest design standards, reflecting the value of the built and natural environment in the Parish.
- 13.42 A summary of the principles of Building for Life 12 is shown at Appendix C. The complete document can be seen at:
<https://www.designcouncil.org.uk>
- 13.43 ADC have also produced a Supplementary Design Guide 2014 which provides a substantive District wide approach to good design referencing Building for Life 12³⁴ which is also endorsed by this Neighbourhood Plan in NP 2.
- 13.44 The impact of this Neighbourhood Plan should be to provide a step change in quality of any new development built in the next 15 - 20 years.
- 13.45 Over the Plan period new development is expected to provide connections between new and existing housing and to local facilities. This is considered important to support a well- integrated community as it reduces the use of the car and encourages people to walk (which has health and social benefits).
- 13.46 Policy SD1 of the Publication Local Plan emphasises the need for good design. NP 2 makes this relevant to the JUS-t area.

³⁴ More information about Building for Life 12 is shown in appendix D

NP 2: Design Principles

1. Development should respect local character³⁵.
2. In Selston development should include the following characteristics or demonstrate that these are not appropriate for the scheme concerned to:
 - a) align streets to give long views out to the wider landscape (where applicable);
 - b) be arranged in perimeter blocks with buildings presenting their front to the street with building backs and gardens contained within the blocks;
 - c) reinforces the existing street pattern with long sight lines for main routes and shorter more truncated views along the back streets; and
 - d) ensure that space is allowed within the curtilage of private dwellings so that hedges and trees can be planted; and
 - e) draw inspiration from the older parts of Selston that use a narrow range of styles and materials to reinforce a consistent character.
3. In Jacksdale development should include the following characteristics or demonstrate that these are not appropriate for the scheme concerned to:
 - a) incorporate far views where possible to retain the distinct relationship with the landscape;
 - b) avoid overly sinuous streets or streets that have truncated sight lines; and
 - c) ensure that public and private space is clearly delineated using either boundary planting or low walls; and
 - d) ensure that building styles are used in sufficient clusters to produce a level of consistency, (but drawing upon existing pockets of variation to reflect locally distinct building styles); and
 - e) use a locally inspired palette of building materials e.g. red brick, clay pantiles
4. In Underwood development should include the following characteristics or demonstrate that these are not appropriate for the scheme concerned to;
 - a) incorporate visual connections into the wider landscape where possible; and
 - b) reflect the settlement pattern with streets and blocks arranged to follow the contours; and
 - c) ensure that there is space for tree planting and other landscaping in private plots to add richness to the street scene; and
 - d) use a locally inspired palette of building materials e.g. red brick, clay pantiles.
5. Where possible, new development should provide for sustainable patterns of movement and integrate development into the existing settlement. Direct, safe and pleasant connections are sought.
6. For major development³⁶, the production of a report to demonstrate that the scheme accords with national design principles (BfL12 or equivalent) and the JUS-t Place Analysis is required.
7. The adoption of best practice design solutions to reduce water usage in new homes and in the use of Sustainable Drainage Systems for all new homes is supported.

³⁵ Local character refers to the character of the settlement i.e. Selston or Jacksdale or Underwood

³⁶ As defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015, Regulation 2 'Interpretation' 'major development' or as defined in any subsequent amended Order

14 Protecting the Landscape Character

- 14.1 It is likely that to meet the Objectively Assessed Housing Needs of the District it will be necessary to allocate some housing sites in the Green Belt.
- 14.2 ADC's Publication Local Plan notes that the 'Nottinghamshire Green Belt plays a significant role in the protection of the green infrastructure network surrounding the villages of Selston, Jacksdale, and Underwood.' Where sites are allocated in the Local Plan in areas that were previously Green Belt, the layout of a scheme should minimize the impact on green infrastructure and where necessary provide mitigation measures. Where possible existing hedgerows, trees and footpath networks should be retained. Where this is not possible new planting and the creation of new routes that connect to the existing routes are required. (See Maps 6 and 7).
- 14.3 Section 6.2 and Map 4 show the landscape character of the area. Policy Zone NC03: Selston and Eastwood urban fringe farmland, covers the majority of the NP area, its condition and strength are both described as moderate, with a recommended strategy to enhance the area's character where possible.
- 14.4 NP3 requires particular consideration be given to the biodiversity of any development site. Designs that protect existing landscape features are preferred, with mitigation measures required where it can be demonstrated that this is not possible.
- 14.5 Map 4 identifies view corridors of particular value because they provide a sense of openness. The JUS-t Place Analysis also highlights the importance of views in defining the character of the settlements.
- In Selston *'Large areas of open space are often visible between buildings - especially at the edges of the settlement - which means that residents and visitors retain a connection to the landscape. The filtered views - glimpsed through the buildings and trees - of the horizon are of low peaks and rolling hills, and this connection with the wider landscape is a key defining feature of the area.'*
 - In Jacksdale *'Much of Jacksdale sits on a hill, allowing for long views to the rolling hills and low peaks to the west. The village centre sits low in the western valley near to the river, where views can still be glimpsed across the river valley between the buildings.'*
 - In Underwood *'There are longer views to the north as you crest the hill, with Hankin Avenue and the northern portion of Church Lane offering views out to the hills beyond the village.'*
- 14.6 The photos in Appendix D show the views identified by the Steering Group as being the most significant. This openness is a key part of the landscape character of the Parish and NP 3 ensures that development does not visually intrude on these identified areas.

