

Examination of the Ashfield District Local Plan

Examination Hearing Programme

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Inspectors appointed by the Secretary of State

Version: V3

Date: 8 October 2025

Hearing Day 4: Wednesday 26 November 2025

Venue - Council Chamber, Ashfield District Council, Kirkby-in-Ashfield, Nottingham, NG17 8DA

Matter 2 – Meeting Ashfield’s Housing Needs

Matter 3 – The Spatial Strategy and the distribution of development

Morning Session – 10:00 – 13:00

Issue - Whether the Spatial Strategy and the distribution of development are justified, and can be accommodated without releasing land from the Green Belt? If not, do exceptional circumstances exist that would justify altering the Green Belt boundary?

- 1) Approach to the spatial strategy and distribution of development in light of further work undertaken
- 2) Alternative options considered

Afternoon Session – 14.00 – 17:00

Spatial Strategy continued....

- 3) Approach to the Green Belt
 - a. Exceptional circumstances
 - b. Whether the approach in the submitted plan would result in the Green Belt boundary requiring alteration by the end of the Plan period.
- 4) Whether the proposed additional sites would provide address the shortfall in housing over the plan period

Participants

- Ashfield District Council
- TBC

Hearing Day 5: Thursday 27 November 2025

Venue - Council Chamber, Ashfield District Council, Kirkby-in-Ashfield, Nottingham, NG17 8DA

Matter 4 – Economy, retail, and town centres

Morning Session – 10:00 – 13:00

Whether the Local Plan has been positively prepared and whether it is justified, effective and consistent with national policy in relation to the economy, retail, and town centres.

- 1) Calculation of overall amount of employment land
- 2) Past take up rates
- 3) Detailed policies for the Economy
 - a. Policy EM1
 - b. Policy EM3
 - c. Policy EM4
 - d. Policy EM5

Afternoon Session – 14.00 – 17:00

- 4) Retail floorspace requirements
- 5) Policy S11 – Vibrant Town Centres
- 6) Detailed Retail, Leisure, Commercial and Town Centre policies
 - a. Policy SH1
 - b. Policy SH2
 - c. Policy SH3

Participants

- Ashfield District Council
- TBC

Hearing Day 6: Friday 28 November 2025

Venue - Council Chamber, Ashfield District Council, Kirkby-in-Ashfield,
Nottingham, NG17 8DA

Matter 10 – Site allocations

Morning Session – 10:00 – 13:00

Issue - Whether the proposed site allocations are justified and deliverable/ developable at the point envisaged

Site allocations

- 1) Approach to site allocations and site selection
- 2) Whether the requirements for larger sites without planning permission are clear and will be effective
- 3) Hucknall Site allocations
 - a. H1Ha – Seven Stars PH, West Street/ Ogle Street
 - b. H1Hb – Linby Boarding Kennels, East of Church Lane
 - c. H1Hc – Land North of A611/ South of Bromhill Farm
 - d. H1Hd – Land adjoining Stubbing Wood Farm, Watnall Road
 - e. H1He – Phase 5b, Land at Rolls Royce, Watnall Road
 - f. H1Hf – Phase 9, Land at Rolls Royce, Watnall Road
 - g. H1Hg – Hucknall Town Football Club, Watnall Road
 - h. H1HI – Land at Shepherd Street (Rolls Royce Site)
 - i. H1Hn – (Phase 2) Land at, Bromhill Farm
 - j. H1Ca – Former Hucknall Police Station, Watnall Road

Participants

- Ashfield District Council
- TBC

Hearing Day 7: Tuesday 16 December 2025

Venue - Council Chamber, Ashfield District Council, Kirkby-in-Ashfield,
Nottingham, NG17 8DA

Matter 10 – Site allocations

Morning Session – 10:00 – 13:00

Issue - Whether the proposed site allocations are justified and deliverable/ developable at the point envisaged

Site allocations continued.....

