



ASHFIELD DISTRICT COUNCIL

Statement of Common Ground for the draft Local Plan 2020 to 2038

Town & Country Planning (Local Plan) (England) Regulations
2012, as amended – Regulation 18 Consultation

August 2021

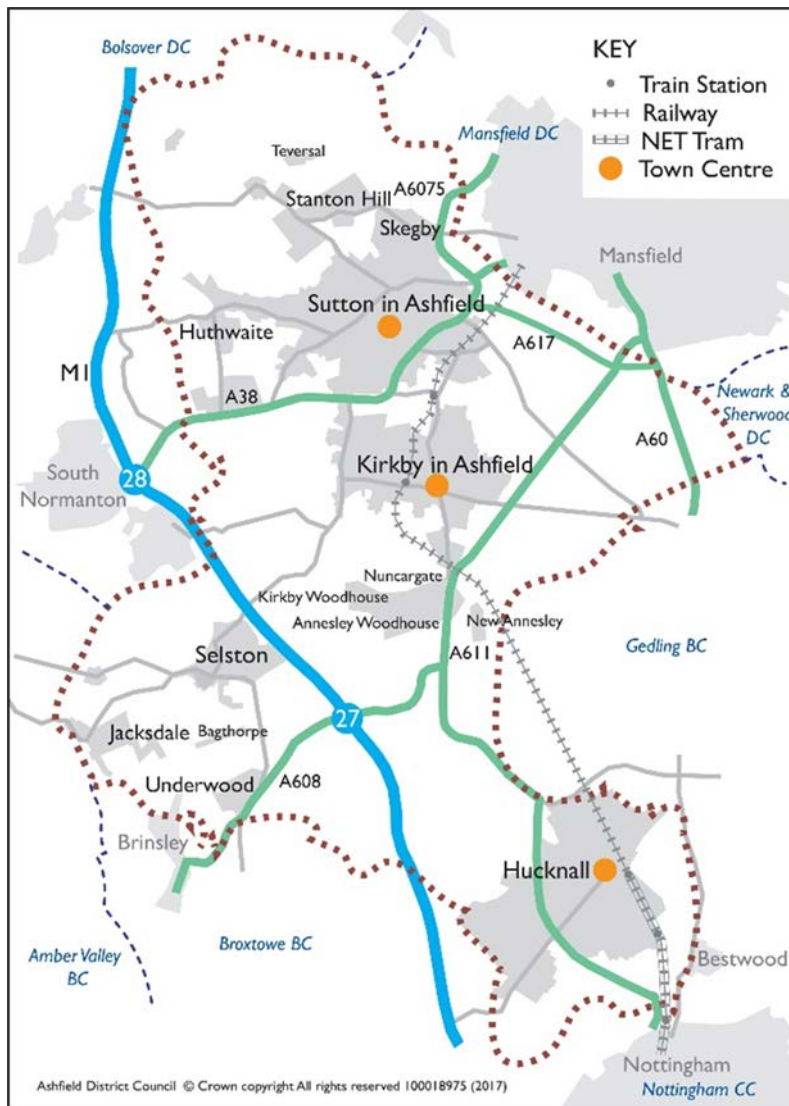
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1.0 Introduction

- 1.1. This Statement of Common Ground (SoCG) has been prepared in relation to the Ashfield Local Plan 2020 to 2038. It provides a record of the progress made regarding strategic cross boundary matters in relation to Ashfield's geographic area as identified in Plan 1.
- 1.2. At this stage this is a draft Statement. The Statement will be maintained and updated as the emerging Local Plan progresses.
- 1.3. The structure of local government varies from area to area. Nottingham City Council is a unitary authority and is responsible for all local government services. For the county, there is a two-tier structure where the responsibility for council services is split between the two tiers. In broad terms, Nottinghamshire County Council cover schools, social services, public transportation, highways, waste disposal and trading standards. Each district council covers a smaller area and provides more local services, including council housing, local planning, recycling and refuse collection and leisure facilities. Local planning authorities and county councils (in two-tier areas) are under a duty to cooperate with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries. Nottinghamshire County Council and Ashfield District Council are actively and constructively engaging in Duty to Co-operate discussions on the preparation and delivery of the Ashfield Local Plan.
- 1.4. Under the provisions of the Planning & Compulsory Purchase Act 2004, Ashfield District Council must set out the authority's policies relating to the development and use of land in their area.
- 1.5. Ashfield District is located on the western side of Nottinghamshire in the East Midlands Region and adjoins seven other districts as shown in Map 1, including the City of Nottingham to the south, Mansfield to the east and Bolsover and Amber Valley in Derbyshire to the west.
- 1.6. The District benefits from a number of high-quality transport links (Plan 1), with the M1 dissecting the District providing communities and businesses with access to the motorway network via Junctions 27 and 28 (adjacent to the District). The A38 provides a major east- west route across the District and the A611 links the District to the City of Nottingham. For cycling, the National Cycle Route runs through the District. In addition, there are also heavy and light rail connections that link Ashfield with the wider area. The Robin Hood Line runs through the District from Worksop to Nottingham with stations at Hucknall, Kirkby-in-Ashfield and Sutton Parkway. The Nottingham Express Transit (NET) runs from Hucknall into Nottingham and other parts of Greater Nottingham including Clifton and Beeston. Within Ashfield, the proposed HS2 route is subject to safeguarding directions to the east of the M1.
- 1.7. A substantial part of the District is designated as part of the Nottingham and Derby Green Belt. This includes land around Hucknall, land to the south and east of