- 14.7 ADC has undertaken landscape character assessments for those SHLAA sites that were potentially suitable and deliverable and located outside the urban settlement boundaries. They now form part of the evidence base for the site allocations in the Plan area (see RA2d, RA2e). These studies are available on ADC's web site and provide additional detail on the landscape in relation to particular sites.
- 14.8 The JUS-t Development Site Appraisals document (see JUS-t web site) considered the sites that ADC advised were likely to become site allocations and provides more detail on how they might be built out.
- 14.9 Taken together and with the Green Infrastructure and Biodiversity Technical Paper 2013 and the JUS-t Place Analysis, there is a significant amount of information about settlement character and how this impacts on the landscape.
- 14.10 Locally there is concern about the loss of mature trees and hedgerows on the sites RA2b and RA2c. Protecting the landscape character includes minimising the loss of biodiversity and the replacement of trees and use of soft boundary treatments will be necessary to conform with NP 3.
- 14.11 Given that the land in the Parish is open countryside used largely for pastoral farming, any major development adjoining the Parish must seek to use poorer quality agriculture land in accordance with para 112 of the NPPF. This will be assessed by Ashfield District Council as part of the planning application.

NP3: Protecting the Landscape Character

- 1. Development proposals are required to demonstrate that;**
 - a) the view corridors (Map 4 and Appendix D) that are an important part of the landscape character are protected; and**
 - b) the scheme adheres to the Landscape Actions for the relevant Draft Policy Zone as given in the most recent Greater Nottingham Landscape Character Assessment; and**
- 2. Mitigation measures (on or off site) will only be acceptable when it can be demonstrated that no alternative design or location is possible.**
- 3. Development proposals that encroach upon existing open countryside should;**
 - a) contribute to the delivery of additional and improved green infrastructure routes where applicable; and**
 - b) introduce or safeguard boundary treatments that are sympathetic to maintaining and enhancing biodiversity (includes planting of native trees and hedgerows); and**
 - c) provide a soft (green) boundary where the site adjoins the countryside to minimise the impact of development on the setting of the built environment in those parts of the Plan area where open views are part of the landscape character (Selston and Jacksdale).**

4. Development on sites adjoining existing settlements must assess the impact of the proposals upon local biodiversity. If significant harm to biodiversity cannot be avoided, adequately mitigated, or as a last resort, compensated for, then planning permission should be refused. If there is a significant loss of trees and shrubs as part of the development, then new provision will be expected elsewhere to ensure there is no net loss to biodiversity. Development resulting in the loss of aged or veteran trees should be refused unless the need for, and benefits of, the development in that location clearly outweigh the loss.

15 Housing Types

Justification

- 15.1 It is important that future housing development reflects the need for a mix of housing types that meet the specific requirements of the local community so that the needs of the local population are understood and accommodated.
- 15.2 Table 3 shows that in 2011 the JUS-t area had a higher proportion of people over 65 (19.6%) than the District average (17%). The importance of providing a 'mix of housing based on current and future demographic trends' is emphasised in the National Planning Policy Framework (NPPF) paragraph 50.
- 15.3 The evidence in the Nottingham Outer 2015 Strategic Housing Market Assessment (SHMA) has already been noted showing that up to 2033 the proportion of older persons in the District is expected to grow, with the population aged over 65 expected to increase by 53%³⁷.
- 15.4 The SHMA supports the provision of a mix of housing types being provided but particularly two and three bedroom properties as these can be suitable for both people starting out on the housing ladder and those looking to downsize. The SHMA encourages a portfolio of sites but encourages a *'degree of flexibility to ensure that, in applying mix to individual development sites, appropriate regard can be given to the nature of the development site, the character and existing housing stock of the area as well as the most up-to date evidence of need/demand.'*
- 15.5 The questionnaire feedback showed that 68% of local people supported the provision of smaller 1 or 2 bed houses and 73% supported the provision of 'retirement homes' (which was defined in the questionnaire as sheltered housing or housing suitable for older people).
- 15.6 The SHMA also supports this position *'Most resale agents say that demand for bungalows is very high. They are sought after by many household groups, not limited to older people and people with disabilities. There are many bungalows across thehousing market area ...but few come onto the market'.*

³⁷ Strategic Housing Market Assessment Table 71: Projected Change in Population of Older Persons (2013 to 2033).

- 15.7 This local evidence is substantiated by a report published in January 2016 *Generation Stuck: Exploring the Reality of Downsizing in Later Life*³⁸. Based on a Yougov Poll it revealed that 33% of home owners aged 55 and over are considering or expect to consider downsizing, but a lack of suitable options is preventing them from moving.
- 15.8 Government policy states that *'Older people occupy nearly a third of all homes. Nearly two-thirds (60%) of the projected increase in the number of households from 2008-2033 will be headed by someone aged 65 or over'*.
- 15.9 NP 4 encourages the provision of smaller dwellings suitable for older people (and for young people as starter homes). The policy also encourages the provision of additional types of accommodation for older people for example independent assisted living.
- 15.10 Where housing for older people is provided, it should be located near to amenities wherever possible. The lack of easy access on foot or by public transport to local facilities is a key concern for the community.
- 15.11 None of the proposed allocated sites are within 400m of the main retail facilities. However, over the Plan period, it is anticipated that sites within the existing settlements will come forward for redevelopment.
- 15.12 Given the local need for smaller market properties, downsizing for an ageing population and the likelihood that some of these sites will be nearer the centre of these villages and close to amenities, smaller dwellings suitable for older people or those with mobility issues will be particularly supported where they are near³⁹ to local amenities and the main bus routes. Equally, smaller properties in the centre of the villages and near the main bus routes would also be suitable for young people looking to own or rent their first property.
- 15.13 Evidence shows that sustainable communities have within them a range of house types that enable people to live in the type of house they need, dependent on their stage of life and their income levels. The focus in NP 4 on smaller dwellings will help to free up family housing enabling people to down size. NP 4 should also be seen within the context of the wider District housing requirement.
- 15.14 The Plan area presently contains 3 care homes. Wren Hall in Selston provides day care and assisted living for the elderly and dementia sufferers. It is also a large local employer with 121 members of staff.
- 15.15 Given the analysis of housing stock and local demographics it is likely that there will be an increasing demand for this sort of provision. Where such facilities enable people to remain within their community, proposals for expansion of the provision is welcomed by the Parish Council.