- 1) Hucknall Sites continued...
- 2) Kirkby Area Site allocations
 - a. H1Ka – Beacon Farm, Derby Road
 - b. H1Kb – Land Off Millers Way
 - c. H1Kc – Land at Doles Lane
 - d. H1Kd – Off Walesby Drive
 - e. H1Ke – Land off Diamond Avenue
 - f. H1Kf – Warwick Close
 - g. H1Kg – Land Behind 126 Skegby Road
 - h. H1Kh – Land off Hucknall Road, Newstead
 - i. H1Kk – Land off Laburnum Avenue
 - j. H1Kl – Central Avenue, Kirkby
 - k. H1Km – Abbey Road, Kirkby
 - l. H1Kn – Southwell Lane, Kirkby
 - m. H1Ko – Former Kirkland's Care Home, Fairhaven, Kirkby
 - n. H1Kp – Pond Hole, Kirkby
 - o. H1Kq – Former Wyvern Club site, Lane End, Kirkby
 - p. H1Kr – Ellis Street, Kirkby
 - q. H1Sai – Pendean Way
 - r. H1Saj – Between Redcliffe Street & Leyton Avenue, Sutton
 - s. H1Sak – Rookery Lane, Sutton
 - t. H1Sal – Newark Road/ Coxmoor Road
 - u. H1Sam – Beck Lane South, Skegby
 - v. H1San – Radford's Farm, Dawgates Lane, Skegby

Afternoon Session – 14.00 – 17:00

- 1) Sutton Area site allocations
 - a. H1Sa – Rear 211 Alfreton Road
 - b. H1Sb – South of Vision West Nottinghamshire College, Cauldwell Road
 - c. H1Sc – West of Fisher Close, Skegby
 - d. H1Sd – Adj Oakham Business Park, Off Hamilton Road
 - e. H1Se – Priestic Road
 - f. H1Sf – Rear 23 Beck Lane, Skegby
 - g. H1Sg – Former Miners Welfare Sports Ground, Stanton Hill
 - h. H1Sh – Pasture Farm, Alfreton Road
 - i. H1Si – Rear Kingsmill Hospital
 - j. H1Sj – Clegg Hill Drive, Huthwaite
 - k. H1Sk – Sunnyside Farm, Blackwell Road, Huthwaite
 - l. H1Sl – North of Fackley Road, Teversal
 - m. H1Sm – Land adjacent 88 High Hazels Drive
 - n. H1Sn – Adj Molyneux Farm, Fackley Road, Teversal
 - o. H1So – Off Fackley Road, Teversal

- p. H1Sq – Hardwick Lane Recreation Ground
- q. H1Sr – Land off Clare Road
- r. H1Ss – Land East of A6065 Beck Lane, Skegby
- s. H1St – Land off Blackwell Road/ Main Street, Huthwaite
- t. H1Su – Rear 113 to 139 Beck Lane, Skegby
- u. H1Sw – Off Gillcroft Street/ St. Andrews Street & Vere Avenue, Skegby
- v. H1Sx – Rear 249, 251 Alfreton Road
- w. H1Sy – Off Brand Lane, Stanton Hill
- x. H1Sz – Junction of Outram Street/ Park Street
- y. H1Saa – Land at Beck Lane, Skegby
- z. H1Sac – The Quarry 57 Stonyford Road
- aa. H1Sad – The Pattern House, Crossley Avenue, Huthwaite
- bb. H1Sae – Ashland Road West
- cc. H1Saf – North of Midland Road
- dd. H1Sag – Quantum Clothing Site, North Street, Huthwaite
- ee. H1Sah – Land adjacent 208 Mansfield Road

Participants

- Ashfield District Council
- TBC

Hearing Day 8: Wednesday 17 December 2025

Venue - Council Chamber, Ashfield District Council, Kirkby-in-Ashfield, Nottingham, NG17 8DA

Matter 10 – site allocations continued

Morning Session – 10:00 – 13:00

- 1) Sutton Area site allocations continued.....
- 2) Selston, Jacksodale and Underwood Area site allocations
 - a. H1Va – Land at Plainspot Farm, New Brinsley, Underwood
 - b. H1Vb – Off Westdale Road, Jacksodale
 - c. H1Vc – Land adj. Bull and Butcher PH, Selston
 - d. H1Vd – Adj 149 Stoney Lane, Selston
 - e. H1Ve – Land off Park Lane/ South west M1, Selston
 - f. H1Vg – Land north of Larch Close, Underwood
 - g. H1Vh – Rear of 64-82 Church Lane, Underwood
 - h. H1Vi – Westdale Road/ Rutland Road, Jacksodale
 - i. H1Vj – Land off Main Road, Jacksodale