Kirkby-in-Ashfield and land surrounding the rural villages of Selston, Jacksdale, Underwood and part of Brinsley.



Plan 1: The district of Ashfield and surrounding area

Source: Ashfield District Council

Housing Market Area

- 1.8. Work undertaken by DTZ Pieda¹ initially identified the housing market area for Nottinghamshire. Evidence on the housing market areas is set out in the GL Hearn Nottingham Outer 2015 Strategic Housing Market Assessment². It concludes that 'Ashfield, Mansfield and Newark and Sherwood in view of all the current and historic

¹ DTZ Pieda (2003) Identifying the Sub-Regional Housing Markets of the East Midlands for East Midlands Regional Assembly.

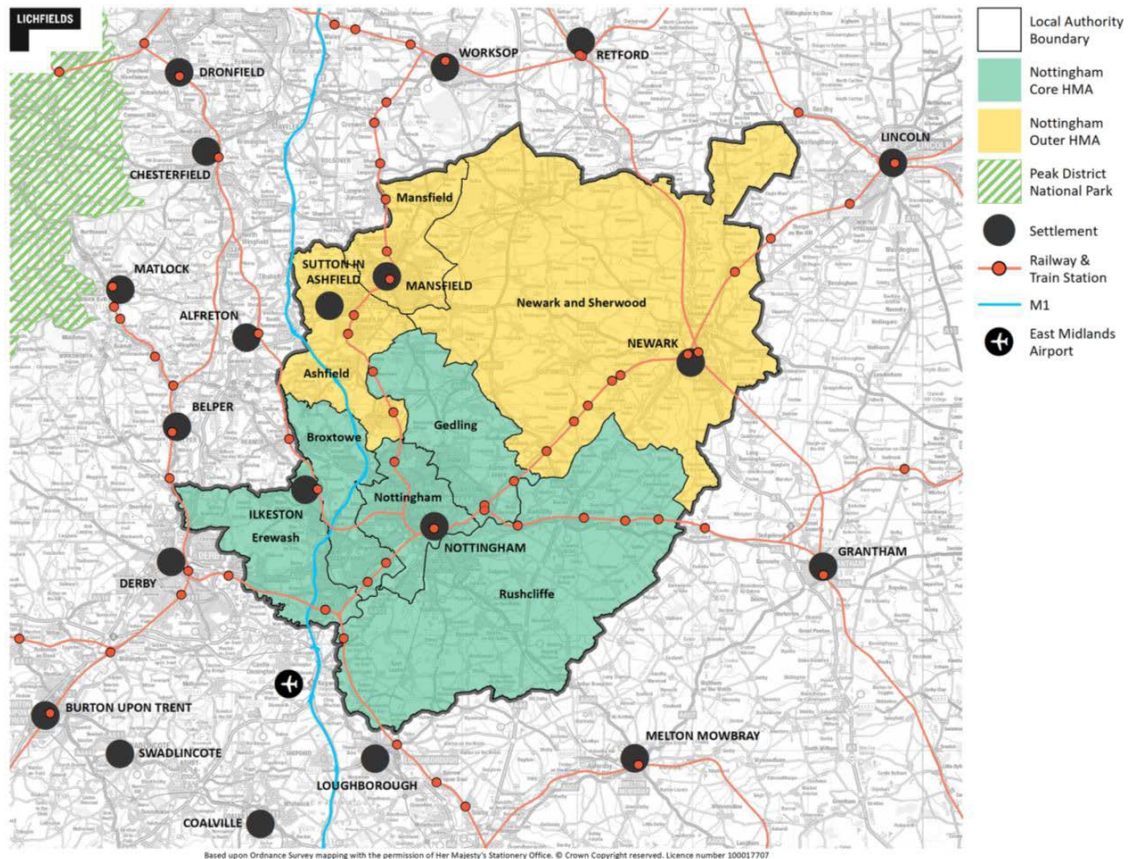
² GL Hearn Nottingham Outer 2015 Strategic Housing Market Assessment, Section 2 Reviewing the definition of the housing market area.