³⁸ Generation Stuck Exploring the Reality of Downsizing in Later Life 2016 Brian Beach, The International Longevity Centre (ILC-UK). <https://ilcuk.org.uk/generation-stuck-exploring-the-reality-of-downsizing-in-later-life>

³⁹ An indicative guide is that it takes 5 minutes to walk 400 metres.

NP 4: Housing Types

1. Development proposals should deliver a housing mix that reflects local identified need based on local demographic composition and the characteristic of local households⁴⁰. This should include a range of house types including two bedroom dwellings to suit older people and for first homes.
2. The provision of smaller market dwellings (two bedrooms) especially those suitable for older people, will be supported on sites near (5 -10 minutes' walk) from the main facilities in each settlement.
3. The provision of other accommodation (for example assisted living) to meet the growing local and District wide demands of an ageing population will be supported.

16 Strengthening the Retail Offer

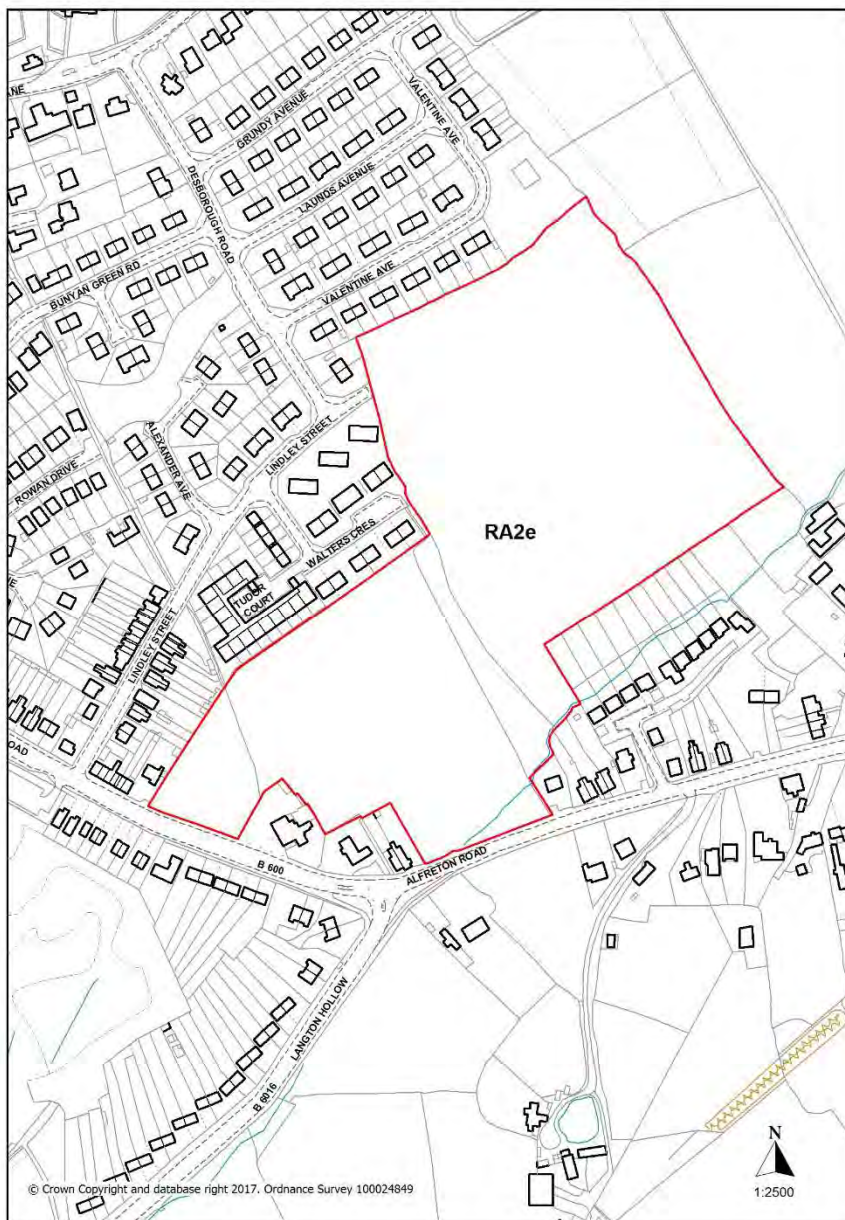
- 16.1 A major issue highlighted in the consultation for the Local Plan as well as ADC's Locality Plan is that Selston village has no centre. Local people consider the Co-op as the centre of the village but until the 1980s Portland Road was the retail area. Redevelopment for housing and a lack of any strategic plan identifying and protecting a retail core has meant that retail development has appeared as sites become available and subject to the proactive approach of retailers particularly the Co-op.
- 16.2 Despite being smaller than Selston, Jacksdale does have an identified Local Shopping Centre that runs along Main Road. It is identified in District policies. In Underwood it is the Main Road stretching from the School and incorporating Underwood Village Stores and the Post Office.
- 16.3 The questionnaire feedback revealed that 62% of people wanted more shops and 70% wanted better bus services. These two issues are linked because although there are facilities across the Parish their dispersed nature does not make them always accessible to local people.
- 16.4 The location of shops in relation to bus stops has already been shown in map 8.

Selston

- 16.5 There is a cluster of uses around the Co-op in Selston including a doctor's and chemist. On the opposite side of the road is a take away and hairdressers. The location of these facilities has happened coincidentally over time.
- 16.6 Community feedback showed there would be strong support for the creation of a village centre. This would require significant investment including compulsory purchase and land assembly and is unlikely to be achievable over the Plan period.

