

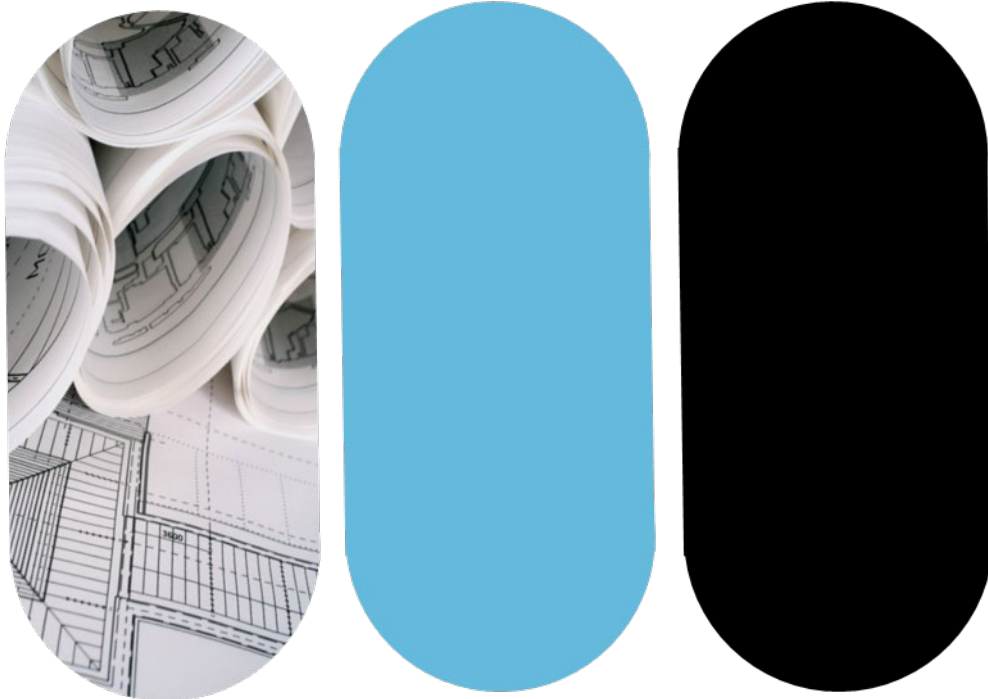


WRITTEN STATEMENT IN RESPECT OF THE ASHFIELD LOCAL PLAN 2023-2040 EXAMINATION

INSPECTOR'S ADDITIONAL QUESTIONS

MATTER 3 – THE SPATIAL STRATEGY AND THE DISTRIBUTION OF DEVELOPMENT

On Behalf of Persimmon Homes Nottingham



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1. INTRODUCTION

- 1.1 This Additional Written Statement is made on behalf of our client, Persimmon Homes Nottingham, in response to the Inspectors Additional Questions for the examination hearings for the Ashfield District Local Plan Examination. It should be read alongside the original submitted Matter Statement (Reference HS 3.8).
- 1.2 Persimmon Homes Nottingham are promoting two sites; the Land North of Fackley Road (Phase 2), Teversal, following planning permission being granted on appeal in respect of Phase 1 (appeal reference APP/W3005/W/24/3345033) which was identified as a residential allocation within the plan (allocation reference H1SI) and Sunnyside Farm, Blackwell Road, Huthwaite which is identified as a residential allocation within the plan (allocation reference H1Sk).
- 1.3 Persimmon Homes Nottingham has engaged in all stages of the plan making process and previously made representations to the Regulation 19 Local Plan consultation (Marrons Representation dated January 2024, Respondent ID 223) and to the Consultation on Additional Housing Site Allocations (Marrons Representation dated March 2025, Respondent ID 223).

2. MATTER 3 – THE SPATIAL STRATEGY AND THE DISTRIBUTION OF DEVELOPMENT

Issue 1 – 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?

3.1.1 What effect would the proposed additional sites have on the distribution of new housing development across the plan area?

- 2.1 The Council's submitted spatial strategy was heavily weighted to the
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Main Urban Areas with the following distribution:

- Main Urban Areas – 86%
- Named Settlements – 13%
- The Remainder of the District – 1%

2.2 The Additional 13 housing allocations retain this heavy focus being entirely located at, and adjoining, the Main Urban Areas.

3.1.2 Is the Spatial Strategy effective having regard to the scale and location of the proposed additional sites?

2.3 As set out within the Matter 2 Additional Statement, there remains uncertainty as to whether the identified shortfall of 882 dwellings against the housing requirement to 2040, as identified within HSC.01 (Consultation on Additional Housing Site Allocations), is met by the 13 additional sites. The additional sites indicate a further delivery of 828 total dwellings, and this would represent a shortfall of 54 dwellings.

2.4 Furthermore, the Council has revised housing delivery from identified housing allocations which results in an over provision of 136 dwellings (as identified in HSC.01 paragraph 4.5). However, no updated table outlining the housing requirement and future supply source has been provided. This creates significant uncertainty as to whether the 13 additional sites do provide sufficient capacity to address the housing shortfall over the plan period. On the basis of the Council's own identified allocation figures there remains a shortfall given the additional figures for the further allocated sites.

2.5 As a result, our client remains concerned as to the effectiveness of the Spatial Strategy and we would therefore suggest further clarity is provided to ensure compliance with NPPF paragraph 16.a, 16.b and 16.d.

Green Belt

3.19 Is the Spatial Strategy effective if any further proposed sites would be required to be released from the Green Belt?

3.20 Is the release of Green Belt land necessary to address the shortfall in housing across the plan period?

2.6 No further comments.