evidence, as well as the existing ties, comprise a single housing market area.’ However, it is also acknowledged that Hucknall has a strong relationship with the Greater Nottingham Area and the Nottingham Core HA authorities.

Housing Market Area	Districts within Housing Market Area
Nottingham Core	Nottingham, Rushcliffe, Gedling, Erewash, Broxtowe
Nottingham Outer	Ashfield, Mansfield, Newark & Sherwood.

Table 1 - Housing Market Areas

Source: Ashfield District Council



Plan 2: Nottingham Outer and Nottingham Core Housing Market Areas

Source: Nottingham Core HMA and Nottingham Outer HMA Employment Land Needs Study 2021

Functional Economic Market Area (FEMA)

- 1.9. Planning Practice Guidance formally identified a FEMA as *“The geography of commercial property markets should be thought of in terms of the requirements of the market in terms of the location of premises, and the spatial factors used in analysing demand and supply – often referred to as the functional economic market area.”* (ID:2a-012-20140306).
- 1.10. The councils comprising the Nottingham Outer Housing Market Area³ and the Nottingham Core Housing Market Area⁴ in 2015 commissioned Nathaniel Litchfield & Partners to undertake an Employment Land Forecasting Study, (ELF Study) which identified the future quantity of land or floorspace required for economic development uses. The ELF Study identified that:
- The Nottingham Core HMA is a strong functional economic market area;
 - For the Nottingham Outer HMA this is slightly less clear cut but it can be made out that the Nottingham Outer HMA is self-contained;
 - Hucknall has strong links with the Nottingham Core HMA.

The Nottingham Core HMA and Nottingham Outer HMA Employment Land Needs Study 2021⁵, Lichfield confirms that this remains the case. Hucknall has a strong relationship with the Nottingham Core HMA. Both Kirkby-in-Ashfield and Sutton in Ashfield link in with the Mansfield area and the employment areas of Bolsover around Junction 28.

2.0 Joint Working

- 2.1. Ashfield has a history of joint working with neighbouring authorities and statutory consultees on strategic planning matters. It has a close working relationship with the authorities in both the Nottingham Outer HMA and Nottingham Core HMA.
- 2.2. Ashfield is one of the constituent authorities of the D2N2 Local Enterprise Partnership (LEP) which covers Nottinghamshire, Nottingham, Derby and Derbyshire. The purpose of the LEP is to lead and support economic growth across Derby, Derbyshire, Nottingham and Nottinghamshire. It is identified by national planning policy that the D2N2 Local Industrial Strategy should inform local policies for economic development and regeneration.
- 2.3. There are a number of established joint working groups in Nottinghamshire of which Ashfield is a member. These are set out in the Table below.

³ Nottingham Outer HMA comprises Ashfield District Council, Mansfield District Council and Newark & Sherwood District Council.

⁴ Nottingham Core HMA comprises Broxtowe Borough Council, Erewash Borough Council, Gedling Borough Council, Nottingham City Council and Rushcliffe Borough Council.