⁴⁰ See also local need taken from 2014/2015 questionnaire (which reflects SHMAA findings for wider area).

Map 11: Ashfield Local Plan Publication Policy RA2: The Rural Housing Allocations – Site Reference RA2e. Land to the Rear of the Bull and Butcher Public House



- 16.7 The Rural Locality Plan produced by ADC identified landscape improvements that would create improvements to the public realm around this cluster of shops in Selston. This would create a greater community focus in this area and this Neighbourhood Plan supports this initiative.
- 16.8 In the Publication Local Plan site RA2e (Land to the rear of the Bull and Butcher Pub in Selston) has also been consistently identified by the community as being well located to provide some additional retail and other services that are needed in the village.

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

- 16.9 In Selston, the encouragement of additional retail and commercial uses should be focused near the existing retail uses around the Co-op on Nottingham Road to improve the viability of this area as a retail centre and/or on site RA2e identified in the Ashfield Local Plan Publication 2016, Policy RA2 as part of the development of that site.

NP 5: Increasing retail and commercial uses in Selston village

1. **Development proposals for retail and other commercial uses (use class A) in the vicinity of the Co-op on Nottingham Road will be supported where they make a positive contribution to the vitality and viability of the village and help to increase the range of shops and local services. Proposals will be required to demonstrate that;**
 - a) **there would not be any significantly adverse impacts on the amenity of local residents; and**
 - b) **the scheme would complement the existing mix of uses in the immediate area and help to reinforce its positive attributes as a local focus for retail and commercial services.**
2. **Landscaping and other improvements to the public realm in the vicinity of the Co-op on Nottingham Road to improve outdoor social space will be supported.**
3. **The provision of small retail and other commercial uses on site RA2e (land to the rear of the Bull and Butcher public house premises in Selston, Map 11) as part of the development of the site for residential use would be supported.**

Jacksdale

- 16.10 Although smaller than Selston, Jacksdale does have its own defined Local Shopping Centre. District policies encourage the development of high quality designed retail and non-retail development and protects convenience food stores from change of use (subject to the usual caveats).
- 16.11 However, in recent years Jacksdale has struggled to retain a range of retail units and this is evidenced in the present use of a prominent retail unit as a charity shop.
- 16.12 The Lighthouse Charity shop (5 Main Road) is in a key position on the corner of Main Street and Wagstaff Lane. It looks onto public realm with the war memorial and small square around it and it could be a focal point for Jacksdale but the frontage has been unsympathetically altered in recent years and the windows are blocked up. This has a significant detrimental visual impact on the shopping area. This Plan encourages the improvement of this key site.
- 16.13 Active frontages are important in giving retail areas a sense of vibrancy and add interest to the public realm. This means:
- Frequent doors and windows with few blank walls;
 - Narrow frontage buildings giving vertical rhythm to the street scene;
 - Projections such as bays and porches providing a welcoming feeling;
 - Lively internal uses visible from the outside, or spilling onto the street.

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

- 16.14** NP 6 encourages the improvement of shop frontages within Jacksdale's Local Shopping centre. ADC have indicated that they will work with Selston Parish Council in producing guidance on shop fronts to support NP 6. The Parish Council will also explore ways to fund a shop front grant scheme to encourage the renovation of shop frontages as a way of enhancing the vitality of Jacksdale's Local Shopping Centre. For more information, see the projects at Appendix A.
- 16.15** There is local support for the provision of local independent retailers in Jacksdale. The size of the retail units would be suitable although it will be a commercial decision as to whether an independent retailer would consider it viable in Jacksdale (or elsewhere in the Plan area).

NP 6: Supporting Jacksdale's Local Shopping Centre

- 1. Development proposals for retail and other commercial uses (use class A) in Jacksdale's Local Shopping Centre will be supported where they make a positive contribution to the vitality and viability of the village and help to increase the range of shops and local services. Proposals will be required to demonstrate that;**
 - a) there would not be any significantly adverse impacts on the amenity of local residents; and**
 - b) the scheme would complement the existing mix of uses in the immediate area and help to reinforce its positive attributes as a local focus for retail and commercial services.**
- 2. A high standard of design is required in new, altered and replaced shopfronts, canopies, blinds, security measures and other features.**
- 3. The design and quality of the shopfront should;**
 - a) be appropriate to the building and its location; and**
 - b) maintain or enhance the existing character of the Local Shopping Centre.**
- 4. As a focal point into the village the renovation of 5 Main Road will be supported where the proposed scheme reflects local character.**

17 Community Facilities

- 17.1** The range of clubs and activities across Selston Parish are testament to the vibrant community spirit that exists across the 3 villages. Community facilities provide indoor and outdoor spaces for people to meet up, fostering social cohesion by providing spaces where people can share their hobbies and interests, whether it be for sport or more leisurely activities. (See Table 5 for a list of the community facilities).
- 17.2** Selston Parish Council owns and manages 12 recreational areas; (see Map 9). It also owns and manages 4 community buildings. These are significant assets albeit their upkeep remains a financial challenge for the Parish Council.

Parish Council Recreational Areas

- 17.3 Three of the play areas have been improved in recent years at Underwood, Selston and Westwood to provide equipment for all ages of children and young people. The remaining recreational spaces have only the most basic of play equipment.
- 17.4 This Plan encourages similar improvements to the recreation areas owned by the Parish council and identified on Map 9.
- 17.5 Ashfield District Council and Selston Parish Council monitor bookings and requests for pitches. Pitches can be converted when a demand is identified for a different pitch type if a pitch is identified as surplus. Although the current supply and future demand calculations for the rural area did not identify a need for additional pitches the Parish Council has identified a lack of training slots, particularly when cricket and football teams are training and in particular football winter training. Floodlighting might help to address some of the issues but maintenance would also need to improve to offset the additional wear on the pitches. Consequently, the Parish believes that additional football pitches may be needed to ensure that demand can be met.
- 17.6 There is one flood lit astro turf pitch at Selston Leisure Centre (see below). Local teams complain about a lack of capacity and have to travel out of the area to train in the winter.

