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15<sup>th</sup> January 2024

[REDACTED]  
[REDACTED]  
[REDACTED]  
Notts  
[REDACTED]



Dear Sir/Madam,

REGULATION 19 CONSULTATION-ASHFIELD DRAFT LOCAL PLAN-Representations

[REDACTED] own land at Mansfield Road, Underwood (Plan 1). This has been the subject of a SHELAA submission. We now wish to submit representations.

The Plan now has an emphasis on a “dispersed” development strategy. However, the Plan gives insufficient weight to the sustainable credentials of Underwood and as a consequence fails to allocate sufficient sites in this locality.

The Plan does not identify sufficient land to deliver housing over the minimum 15 year period as set out in the guidance. It only provides for 12.5 years. Hence, based on 446 houses per annum this represents a shortfall of 1,115 houses. The plan is not positively prepared and hence not sound. More housing sites need to be identified.

Policy S7 – Meeting Future Housing Provision

We have concerns that the Council is not allocating sufficient housing sites.

Paragraph 60 of the NPPF states:

“ To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed”.

There has been a low level of housing delivery in Ashfield over recent years. The Sustainability Appraisal assessed two housing options. In our view the higher option - Reasonable Alternative Flexible buffer – which is a 20% buffer equivalent to 535 dpa and 9,095 over the plan period should be the basis for the Plan for two primary reasons:

1. The Council is proposing to allocate (Policy S6) 45 hectares of employment land at Junction 27 of the M1 for an extension to Sherwood Business Park. It needs housing in the locality, so employees only have to travel a short distance. The Council needs to allocate more housing sites and on land lose to the proposed Business Park extension.
2. The Council's past housing delivery performance has been poor. It should be much bolder in allocating more sites to ensure delivery.

There are numerous opportunities to deliver sustainable developments around settlements such as Underwood. More housing sites should be allocated.

Policy S7 is not supported it should be reviewed to adopt the Reasonable Alternative Flexible Buffer Option of 535 dwellings per annum.

## Policy H1 Housing Site Allocations

The Council accepts that green belt sites will need to be released to meet housing needs. We consider that further sites in Underwood should be allocated, including Land at Mansfield Road, Underwood. There are an inadequate number of sites to the west of the M1 Motorway.

The Mansfield Road site lies immediately next to the developed edge of Underwood to southwest of the Mansfield Road cul de sac of houses.

To the southeast is vacant land which is denoted on the Local Plan Policies Map as EV5Rb – SSSI – Friezeland Grassland and is also a SINC under policy EV6; this area is not suitable for development. To the northwest is Mansfield Road. There is further open land to the southeast.

The site lies within the Green Belt. If developed the new green belt boundary would be the southern and eastern boundaries. The land to the south would not be suitable for development due to its SSSI designation. In effect the development of the site would infill and round off this part of Underwood.

The site is well located to the extensive everyday services in Underwood. Within walking distances are public houses (eg Dog & Quayle and Ginger Giraffe), 1958 Coffee Shop, places of worship, convenience store, post office. Primary school, Community Centre, play area and sports facilities, motor vehicle repair garage and employment opportunities on Alfreton Road and Cordy Lane.

In terms of public transport, the site is very well served. There are a number of bus routes on Mansfield Road and Alfreton Road:

Service 528 – Nottinghamshire Bus Connect. This is an hourly service and links to Selston, Watnall, Kimberley, Nuthall, Cinderhill, Bulwell and Bestwood.

Black Cat – This is an hourly service connecting the site to Kirkby, Sutton and Mansfield to the north and Eastwood, Heanor, Ilkeston and Derby to the south

Route 1 – This is an hourly service and links to Alfreton to the north and Nottingham to the south

Bus stops are on Mansfield Road and at the junction of Mansfield, Road and Alfreton Road. All within easy walking distance from the site.

Underwood is a sustainable settlement which can accommodate proportionate housing growth. The site off Mansfield Road provides a suitable and deliverable site

The site is not covered by any local, regional or national landscape, heritage or biodiversity designation.

The proximity of the SSSI to the south will be taken into consideration in the site layout and a buffer introduced once future ecological investigation has been completed and it indicates that such is warranted.

The site is relatively flat so there are no topographical constraints.

Existing boundary hedges and trees will be retained and supplemented.

The proposal will create approximately 29 houses with a policy compliant amount of affordable housing (total amount of houses on site will be 35 houses). Underwood has witnessed low levels of housing over recent years and very limited affordable housing delivery. The site can deliver both. It is a policy compliant viable site.

There are no technical or legal issues that would frustrate development. The landowners are in agreement.

The site is suitable, and it is deliverable.

Policy H1 should be amended to include Land at Mansfield Road, Underwood as identified on Plan 1 attached.

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

Yours faithfully

Paul Maltby

Plan 1 – Land at Mansfield Road, Underwood

**General Notes**

Do not scale off this drawing for construction purposes  
All dimensions and heights to be confirmed on site prior to commencement



SCALE @ 1:2000 ONLY



SITE SKETCH PLAN



**Harpley**  
3 bed, 6 No @ 910 Sqft  
85 SqM - 5460/510



**Brandale**  
4 bed, 7 No @ 1275 Sqft  
118.5 SqM - 8925/829.5



**Roham**  
4 bed, 5 No @ 1189 Sqft  
110 SqM - 5945/550



**Willerby**  
4 bed, 4 No @ 1530 Sqft  
142 SqM - 6120/568



**Esisdale**  
5 bed, 3 No @ 2031 Sqft  
188 SqM - 6093/564



**Broughton**  
3 bed, 4 No @ 1915 Sqft  
177 SqM - 7660/708



TOTAL = 29 @ 32,543 Sqft / 3729.5 SqM  
(Not including affordable housing)

**PRELIMINARY**

C: 23-07-21 Layout revised  
B: 22-07-21 Affordable housing added  
A: 19-07-21 Revised plots  
0: 14-07-21 First Issue  
Revisions



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Project  
**LNG2106**  
**Underwood**

Drawing title  
**SKETCH SITE PLAN -**  
**Plan 2**

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Scale	Date	Drawn by	Checked by
NTS@A3	JUL 21	CS	

Job No.	Dwg. No.	Rev.
LNG2106	sk/03	C