⁵ Nottingham Core HMA and Nottingham Outer HMA Employment Land Needs Study 2021, Section 4. Lichfields

D2N2 Local Enterprise Partnership Board	Nottinghamshire local authorities are represented at the D2N2 Partnership Board. Regular meetings between Nottinghamshire Leaders help to ensure that issues relating to D2N2 are discussed as and when necessary.
The City of Nottingham and Nottinghamshire Economic Prosperity Committee	The Committee is a joint committee of Nottingham City Council, Nottinghamshire County Council and all District Councils in Nottinghamshire. It is a decision-making body on strategic economic development issues. It aims to drive future investment in growth and jobs by prioritising, commissioning and monitoring money available to Nottingham and Nottinghamshire via the D2N2 Local Enterprise Partnership and makes recommendations to D2N2 on its investment priorities. The Committee is made up of one councillor from each local authority.
Nottinghamshire Local Government Leaders Group	A group made up of all the leaders of the County and District Councils in Nottinghamshire.
Nottinghamshire Policy Officers Group meetings	Nottinghamshire Policy Officers Group consists of all Nottinghamshire Councils. Planning Officers from each Nottinghamshire Council meet on a quarterly basis to discuss and, where necessary, take action on strategic priorities.
Nottinghamshire Development Management Liaison Group Meetings	Development Management officers meet on a regular basis to discuss any issues arising from a development management aspect.
Nottinghamshire Ecological and Geological Data Partnership Meetings	The Nottinghamshire Ecological and Geological Data Partnership consists of all the Nottinghamshire Councils and officers from the Nottinghamshire Biological and Geological Records Centre (NGBRC). The group meets twice a year to discuss biodiversity issues, including all local environmental data. The NGBRC, operated by the Museums and Galleries Service of Nottingham City Council, on behalf of the Partnership, is Nottinghamshire's local record centre. As such it is the local node in the UK-wide National Biodiversity Network.

Greater Nottingham Joint Planning Advisory Board (JPAB)	JPAB was established in 2008. It is an advisory body and therefore any decisions it makes must be ratified by the relevant executive bodies of each member Council. It is made up of Councillors responsible for planning and transport matters within the constituent authorities. It meets every few months and oversees the preparation of strategic plans in the Greater Nottingham area. Other Duty to Cooperate bodies are invited to attend as observes, and the meetings held in public. Its membership consists of Ashfield DC, Broxtowe BC, Erewash BC, Gedling BC, Nottingham City, Rushcliffe BC, Nottinghamshire Council and Derbyshire County Council.
Greater Nottingham Planning Partnership – Officer Group	This officer group meets on a regular basis (weekly is necessary) to consider all aspects of the local plan. Its membership consists of Ashfield DC, Broxtowe BC, Erewash BC, Gedling BC, Nottingham City, Rushcliffe BC, Nottinghamshire Council and Derbyshire County Council.
Nottingham Core HMA Monitoring Group	Attended by Ashfield DC as well as the Nottingham Core Councils. Considers all aspects on monitoring the local plan.
Ashfield Major Projects Group	Considers major planning application in Ashfield. Comprises Ashfield DC, Highways Authority Nottinghamshire County Council representatives, Clinical Commission Group representative.

2.4. Ashfield has worked with neighbouring authorities in bringing forward the evidence base for the emerging Local Plan. To date, this has included the following:

The Nottingham Core HMA and Nottingham Outer HMA Employment Land Needs Study, 2021. Lichfield.	Nottingham Core HMA & Nottingham Outer HMA Councils.
Employment Land Forecasting Study, Nottingham Core HMA & Nottingham Outer HMA 2015 - Nathaniel Litchfield & Partners.	Nottingham Core HMA & Nottingham Outer HMA Councils.
Nottingham Outer Strategic Housing Market Assessment (2015). G L Hearn	Nottingham Outer HMA Councils.
Nottingham Outer Self-Build Register (ongoing).	Nottingham Outer HMA Councils.

Ashfield and Mansfield - A Plan for Growth 2016 (Joint Economic Masterplan Update).	Ashfield District Council & Mansfield District Council.
Maid Marian Rail Extension Economic Impact Analysis 2020. Lichfields.	Ashfield District Council & Mansfield District Council.
Maid Marian Rail Extension - Ashfield Masterplan Report 2020. Ryders. Ashfield District Council and Mansfield District Council.	Ashfield District Council & Mansfield District Council.
Greater Nottingham & Ashfield Housing Needs Assessment Final Report 2020 - Icen Projects Limited on behalf of the Greater Nottingham Planning Partnership.	Nottingham Core HMA Councils and Ashfield
Greater Nottingham and Ashfield District Council Gypsy and Traveller Accommodation Assessment, 2021. RRR Consultancy Ltd.	Nottingham Core HMA Councils and Ashfield
Strategic Green Belt Assessment Framework.	Ashfield DC, Broxtowe BC, Gedling BC & Nottingham City Council

3.0 Strategic Matters

3.1. National Planning Guidance on Planning Making, identifies that cooperation is required on matters that the strategic policies should make provision for. It also sets out that this is linked to matters set out in sections 19(1B to 1E) and 33A(4) of the Planning and Compulsory Purchase Act 2004. A strategic matter is linked by national planning guidance to strategic policies⁶. It is considered by the Council to be an aspect that would have a significant matter on two or more authorities and should be considered under the provisions of the Duty to Cooperate⁷. However, there may also be cross boundary issues, where local authorities have worked together but this is not necessarily a strategic matter.