Selston Parish Council Community Buildings

- 17.7 The Parish Council benefits from a good provision of community buildings and recreations groups due to the dominance of the coal mining industry in the 19C and 20C. Jacksdale and Underwood have community buildings that will each hold about 100 people. Selston has two community buildings one which holds up to 50 people and one which holds up to 200 (in 3 rooms).
- 17.8 All the buildings are well maintained and managed by the Parish Council and most of them are well used by the local community by a wide range of clubs and organisations and are hired out for social functions. The Old Council Office on Alfreton Road is not as well used due to its size and poor vehicular access and parking facilities. The Parish Council will continue to seek the most viable use for this site.

Selston Leisure Centre

- 17.9 Selston Leisure Centre is owned and managed by ADC and is linked to Selston High School. The Leisure Centre has a small gym and sports hall but its size limits the number of local sports clubs that can be accommodated. Some of the local junior football teams have to travel out of the area to gain access to an astro turf pitch as the one in Selston is fully booked.

Schools

- 17.10 There are 2 infant schools, 4 primary schools and one secondary school in the Plan Area. One infant and 2 primary schools are oversubscribed however there is some capacity within the remaining schools including the secondary school.

17.11 A list of the schools and the numbers attending in 2016 are shown at Appendix C.

Pubs

17.12 There are 15 pubs in the parish. Despite the recent economic down turn most of them continue to offer a range of social facilities that are highly valued by local people. Table 7 lists the pubs in the JUS-t area.

Table 7

Selston	Horse and Jockey, Railway Inn, Bull and Butcher (adjacent to proposed site allocation RA2e), Selston Working Men's Club, White Lion
Bagthorpe	Dixies Arms, Shepherds Rest
Underwood	Red Lion, Dog and Quayle, Hole in the Wall, Underwood Institute/Miners Welfare
Jacksdale	Corner Pin, Royal Oak, Jacksdale Social Club, Jacksdale Welfare

17.13 Difficult economic conditions may lead to the loss of commercial community facilities where they are no longer economically viable. NP 7 does not intend to resist the loss of such facilities where there is no viable and realistic prospect of the continuation of such uses but intends to ensure that facilities are not lost due to deliberate damage or neglect.⁴¹

NP 7: Community Facilities

- 1. Proposals for new or improved leisure facilities (including shared facilities linked to Selston High School) will be encouraged where it can be shown that:**
 - a. the proposed development is compatible with adjoining and nearby uses; and**
 - b. the proposed development would not cause material harm to the amenity of residents, especially in areas that are primarily residential in nature (particularly by way of noise or congestion).**
- 2. An expansion in the provision of support for the elderly will be supported where it meets local need.**
- 3. Development that would result in the loss of an existing community facility will be resisted unless it can be shown that there is no demonstrable need for the facility.**
- 4. Development that would result in the loss of any existing commercial community facility will be resisted unless a viability assessment demonstrates that the current use is no longer economically viable and there is no prospect of it becoming viable.**

⁴¹ This approach is in accordance with Publication Local Plan Policy SD 12.

18 Improving Access to the Countryside

Justification

- 18.1** Improving access to the countryside is a key objective in this Plan; the benefits of 'incidental exercise' to health and well-being for all age groups are well evidenced.
- 18.2** Local people are equally aware of the improved quality-of-life and health benefits that come from being able to access local services and facilities and/or go on walks into the countryside without needing to use the car.
- 18.3** Earlier sections of this Plan have outlined the landscape character of the Plan Area. 90% of respondents to the questionnaire liked living in Selston Parish because it is a nice peaceful area. Access to the countryside is possible along a variety of footpaths. All the settlements are connected by footpaths that run more directly than the roads to connect the villages.
- 18.4** Although many of the routes are well connected, major development should seek opportunities to improve existing walking and cycling connections where they extend from the existing settlement across the proposed site.

NP 8: Improving Access to the Countryside

- i. The improvement and extension of the non-vehicular routes as identified in map 7 will be supported where the proposals respect local landscape character and increase access to the countryside.**
- ii. Proposals for housing development will be expected to demonstrate how they protect and enhance existing public rights of way affected by the proposed development and show the opportunities taken to improve linkages between existing routes and from the edge of the existing settlement to the countryside and open spaces.**

19 Supporting the Local Economy

Justification

- 19.1** Selston Ward is an attractive location for businesses due to its quick access to the M1. There are 8 industrial units in Jacksdale that are managed by ADC (the Jacksdale Workshop Units) providing a total of 748 sq m of floor space. Occupancy rates are high reflecting the popularity of the location. There are several other businesses operating from other units along Pye Hill Road. 75 businesses are listed in a local directory for the Jacksdale Westwood area.⁴²

