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

Respondent Ref: 579

HEARING STATEMENT

ASHFIELD LOCAL PLAN

Statement on behalf of Peveril Homes Limited

Week 2 Matter 10 (Site Allocations)

Stone Planning Services Limited is instructed by Peveril Homes Limited to prepare and submit this Hearing Statement with regard to Site H1Ve.

H1Ve – Land Off Park Lane/South West M1, Selston

10.72 Does the evidence in support of the site allocation justify the exceptional circumstances required to enable the proposed alterations to the Green Belt boundaries?

Yes,

The site is identified in the made JUS-T Neighbourhood Plan for housing. The Neighbourhood Plan was the subject of full and extensive consultation during its preparation and hence the site has a high degree of community support.

Application 2022/0066 related to the erection of 81 houses on land off Main Road, Jacksdale. This site is also located within the green belt. The report to Planning Committee of 1st November 2023 recommended approval of that proposal. In that case it was considered that the very special circumstances outweighed the harm to the Green Belt. Section 12 of the Committee report considered the very special circumstances and stated that the lack of a 5 year supply of deliverable housing sites was a very special circumstance that is afforded very substantial weight.

The 5 year housing position remains unchanged so the same very special circumstance, afforded very substantial weight, is equally applicable to the current site. Equally the site lies within the Rurals where there has been very limited delivery of affordable housing. Hence, the same very special circumstance, relating to the delivery of affordable housing provision, was afforded very substantial weight and is equally applicable to the current site.

SHELAA Sites SJU108 and 120, which comprise the proposed allocation, formed a combined assessment (Site S01) and scored as follows in the Strategic Green Belt Review.

Purpose 1 - unrestricted sprawl. Low Impact. Score 1

- Approximately half of the site's boundaries adjoin the existing settlement to the south and west Development of this site would not 'round off' existing settlement.
- The site is well contained by strong physical features.



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- Boundaries are formed by Mansfield Road to the northwest and the M1 to the north east and east
- The site is visually connected to the existing settlement to the south and west.
- The site is predominantly flat.

Purpose 2 - prevent settlements merging. Low Impact. Score 1

- Development would not extend the existing urban area and therefore not reduce the size of the 1.5km gap between Selston and Annesley Woodhouse.

Purpose 3 - safeguard from encroachment. Relatively High Impact. Score 4.

- There is a small amount of inappropriate development in the form of a residential property (Malindi - accessed off Bourne Avenue)
- The site comprises predominantly as grazing land with a mature tree belt running along the M1 boundary to the north and southeast.
- The site is predominantly open countryside in character.

Purpose 4 - preserve historic settlements. Low. Score 1`.

- Development of the site will have no adverse impact on the setting and special character of a historic settlement.

Its overall score was 7. This was the lowest score, and hence the least impact on the 5 green belt purposes, of all of the Rural sites.

This is confirmed in Appendix 5: Rural Villages - Assessment Table and Map showing harm rating for each assessed parcel of land – within Document BRP.04a (2024).

The 2022 Housing Monitoring Report issued by the Council was published in July 2022. It reflects the position at March 2022.

Table 7 sets out the house completions in the area known as the "Rurals" (including Selston). It demonstrates just 162 completions over 11 year period (2012-22); that is an average of 15 per year.

Table 8 sets out the delivery of affordable housing. Just 10 affordable units have been developed in the "Rurals" in 12 years. Two units were built in 20-21 and the remaining 8 were delivered in 2014-15.

The earlier Background Paper No 1 - Spatial Strategy (October 2021) notes at 6.42 - 6.43 it specifically refers to the Park Lane site and concludes that the site is available, potentially suitable and potentially achievable. Furthermore, it concludes that the site has a low overall harm rating.

Background Paper 1: Spatial Strategy and Site Section (October 2023) (BPO.01) at paragraphs 9.44 – 9.47 sets out the exceptional circumstances for removing site H1Ve from the Green Belt. We concur with the Council's conclusions.

A number of exceptional circumstances are identified:

1. Housing Need - Substantial weight should be given to the chronic housing need in the District.

As some 41% of the district lies within the green belt, and there is a dearth of brownfield sites within the urban areas, green belt approvals are inevitable if sustainable patterns of

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development are to ensue. The Rurals west of the M1 Motorway has no "countryside", All of the villages – Selston, Underwood and Jacksdale are tightly constrained by green belt. Selston is the largest of the three village and has no sites within its settlement boundary to accommodate housing.

The proposed allocation is in a sustainable location. It is available and deliverable.

2. Affordable Housing - there has been little affordable housing delivery in the Rurals as evidenced in Table 8 of the Housing Land Monitoring Report. The Development Plan requires 6% affordable housing. The Framework requires 10%. The emerging Regulation 18 Plan did not state a percentage.

The Nottingham and Ashfield Housing Needs Final Report 2020 at paragraph 5.4 identifies an annual need of 30 units in the Rurals. That should be viewed against a delivery of a total of 10 affordable units in 12 years. This represents 4 months supply over a 12-year period. Or 10 houses against an identified need of 360. Clearly substantial under delivery. This is primarily a result of very few settlement framework sites of a size to attract affordable housing and the green belt constraint.

The proposal will deliver 10% affordable housing (14 units) with tenure to be agreed. The affordable offer will include 2 and 3 bedroom houses.

Again, the delivery of affordable housing against this background is a substantial very special circumstance.

3. JUS-t Neighbourhood Plan. The site is identified for housing in the 'made' Neighbourhood Plan. Section 16 of the Plan relates to Sustainable Development. At 12.3 the Plan refers to 6 sites in the JUS-t area.

In addition, Urban Forward was engaged by the Parish Council to fully analyse the application site as part of the evidence base to support the Neighbourhood Plan. This established design principles to support its release from the Green Belt.

The Neighbourhood Plan together with the evidence base was the subject of full community consultation in 2014, 2015 and 2016.

The Plan was subsequently the subject of a full referendum, and the Plan subsequently 'made'. Development of the site clearly has community support in delivering housing for local people to enable families to live in Selston.

Following local scrutiny through a robust process, the site is identified for development. That carries very significant weight in the decision making process and is a substantial 'very special circumstance'.

4. Ashfield Local Plan Review was first published for consultation in 2016. At that time the JUS-T Neighbourhood Plan was emerging but not yet made. At proposed policy RA2 it set out the proposed allocations for the Rural Area that included site H1Ve. The site was identified as site RA2d - land at Park Lane - 110 houses.

With regard to the proposed allocation paragraph 6.21 stated:

Site RA2d: Park Lane. This is an amalgamation of 2 parcels of land submitted individually for assessment through the SHLAA (ref. V84, V87). The site is located adjacent to the existing built area of Selston on land previously designated as Green Belt. The site is well contained by the M1 motorway to the east and existing residential development to the west. Approximately 50% of the site is within a buffer zone for the M1 motorway and as such a noise impact assessment will be required to inform mitigation measures for development proposals where necessary. The SHLAA has assessed the site as suitable

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(subject to policy change in respect of Green Belt), with delivery anticipated beyond 5 years.

We conclude that the evidence supports the site allocation and justifies the exceptional circumstances required to enable the proposed alterations to the Green Belt boundaries in this part of Selston.

If you require anything further, then do not hesitate to contact me.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Paul Stone', with a stylized flourish at the end.

Paul Stone
Director - Stone Planning Services Limited