3.2. The following areas are considered to be strategic matters for Ashfield;

- Delivering the housing required to meet the housing market needs.
- Provision of jobs and employment land to meet Ashfields needs and to contributing to the wider functional economic market area.
- The scale and location of retail development.

⁶ Planning Practice Guidance Plan Making - Paragraph: 014 Reference ID: 61-014-20190315 Revision date: 15 03 2019

⁷ Planning and Compulsory Purchase Act 2004, section 33A Duty to co-operate in relation to planning of sustainable development.

- Green Belt.
- Infrastructure provision arising from the development needs.
- Management of flooding and water quality both in and outside Ashfield.
- Nature Conservation taking into account the precautionary approach should be advocated by National England in relation to the – in particular considering the impacts of new possible potential Special Protection Area (ppSPA) for Sherwood Forest and its breeding bird (nightjar and woodlark).
- Conserving the historic environment.

Housing Needs

3.3. Ashfield, Mansfield and Newark & Sherwood District Councils have worked in partnership to identify the objectively assessed housing need of the Nottingham Outer HMA⁸. However, changes in national policy means that to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance⁹. The current position in relation to the other Nottingham Outer Authorities is as follows:

- Mansfield District Council adopted the Mansfield District Local Plan 2013-2033 in September 2020.
- Newark & Sherwood District Council adopted a Review of the Newark & Sherwood Local Development Framework Core Strategy & Allocations Amended Core Strategy in March 2019.

All three authorities within the Nottingham Outer HMA have agreed to meet their own housing needs.

3.4. The authorities within the Nottingham Core HMA have adopted Core Strategies which set out the planning for housing needs across the Nottingham Core HMA. The majority of councils have also adopted Part 2 Local Plans. These councils are at a stage where they have consulted on issues and options and are working toward a preferred approach local plan consultation under regulations 18 for a revised Core Strategy. The Core Strategy¹⁰ is taken forward through JPAB and there are regular meetings of officers including Ashfield. It is intended that the future need for housing will be planned for across the Nottingham Core HMA. Therefore, it is not anticipated that there will any housing requires arising in relation to Ashfield.

⁸ Nottingham Outer Strategic Housing Market Assessment (2015). G L Hearn.

⁹ National Planning Policy Framework July 2021 paragraph 61.

¹⁰ Erewash BC is working on a separate Core Strategy Review setting out where strategic housing development could occur in Erewash as part of the Council's Local Plan review.

- 3.5. The neighbouring authorities in Derbyshire are in different housing market areas¹¹. No requirement for any housing arising from their housing needs assessments has been identified in relation to Ashfield.
- 3.6. For Ashfield the housing need reflecting the approach set out in Planning Practice Guidance Housing and economic needs assessment is 457 dwellings per annum. As Ashfield failed the housing delivery test in calculating future housing need, the Council has to adopt a 20% buffer¹².
- 3.7. The Housing proposals include a new settlement at Whyburn Farm to the north of Hucknall. The proposed location is also close to the district boundary with Gedling and their strategic mixed development at Top Wighay Farm. Therefore, there have been meetings with officers from Gedling BC to consider the cross boundary implications of the proposed development.

Agreement	<ul style="list-style-type: none"> • Nottingham Outer HMA Authorities will meet the objectively assessed level of housing required within their respective planning authority areas and that the Ashfield Local Plan is not required to accommodate any unmet housing requirements. • Nottingham Core HMA Authorities will meet the objectively assessed level of housing required across the HMA and that the Ashfield Local Plan is not required to accommodate any unmet housing requirements.
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Governance arrangements

- 3.8. The Nottingham Outer Authorities will continue to meet on a regular basis, to address cross boundary issues, including delivery of development to meet the identified objectively assessed development needs. Ashfield is a member of the Greater Nottingham Planning Partnership–Officer Group which meets on a regular basis and there are quarterly reports to JPAB.