⁴² See www.jacksdale.org.uk/shops-businesses

- 19.2 There are also industrial uses (currently vehicle dismantling and depot businesses) at Winter Closes, Underwood. The Strategic Employment Land Availability Assessment 2015 recognises that this place is in the Green Belt but in accordance with the NPPF, other uses could potentially be brought forward subject to planning permission on this site.
- 19.3 There are a number of commercial businesses operating in the Plan Area. Map 10 shows the retailers and other areas where commercial businesses operate across the JUS-t area (but excludes health centres, care homes etc.).
- 19.4 The extent of the Green Belt and existing employment provision elsewhere in Ashfield means that District policy as set out in the 2002 Local Plan has reflected a view that development other than that connected with existing business for employment purposes on existing sites cannot be justified.⁴³
- 19.5 However, the consultation for this Plan revealed concern about the lack of local job opportunities and the community are keen to support policies that encourage the expansion of the local economy where possible.
- 19.6 The Publication Local Plan Policy RA1(1) provides some flexibility recognising that with technological advancements more business activities can be undertaken from home or small offices that would be suitable within the 3 settlements.
- 19.7 The Parish Council supports local businesses and will, where possible and appropriate to their setting, encourage the expansion of existing businesses and the creation of new small businesses in the Neighbourhood Plan Area. The encouragement of businesses in use classes A2 and B1 within the settlement boundary is highlighted as these uses tend to be compatible with residential areas. The encouragement of retail uses A1, A3, A4 and A5 should be focused near the existing retail uses in the centres of the settlements (or on RA2e) to expand and enhance the existing retail provision.
- 19.8 This means encouraging flexibility in planning policies to take a positive approach when considering planning applications relating to employment uses in relation to:
- a) the redevelopment of sites for employment uses
 - b) the extension of existing employment premises to allow local expansion
 - c) the adaption of dwellings to enable more people to work from home
 - d) ensuring that all residents across the Plan Area have adequate broadband speeds to enable home working.
- 19.9 The support for employment uses in NP 9 sets a recognized threshold of 1,000 sq. m. This reflects the need to balance encouraging local employment whilst recognising the limited locations where such development would be suitable. It is also the GPDO 1995 threshold for the definition of minor development.

⁴³ The approach in the Publication Local Plan is supported; RA 1 provides a more flexible approach to sustainable business development.

- 19.10 The NPPF places great weight on the role of planning in creating a prosperous rural economy this is reflected in the Publication Local Plan policies in. The diversification of agriculture is promoted by the NPPF (para 28) and reflected in the Publication Local Plan Policy PJ4. NP 9 takes this national and District approach and makes it Selston specific.
- 19.11 Protecting existing employment sites from redevelopment for other uses ensures that existing opportunities remain for local businesses to operate from the Parish and is a key part of sustainable development. The Publication Local Plan policy RA1 gives 'significant weight to retaining employment sites in the area' which is welcomed by the Parish Council.

Working from Home

- 19.12 The Census shows that currently 2.7% of JUS-t residents work from home, this is lower than other rural settlements in North Nottinghamshire.
- 19.13 A national study in 2014 showed that growing numbers of home workers tend to be self-employed, older and live in rural areas which fits the profile for Selston.
- 19.14 The desire to work from home is driven by digital technology, an ageing population reluctant to commute and an increase in self-employment generally. Given the socio-demographics in the JUS-t area, the availability of high speed broadband will become increasingly important to local people wishing to work at home.
- 19.15 The National Planning Policy Framework also supports the provision of broadband as it plays a vital role in enhancing the offer of community facilities. Support for broadband also reduces the need to travel and contributes to sustainable development. Good internet access will also be a prerequisite for young people growing up in the Plan Area as well as attracting new people to come and live in Selston.
- 19.16 Broadband speeds are not consistently adequate across the Plan area and where speeds are slow this has a negative impact on residents' access to services and can prevent people from working from home.
- 19.17 The world of telecommunications is changing rapidly, however, it is considered that the provision of fibre optic connections is the most robust and future proof method of delivering connectivity. Other technologies may provide interim solutions.

NP 9: Supporting Local Businesses

- 1. Development proposals for A2 (financial services) or B1 (business) as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended)⁴⁴ within the built extent of the existing settlements will be supported.**
- 2. Any development for business use will need to demonstrate that;**
 - a) the scale, design and form is in keeping with its surroundings;**
 - b) the nature of the operation does not affect the amenity of the surrounding area; and**
 - c) it will not create or exacerbate environmental or highway safety problems.**
- 3. The retention of existing employment sites in Selston Parish will be given significant weight in accordance with District policy.**
- 4. Proposals for the development of small scale home based businesses will be encouraged provided it can be shown that;**
 - a) the amenity of nearby residents will not be adversely affected by the nature of the operation, noise or traffic generated; and**
 - b) the scale and design is sympathetic to the character of the area; and**
 - c) the operation of the business can be contained within the confines of the premises.**
- 5. The creation of new businesses in the Green Belt will be supported where the proposal is in accordance with farm diversification is ancillary to an established agricultural enterprise and meets national and Local Plan policies on the Green Belt.**
- 6. Development to ensure that fast and reliable broadband is available across the Parish is supported. New development should demonstrate that it provides the necessary means to provide superfast broadband where practicable.**

⁴⁴ For more information on the use classes

<https://www.planningportal.gov.uk/permission/commonprojects/changeofuse/>

20 Community Involvement in Major Planning Applications

Justification

- 20.1** This Plan is a reflection of the Parish Council's desire to have greater involvement and influence in the preparation of development proposals that will come forward between 2016 and 2032. The importance of pre-application consultation is endorsed in paragraph 188 of the National Planning Policy Framework.
- 20.2** This community know their area and wish to be involved constructively in ensuring new development is well designed. Aspiration Policy 1 is not a land use policy but is intended to encourage developers to talk to the community (through Selston Parish Council in the first instance) before a planning application is submitted on major development proposals⁴⁵.
- 20.3** Site appraisals have been undertaken for the major sites proposed for allocation in the Publication Local Plan. The Parish Council will use these site appraisals in their pre-application discussions with developers on this site and will expect them to form the framework for development where practicable.⁴⁶
- 20.4** Ensuring the community are involved at an early stage in the planning process will be of benefit to developers as issues can be discussed and resolved at an early stage in the inception of the scheme.
- 20.5** Aspiration Policy 1 encourages pre-application community consultation on major development proposals to ensure that before preparing planning applications developers take account of the issues the community is concerned about including:
1. Ensuring that infrastructure will be provided to support the proposed development e.g. footpath and cycle ways, roads and traffic management
 2. Design is of a high quality and in keeping with the character of the area
 3. Where practicable opportunities to improve community facilities, public open spaces and green infrastructure are provided.
 4. Seeking opportunities to support local business growth in the Parish.
- 20.6** It is acknowledged that pre-application consultation is encouraged but is not a statutory requirement.