Afternoon Session – 14.00 – 17:00

Issue - Whether the proposed site allocations are justified and deliverable/ developable at the point envisaged

- 1) Employment allocations
 - a. Land north east of J27 of the M1 (Policy S6a)
 - b. Land south east of J27 of the M1 (Policy S6b)
 - c. EM2 S1 – Castlewood Business Park, Sutton in Ashfield
 - d. EM2 S2 – Fulwood Road North, Sutton in Ashfield
 - e. EM2 S3 – Hamilton Road, Sutton in Ashfield
 - f. EM2 S4 – West of Fulwood, Export Drive, Sutton in Ashfield
 - g. EM2 K1 – Kings Mill Road, Kirkby in Ashfield
 - h. EM2 K2 – Park Lane, Kirkby in Ashfield
 - i. EM2 K3 – Portland Industrial Park, Kirkby in Ashfield
 - j. EM2 K4 – Land to the East Lowmoor Road, Kirkby in Ashfield
 - k. EM2 H1 – Aerial Way, Hucknall
 - l. EM2 H2 – Butlers Hill, Hucknall
 - m. EM2 H3 – Harrier Park, Hucknall

Participants

- Ashfield District Council
- TBC

Hearing Day 9: Thursday 18 December 2025

Venue - Council Chamber, Ashfield District Council, Kirkby-in-Ashfield,
Nottingham, NG17 8DA

Morning Session – 10:00 – 13:00

Matter 9 – The supply and delivery of housing land

- 1) Total supply
- 2) Supply from site allocations
- 3) Timing of projected completions from large sites (>50 dwellings)
- 4) Approach to windfall
- 5) 5 year housing supply
 - a. Requirement for first 5 years following adoption
 - b. Buffer to be applied
 - c. Total supply from each source

Afternoon Session – 14.00 – 17:00

Matter 5 – Sustainable Development in Ashfield

Matter 6 – Climate Change

- 1) Sustainable development policies (S12-S14)
- 2) Climate Change Policies (CC1-CC3)

Matter 7 – Heritage and Natural Environment

Matter 8 – Design, developer contributions and other place making policies

- 3) Heritage and the natural environment policies (EV1-EV10)
- 4) Design, Developer contributions and other place-making policies (SD1- SD5, SD7 - SD13)

Participants

- Ashfield District Council
- TBC

Friday 19 December 2025

Venue - Council Chamber, Ashfield District Council, Kirkby-in-Ashfield,
Nottingham, NG17 8DA

Reserve sessions

Morning Session – 10:00 – 13:00

Reserve sessions to be used if required.

Afternoon Session – 14.00 – 17:00

Reserve sessions to be used if required.

Hearing Day 10: Tuesday 13 January 2026

Venue - Council Chamber, Ashfield District Council, Kirkby-in-Ashfield,
Nottingham, NG17 8DA

Matter 11 – Transport and Infrastructure

Morning Session – 10:00 – 13:00

- 1) Funding of key infrastructure
- 2) Other key supporting infrastructure
- 3) Whether the plan's overall strategy is reliant upon specific infrastructure improvements

Afternoon Session – 14.00 – 17:00

Matter 12 - Viability

- 4) Whether the overall strategy would be viable having regard to the extent of brownfield sites
- 5) Whether policy H3 is sufficiently flexible to deal with challenging viability
- 6) Whether the plan is sufficiently clear on the contributions expected from development along with other infrastructure
- 7) Policy SD6

Participants

- Ashfield District Council
- TBC

Hearing Day 11: Wednesday 14 January 2026

Venue - Council Chamber, Ashfield District Council, Kirkby-in-Ashfield,
Nottingham, NG17 8DA

Morning Session – 10:00 – 13:00

- 1) Wash-up session

Afternoon Session – 14.00 – 17:00

- 2) Reserve session

Participants

- Ashfield District Council
- TBC