Employment provision

- 3.9. The authorities comprising the Nottingham Core HMA and the Nottingham Outer HMA have worked together on the development of the Employment Land Needs

¹¹ Amber Valley DC is within a housing market area with South Derbyshire and Derby City. Bolsover DC is within a housing market are with North East Derbyshire, Chesterfield and Bassetlaw

¹² NPPF July 2021, paragraph 74 & 76.

Study 2021¹³. This forms a common evidence base for the future employment land requirements for each authority. The Study included identifying the Functional Economic Market Areas (FEMA) which has informed the employment land requirement for each area. For the Nottingham Outer HMA each authority has committed to meet their own requirements for employment land provision.

- 3.10. At this stage, the Nottingham Core HMA are considering how employment land should be met within the HMA. An issue that has arisen from the ELNS is logistics along the M1 corridor. The councils, including Ashfield, are considering whether additional work on logistics is required in this context.
- 3.11. The defined FEMA¹⁴ for Amber Valley includes its immediate neighbours of Derby, Erewash, Derbyshire Dales, Bolsover, North East Derbyshire, Ashfield and Broxtowe. At this time Amber Valley is out to consultation¹⁵ on the Local Plan Alternative Spatial Strategy Options for Housing and Economic Growth.
- 3.12. The Local Plan for Bolsover District was adopted by the Council on 4th March 2020. The supporting evidence from The Economic Development Needs Assessment (EDNA) (October 2015) identified that the Functional Economic Area (FEMA) for Bolsover District principally covers the authority areas of Chesterfield, North East Derbyshire, Amber Valley, Bassetlaw, Mansfield and Ashfield.
- 3.13. Therefore, there are some differences in relation to local planning authority's identification of FEMAs with overlap between different areas and employment land studies typically identifying a number of scenarios. In his context, Bolsover is meeting its own needs which are reflected in the Bolsover Local Plan which was adopted in March 2020.

Agreement	<ul style="list-style-type: none"> • Nottingham Outer HMA Authorities will meet or exceed employment land requirements within their respective planning authority area and that there are no outstanding unresolved strategic issues relating to employment development. • Nottingham Corer HMA Authorities are anticipated to meet their employment land requirements across the HMA but at this stage of the Nottingham Core Authorities Core Strategy Review no definitive decisions have been made.
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¹³ Nottingham Core HMA and Nottingham Outer HMA Employment Land Needs Study 2021. Lichfields

¹⁴ Employment Land Review Amber Valley Borough Council, May 2021 BE Group.

¹⁵ What next for the place where you live, work and visit. Amber Valley. Consultation commenced on 8 July 2021 and closes on 30 September 2021.

Governance arrangements

- 3.14. The Nottingham Outer Authorities will continue to meet on a regular basis, to address cross boundary issues, including delivery of development to meet the identified objectively assessed development needs. Ashfield is a member of the Greater Nottingham Planning Partnership–Officer Group which meets on a regular basis and there are quarterly reports to JPAB.
- 3.15. Along with the other Council’s in the Nottingham Outer HMA and Nottingham Core HMA Ashfield monitors employment land to identify any issues. Should issues arise they are brought up at the Nottinghamshire Planning Policy Officers Group Meeting or at the meeting held between the HMA groups.

The scale and location of retail development.

- 3.16. The Ashfield Retail and Leisure Study (2016) consider the requirements for retail and leisure development in Ashfield. The evidence base is anticipated to be updated but the Covid pandemic has led to a high degree of uncertainty in this area in relation to future requirements.

Governance arrangements

- 3.17. The Nottingham Outer Authorities will continue to meet on a regular basis, to address cross boundary issues, including delivery of development to meet the identified objectively assessed development needs. Ashfield is a member of the Greater Nottingham Planning Partnership–Officer Group which meets on a regular basis and there are quarterly reports to JPAB.

Green Belt

- 3.18. Ashfield DC, Broxtowe BC, Gedling BC and Nottingham City Council worked jointly to prepare evidence to support their emerging Local Plans, including a Green Belt Assessment Framework.

Governance arrangements

- 3.19. Ashfield is a member of the Greater Nottingham Planning Partnership–Officer Group which meets on a regular basis and there are quarterly reports to JPAB.