⁴⁵ All schemes of 10 or more dwellings on sites of 0.5 hectares or larger or buildings of 1,000 sq. metres (defined as major development in the General Permitted Development Order 1995).

⁴⁶ Available on the JUS-t web site <https://jus-t.co.uk/>

AP 1: Community Involvement in Major Planning Applications

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

21 Getting Around

- 21.1** Consultation in the preparation of this Plan and the Locality Plan highlighted key concerns about public transport in Selston parish. However, a Neighbourhood Plan is required to set out policies in relation to the development and use of land.
- 21.2** In an area where it is acknowledged that local facilities are dispersed there is not one dominant direction or destination. This will always make it hard for bus operators looking for commercial returns to meet local needs. The topography of the area makes it harder for people with mobility issues to get about without the assistance of a frequent bus service.
- 21.3** The Transport Study⁴⁷ highlighted the sporadic and confusing bus time table and feedback from local residents was that it did not take them to local services on a regular basis or to important destinations like the local hospital. For Jacksdale residents there are infrequent services to Nottingham and Alfreton.
- 21.4** Aspiration Policy 2 is intended to identify opportunities for projects that might be funded as part of wider programmes by the District or county councils, or may form the basis of a bid for other funding sources (i.e. lottery) depending on availability over the Plan period to improve the bus service. With an ageing population, it is probable that this matter will become increasingly important over the lifetime of the Plan.
- 21.5** Concern about the provision of public transport is why the Parish supports development that includes a contribution towards the improvement of public transport services and infrastructure (see NP1 (3) e).

⁴⁷ Done by 'Our Centre' as part of the analysis to support Ashfield's Infrastructure Policy it is on the JUS-t web site.

AP 2: Improving the bus services

1. The Parish Council will work with Nottinghamshire County Council and local bus operators to seek to improve the frequency and routes of bus services to enable people to access local shops and medical facilities.

22 Implementation

- 22.1 The policies in this Plan will be implemented by Ashfield District Council as part of their development management process. Where applicable Selston Parish Council expects to be actively involved, for example as part of the community consultation process as outlined in AP 1.
- 22.2 Whilst Ashfield District Council will be responsible for development management, Selston Council will use the Neighbourhood Plan to frame its representations on submitted planning applications and during pre-application discussions.
- 22.3 The use of section 106 agreements and planning conditions by the District and County Councils will be expected to assist in delivering the objectives of this Plan. ADC may also use a Community Infrastructure Levy in the future. However, S106 can only relate to infrastructure that arises from the requirements of development and viability remains a key determining factor in the extent to which s106 and CIL can secure other benefits (in accordance with the NPPF para 173). However, the need for additional education and health provision (which has been highlighted by local people) as a consequence of new development is expected to be delivered as part of the usual Local Plan process.
- 22.4 The site appraisals produced for the proposed allocations in Selston Jacksdale and Underwood in the Publication Local Plan 2016 will be used, where applicable, to provide the framework for the delivery of the major sites in the Plan area⁴⁸.
- 22.5 The Parish Council will use this and other funds as leverage to secure funding from other programmes, for example the Lottery and other government initiatives, as they become available, to deliver projects that have been identified through the preparation of this Plan. These projects are listed at Appendix A.
- 22.6 As the Neighbourhood Plan will become part of a hierarchy of planning documents the Parish Council will also look to District and County Council investment programmes where a policy and/or project can be shown to be delivering District and County objectives. This will be particularly relevant in relation to environmental improvements and the proposed shop frontage grant programme.

⁴⁸ Available on the JUS-t web site <https://jus-t.co.uk/>

- 22.7 Not all enhancements will be deliverable on the back of development, but as part of the implementation of this Plan, the Parish Council will actively seek external funding (e.g. Lottery) to bring forward particular projects. However, given the inevitably opportunistic nature of external funding and the variable nature of the projects some maybe delivered ahead of others because funding has been secured or it becomes possible to do them.
- 22.8 The timing of the emerging Local Plan and the requirement to allocate land in the Green Belt means that this Neighbourhood Plan will be reviewed once the new Local Plan has been adopted to allow consideration of the allocated sites. It is expected that an early review of the Neighbourhood Plan may enable the inclusion of site specific policies in the Neighbourhood Plan but that they will flow from the criteria based policies already established.

23 Review

- 23.1 The impact of the Neighbourhood Plan policies on influencing the shape and direction of development across the Plan Area will be monitored by the Parish Council. If it is apparent that any policy in this Plan has unintended consequences or is ineffective it will be reviewed.
- 23.2 Any amendments to the Plan will only be made following consultation with Ashfield District Council, local residents of the JUS-t Plan Area and other statutory stakeholders as required by legislation.

