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cdm principal designer
project management
quantity surveyor

master planning
interior design
architecture

landscape architecture
party wall surveyor
sustainable design

29 January 2024

Our Ref: 102-742

Forward Planning Team
Ashfield District Council
Urban Road
Kirkby-in-Ashfield
Nottingham
NG17 8DA



Dear Sir / Madam,

**Ashfield Local Plan (2023-2040) Regulation 19 Pre-Submission Draft
Greenwood Falls Farm, Huthwaite**

I write in relation to the above parcel of land having been instructed by our clients; MyPad as part of their appointed professional team. rg+p have been instructed, to review the Regulation 19 Ashfield Local Plan (2023 – 2040) and provide written representations.

MyPad is an established residential developer specialising in the delivery of partnership housing schemes. They have a strong reputation for working with registered housing providers, housing associations and local authorities to create the dwellings that communities need - including affordable housing and a range of flexible options tailored to meeting housing need.

The site is owned outright by our clients and lies within the “Main Urban Area” as defined by emerging policy S1(a), it is their intention to develop the land to provide circa. 100 residential dwellings in a highly sustainable location, at a time of pressing housing need in the District.

Alongside this Local Plan representation our clients will seek further engagement with the District Council through pre-application discussions and the submission of a SHELAA representation.

This letter should be read alongside the completed Local Plan representation form which has been submitted online.

Purpose of this Local Plan Representation

The Council has undertaken a range of consultation exercises on various stages of developing its Local Plan. The Council has commenced a period of public consultation, until the 29th January 2024, relating to the emerging Ashfield Local Plan (2023 – 2040). With the Local Plan at Regulation 19 stage of its formal creation this consultation provides an opportunity for representations to be made on the emerging plan to which will be subsequently submitted for consideration at the next stage of the process, the Examination in Public (EIP) by the appointed Inspector. Subject to further engagement with the Council, participation at the EIP is offered to support the Council in formulating a sound plan.

The Site, its Surrounding Context and Emerging Development Proposal

The site is located to the north of housing development at Windmill Way and to the east of Mill Lane, Huthwaite.

It extends to a total of some 4.38 Ha and comprises of a broadly rectangular relatively flat area of

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land, formerly in use as part of Greenwood Falls Farm. The farm buildings and a boarded-up farmhouse occupy the western portion of the site and the remainder is rough grassland. The site is enclosed with mature hedgerows and accessed from the continuation of Mill Lane to the southwest.

Mill Lane also serves land to the south which has been developed for housing in recent years. Agricultural fields to the north slope upwards to housing served from Sutton Road. Surrounding built form is residential and there are no 'bad neighbour' uses adjoining the site which could impact upon residential amenity should the site be developed for housing.

A location plan and an illustrative masterplan are provided as enclosures to this letter. This shows how the site could be developed for circa 100 dwellings with associated landscaping, open spaces and drainage infrastructure. Of the total 4.38Ha a parcel of around 2.5Ha is set aside for residential development and SuDS features, this reflects the pattern of build form to the south. The remainder of the land is offered as open space with footpath access to link to the wider public right of way network. This provides an opportunity to deliver compelling public benefits from formal open space access and biodiversity net gain.

Emerging Land Designation and Requested Amendment to the Emerging Local Plan

The interactive proposals map associated with this consultation confirms that the site is located within the 'Main Urban Area' which relates to Policy S1(a). There are no other policy designations which cover the site and prescribe policies of restriction or environmental sensitivity.



Figure 1 – Extract of the interactive proposals map

Importantly the following considerations are also relevant to the site:

- The site is not within the Green Belt as defined by policy EV1; and,
- In line with the definition of 'Countryside' within the emerging Local Plan, this site does not fall within this definition. As such, whilst this is a greenfield site, Policy EV2: Countryside and its policies of restraint over built development would not apply.

By virtue of this, the development of this site for housing would not affect policies of 'in principle' restraint. Rather, much of the strategic policy context in the emerging Local Plan would support the development of this site, including Policy S1 – which supports:

- *Locating growth in sustainable and accessible locations through prioritising sites for development within and adjoining the Main Urban Areas*
- *Accommodating 'the largest scale of growth' in the 'Main Urban Areas' commensurate with the position of this location at the top of the settlement hierarchy*

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- The supporting text to Policy S1 also confirms that (with emphasis underlined):
 - Huthwaite, Stanton Hill, and Skegby, which form part of Sutton Main Urban Area, are key settlements located to the north and west of Sutton-in-Ashfield. Their proximity to a town centre, accompanied by the services and facilities available in each area mean that these settlements are capable of expansion. A regular bus service operates in each area and there are fewer policy restrictions to growth due to the absence of Green Belt in this area.

As such, development of this site provides an opportunity to assist the Council in meeting its target to deliver a minimum of 7582 new dwellings to 2040. Particular positive emphasis should be afforded in this instance to the delivery of this available, deliverable housing site, in a sustainable location, beyond the boundary of the Green Belt.

Our clients submission is that residential development on this site is achievable in the next 5 years, as such it should be positively considered by the Council as a deliverable housing site with an allocation under emerging policy H1. Government Guidance defines that for a site to be considered deliverable it must be; Suitable, Available and Achievable.

Suitable & Sustainable Location

This letter has outlined how the site offers a suitable location for development that provide an opportunity to contribute to the creation of a sustainable and mixed community. This is especially relevant given the character of surrounding development and the lack of obvious policy restrictions.

Available

This site is owned entirely by a willing developer/landowner; MyPad. There are no known, insurmountable impediments to the site becoming available in legal or practical terms. There is expected to be strong interest in the area for the mix of housetypes that MyPad would deliver, including affordable homes.

Achievable

The site is being promoted and will be developed by MyPad, who have extensive experience in delivering market, affordable and specialist housing. Delivery of homes from this site is possible in the first 5 years of the plan period, MyPad are willing and able to submit a planning application and are committed to prompt discussions with the Council and other stakeholders in the immediate term.

There are no viability issues at this time or third party requirements to prevent early delivery.

I trust that the information provided within this letter is sufficiently clear to allow for the development to be considered, a meeting arranged, open and constructive dialogue to be developed and appropriate advice provided.

We look forward to arranging a meeting in due course to progress matters.

Should anything require clarification, please do not hesitate to contact me.

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Yours faithfully



Christopher Lindley BA (Hons) MSc MRTPI
Planning Director

rg+p


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c.c. Client Team

encs.



KEY:

 - Site Boundary

Rev.	Description	Date
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 The Quadrant, Nuart Road, Beeston, Nottingham, NG9 2NH		
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Development
Huthwaite,
Mill Lane

Drawing Title
Location Plan

Date 29.01.2024	Scale 1:1250 @ A2	Drawn EOF
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Dwg. Ref. N23.010.100.LOC	Rev. --
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- Legend:
- Site Boundary
 - Site Access
 - Existing Trees
 - Residential Development
 - Proposed Footpaths
 - SuDS
 - Proposed Trees