Infrastructure delivery

- 3.20. The emerging Local Plan is supported by a Background Paper on Infrastructure. This will be updated as the Plan moves forward. The Council has worked with a number of authorities in relation to the Strategic Housing & Economic Land Availability Assessment (SHELAA) including the Highways Authority, other Nottinghamshire County Council sections and Severn Trent Water.
- 3.21. Work is underway on an updated Transport Study and the education requirements anticipated from the emerging draft Local Plan. Working with Mansfield District Council and other partners, opportunities are beeing considered regarding improving the connectivity of the district through the Local Plan with the potential opening of the Maid Marian Line and additional railway stations.
- 3.22. There have already been discussions with a number of infrastructure providers which will be continued or enhanced following the Regulation 18 consultation. These include or will include the following:

Neighbouring planning areas and their proposed development.	Neighbouring local planning authorities.
Highways & Transport	<ul style="list-style-type: none"> • Nottinghamshire County Council – Highway Authority • Highways England – responsible for M1. • Network Rail • HS2
Utility undertakers	<ul style="list-style-type: none"> • Severn Trent Water • Western Power • British Telecom
Community Infrastructure	<ul style="list-style-type: none"> • Nottinghamshire County Council – Education, car homes other forms of community infrastructure • Nottingham and Nottinghamshire Clinical Commissioning Group
Blue and Green Infrastructure	<ul style="list-style-type: none"> • Ashfield Place & Community Officers • Officers from neighbouring authorities in relation to the strategic green infrastructure
Waste	Nottinghamshire County Council

It is stressed that this list is not definitive and will include other infrastructure providers as considered necessary.

- 3.23. An Infrastructure Delivery Plan (IDP) which address the infrastructure requirements for the District based on the level of growth planned will be produced as the Local Plan progresses.

Governance arrangements

- 3.24. The Council will contact/arrange meetings with infrastructure providers as required.
- 3.25. Ashfield works with the County Council and other organisations to secure appropriate funding for transport infrastructure projects to unlock new housing and employment development.
- 3.26. The Council has a Major Project Group which meets on a regular basis to discuss major planning applications and any implications that arise from the emerging Local Plan. Infrastructure providers are invited including representatives of the Highway Authority, the County Council S106 Officer (representing education) and Health. Typically, the Group meets on a quarterly basis.

Flooding

- 3.27. The Strategic Flood Risk Assessment (SFRA) and Water Cycle Study (WCS) identify that there are limited areas in Ashfield that are at risk of flooding. However, additional work undertaken by Nottingham Core Authorities has identified that there are flooding risks to Nottingham arising from additional water going into the River Leen and its tributaries. This draft Local Plan reflects this risk by looking to ensure that any development in Hucknall reflects green field run off rates.
- 3.28. The Council has sought the advice of the Environment Agency where any part of a site put forward to the SHELAA is located in Flood Zone 2 or 3.

Governance arrangements

- 3.29. The Council engages and seeks advice from various stakeholders as and when considered appropriate. These include:
- The Environment Agency.
 - Lead Local Flood Authority (Nottinghamshire County Council).
 - Severn Trent Water.

Ecology & Heritage

- 3.30. Ashfield has a substantial number of local wildlife sites as well as a number of SSSI. In addition, parts of the district are within a possible potential Special Protection Area (ppSPA) for Sherwood Forest for its breeding bird (nightjar and woodlark). As yet, no decision has been made as to whether it should be designated. Consequently, Natural England recommends a precautionary approach¹⁶ should be adopted by LPAs which ensures that reasonable and proportionate steps have been taken in order to avoid or minimise, as far as possible, any potential adverse effects from development on the breeding populations of nightjar and woodlark in the Sherwood Forest area. In considering the proposals in the draft Local Plan, the Council has liaised with Natural England regarding particular sites and their possible impact on the ppSPA.
- 3.31. The Grade 1 listed building Hardwick Hall and the Old Hall is located just beyond the Council's district boundary with the listed historic gardens being partly located in Ashfield. The Natural Trust produced the Hardwick Hall Setting Study¹⁷ in 2016 which has informed the draft Local Plan in relation to potential residential development.

Governance arrangements

- 3.32. The Council engages and seeks advice from various stakeholders as and when considered appropriate. These include:
- Natural England.
 - Historic England.
 - Nottinghamshire County Council Heritage Officers.

¹⁶ Advice Note to Local Planning Authorities regarding the consideration of likely effects on the breeding population of nightjar and woodlark in the Sherwood Forest region. March 2014. Natural England.
Hardwick Setting Study National Trust, March 2016 . Atkins

¹⁷