24 Appendix A – List of Projects

1. To seek funding to implement a shop front grant scheme and associated environmental improvements in Jacksdale's Local Shopping Centre.
2. To work with ADC to prepare planning guidance on shop front design for Jacksdale.
3. To improve/extend parking provision in the shopping area in Jacksdale.
4. To find creative solutions to the lack of off street parking that causes congestion on Station Road New Selston.
5. To improve/extend the facilities at Selston Leisure Centre for residents and Selston High School
6. To seek opportunities to extend the educational provision at Selston High School.
7. To improve the recreation grounds throughout the Parish – with Jacksdale being the highest priority for investment
8. Support the campaign for Railway Stations to be opened at Jubilee and New Selston
9. To work with Nottinghamshire County Council and ADC to design traffic calming measures along the main through routes to reduce speeding and improve pedestrian safety.
10. To encourage the provision of start-up units for new retail and start-up businesses to develop a centre for Selston
11. To continue to work with 'Our Centre' to maintain and extend Community Transport provision in the Parish.

25 Appendix B: Building for Life

How to use BfL12

BfL12 comprises of 12 easy to understand questions that are designed to be used as a way of structuring discussions about a proposed development. There are four questions in each of the three chapters:

- **Integrating into the neighbourhood**
- **Creating a place**
- **Street and home**

Based on a simple 'traffic light' system (red, amber and green) we recommend that proposed new developments aim to:

- Secure as many 'greens' as possible,
- Minimise the number of 'ambers' and;
- Avoid 'reds'.

The more 'greens' that are achieved, the better a development will be.

A red light gives warning that a particular aspect of a proposed development needs to be reconsidered.

A proposed development might not achieve 12 'greens' for a variety of reasons. What is important is to always avoid 'reds' and challenge 'ambers' - can they be raised to a 'green'? Local circumstances relating to viability or the need for housing for local people in rural locations (for example, rural exception sites) may justify waiving the requirement for 'greens' against the relevant questions.

Third party land ownership issues may prevent ideal connectivity from being achieved, however all developments should seek to 'future proof' connections to allow the opportunity to provide these links at some point in the future.

Waivers should be supported by the local planning authority and highlighted early in the design process. We would not recommend that any scheme is permitted a waiver against any questions within the 'Creating a place' and 'Street and home' chapters.

For these reasons, whilst we encourage local authorities to adopt BfL12, we recommend that they avoid explicitly setting a requirement for all proposed developments to achieve 12 'greens'. Instead, we recommend that local policies require all proposed developments to use BfL12 as a design tool throughout the planning process with schemes performing 'positively' against it.

We also recommend that local authorities consider expecting developments to demonstrate they are targeting BfL12 where outline planning permission is granted. A useful way to express this expectation is through either a condition or 'note to applicant'.

Simpler, easier and better

Each headline question is followed by a series of additional questions that we suggest are useful to ask at the start of the design process. We've also provided five recommendations for how you might respond with the aim of offering a range of responses.

Recommendations are designed to stimulate discussion with local communities, the project team, the local authority and other stakeholders to help you find the right solution locally.

We've travelled the country visiting hundreds of residential development. During these visits, we found common problems. Our avoidance tips help you avoid these pitfalls. We also discovered many well-designed developments, their qualities have been captured in our recommendations.

Finally, we've added endnotes providing further detail, clarity and where appropriate, references that you may find useful.

Integrating into the neighbourhood

1. Connections

Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones; whilst also respecting existing buildings and land uses along the boundaries of the development site?

2. Facilities and services

Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?

3. Public transport

Does the scheme have good access to public transport to help reduce car dependency?

4. Meeting local housing requirements

Does the development have a mix of housing types and tenures that suit local requirements?

Creating a place

5. Character

Does the scheme create a place with a locally inspired or otherwise distinctive character?

6. Working with the site and its context

Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?

7. Creating well defined streets and spaces

Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?

8. Easy to find your way around

Is the scheme designed to make it easy to find your way around?

Street & home

9. Streets for all

Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?

10. Car parking

Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?

11. Public and private spaces

Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?

12. External storage and amenity space

Is there adequate external storage space for bins and recycling as well as vehicles and cycles?

26 Appendix C: Schools Information

Name of School Address; Tel No.	Age group	Current no on role 2015/16	Comments
Bagthorpe Primary School Road Bagthorpe NG16 5HB 01773 782843	4 – 11 years	172	Oversubscribed by 7
Holly Hill Primary & Nursery School Road Selston NG16 6AW 01773 783909	3 – 11 years	329	PAN is 50 so could have 450
Selston High School Chapel Road Selston NG16 6BW 01773 810321	11 – 16 years	720	PAN is 900 so 180 spaces
Selston C of E Infant & Nursery Nottingham Road Selston NG16 6DH 01773 780131	3 – 7 years	61 fulltime 25 am nursery 19 pm nursery	Pm nursery over by 5 Few spaces available in year 2
Jacksdale Primary & Nursery Main Road Jacksdale NG16 5JU 01773 783930	3 – 11 years	221	Nursery in temporary mobile unit as no room to absorb into main school.
Underwood C of E Main Road Underwood NG16 5GN 01773 782868	4 -11 years	187	PAN is 25 =175 so over by 12
Westwood Infant & Nursery Palmerston Street Westwood NG16 5JA 01773 783899	3 – 7 years	70	6 spaces

Information provided January 2016

27 Appendix D: View Corridors

Numbers relate to map 4 page 15



1 - Felley towards Underwood Church



2 - Stoney Lane, Selston towards Commonside, Selston

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



3 - Stoney Lane, Selston towards Selston Leisure Centre



4 - Stoney Lane, Selston towards Meadow View, Selston

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



5 - Wagstaff Lane, Jacksdale towards Jacksdale



6 - Wagstaff Lane, Jacksdale towards St Helens Church, Selston

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



7 - Wagstaff Lane, Jacksdale towards Underwood



8 - Wagstaff Lane, Jacksdale towards Barrows Hill Lane, New Westwood

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



9 - Wagstaff Lane, Jacksdale towards Hanstubbin Road, Selston



10 - Wagstaff Lane, Jacksdale towards Palmerston Street, Westwood

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

28 Appendix E: JUS-t Place Analysis

Due to file size this is a separate document