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30 June 2026
Forward Planning Team
Ashfield District Council
Council Offices
Urban Road
Kirkby in Ashfield
Nottinghamshire
NG17 8DA

To whom it may concern,

RE: Ashfield Local Plan 2023 to 2040: Main Modification Consultation.

Persimmon Homes Representation – Policy H1sk Sunnyside Farm Allocation

Persimmon Homes welcomes the opportunity to comment on the Ashfield Local Plan 2023–2040 as part of the Main Modifications consultation. We appreciate the Council's continued engagement with the development industry and local stakeholders throughout the plan-making process.

Persimmon Homes supports the principle of allocating Sunnyside Farm for residential development and recognises its role in contributing to Ashfield's housing needs over the plan period. Our representation identifies a couple of areas where clarification or refinement would assist in ensuring the policy is effective, justified and capable of supporting timely delivery.

Policy Text Criterion a;

Point A - Two inter-linked points of vehicle access will be required off Blackwell Road, supported by a Transport Assessment;

Recent technical engagement with Nottinghamshire County Council Highways Authority (HA), including the submission of a Scoping Note and subsequent discussions, has clarified the access requirements necessary to achieve compliance with the Nottinghamshire Design Guide and relevant highway safety standards.

As part of this process, it has become evident that the vehicular access strategy requires refinement. The proposals now incorporate a four-arm signalised junction, shared with the adjacent industrial site. This arrangement is necessary to achieve appropriate junction spacing, visibility splays and overall compliance with design standards.



Further technical work is currently being undertaken— including speed surveys—to assess the feasibility of a safe, compliant secondary access point on the western side of the allocation. Informal discussions with the HA have confirmed that, provided a safe and standard-compliant access can be demonstrated through the Transport Assessment, one point of access could potentially be acceptable.

I would also note that the Nottinghamshire Highways Design Guide states there is ‘No limit’ on the number of dwellings subject to a Transport Assessment and integrated multiple points of access to the highway network. The policy should therefore allow flexibility for the access strategy to be determined through detailed technical evidence at the planning application stage.

The current wording of Policy H1sk is overly prescriptive and risks prejudicing the delivery of the allocation by imposing a fixed access requirement that may not be technically achievable or necessary. A more flexible, evidence-led approach is required to ensure that access arrangements can be refined in response to detailed modelling, safety assessments and HA advice.

Considering this, we request that the policy wording be amended to reflect the need for technical-led access design rather than a fixed requirement for multiple access points. We therefore request the wording in the policy is amended as below:

a. Two inter-linked points of Vehicular access will be required off Blackwell Road, supported by a Transport Assessment;

We would also request the wording within the Residential Masterplan at Appendix 11 under the access and transport section. Suitable suggested wording for inclusion in the table as follows:

“Vehicular access to the site will be informed by detailed technical assessment and agreed with Nottinghamshire County Council Highways Authority.”

Policy Text Criterion e;

e. An appropriate design scheme that retains existing mature trees and strengthens and protects existing boundary hedgerows by gapping up and planting additional hedgerow trees where necessary; and

The current wording of clause (e) places a potential requirement on the retention of *all* mature trees, which does not reflect the practical realities of delivering a comprehensive and technically compliant development scheme—particularly on a site with multiple constraints such as levels, land contamination, and the need to achieve adoptable highway gradients. This is especially relevant on a site with a substantial amount of vegetation across its extent, where achieving the housing



numbers required by the allocation will inevitably necessitate a degree of flexibility in how existing trees are incorporated into the final layout.

Persimmon Homes is committed to a landscape-led approach that prioritises the retention of existing mature trees wherever feasible, detailed arboricultural assessment will be submitted with the planning application and may identify circumstances where some tree removal is necessary. Such instances may include facilitating safe access, achieving compliant visibility splays, delivering essential infrastructure, or addressing trees that are in poor condition or present long-term management concerns.

Pre-application discussions and the initial concept layout demonstrate that Persimmon Homes has already sought to retain individual trees of the highest quality and has shaped the emerging masterplan around these features. Although it may be the case that some trees and hedgerows require removal to enable a safe and deliverable scheme, this will be fully justified through arboricultural evidence and balanced with a robust programme of replacement planting, hedgerow enhancement and new hedgerow trees.

Policy EV6 already sets out a requirement for the replacement of trees being provided on, or off site, at a ratio of 2 new trees for every 1 lost. The replacement size should be of a sufficient size and quality to have adequate space to grow to maturity. Any scheme would meet these requirements, and space has been accommodated within the sites current layout to enable significant amounts of tree planting.

For these reasons, a modest amendment to clause (e) is necessary to ensure the policy is effective, justified and capable of supporting the delivery of the allocation, while still securing high-quality landscape outcomes. The suggested wording is as follows:

e. An appropriate design scheme that retains existing mature trees **wherever practicable and strengthens and protects existing boundary hedgerows by gapping up and planting additional hedgerow trees where necessary; and**

Conclusion

Persimmon Homes supports the allocation of Sunnyside Farm within the Ashfield Local Plan and remains committed to working collaboratively with Ashfield District Council and Nottinghamshire County Council Highways Authority to ensure the site is delivered in a safe, technically compliant and landscape-led manner.

The representations submitted highlight two small amendments required to ensure Policy H1sk is effective, justified and deliverable. These relate principally to the need for flexibility in access arrangements—reflecting ongoing technical work and direct



engagement with the Highways Authority—and the need for proportionate wording regarding tree retention, recognising the site's constraints and the substantial vegetation present.

The amendments proposed are modest, evidence-based and ensure the policy aligns with the practical requirements of delivering a high-quality residential development that meets the housing needs of Ashfield. They also ensure that the policy remains consistent with national tests of soundness, particularly in relation to effectiveness and deliverability.

Persimmon Homes is confident that, with these refinements, the allocation can come forward successfully, providing new homes, enhanced green infrastructure and a well-designed scheme that integrates positively with its surroundings.

Kind Regards

Robbie Steel MRTPI
Planning Manager

