

Examination of the Ashfield District Local Plan

Examination Hearing Programme

**Philip Mileham BA(Hons) MA MRTPI and
Graham Wyatt BA(Hons) MRTPI**

Inspectors appointed by the Secretary of State

Date: 30 September 2024

Hearing Day 1: Tuesday 12 November 2024 (Week 1)

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

Matter 1 – Procedural and legal requirements including the Duty to Co-operate

Morning Session – 10:00 – 13:00

- 1) Introduction and Inspectors' Opening Announcements
- 2) Opening Statement on behalf of Ashfield District Council
- 3) Matter 1 Issue 1 – Duty to Cooperate
- 4) Matter 1 Issue 2 – Procedural, legal and other requirements
 - a. Plan preparation
 - b. Habitats Regulations Assessment
 - c. Sustainability Appraisal

Afternoon Session – 14.00 – 17:00

- 5) Matter 1 Issue 2 continued...
 - d. Climate change
 - e. Equality and diversity
 - f. Other matters

Participants

- Ashfield District Council
 - Melanie Wheelwright – Forward Planning and Economic Growth Team Leader
 - Christine Sarris – Assistant Director – Planning
 - Julie Clayton - Planning Policy Officer
 - Julie King - Planning Policy Officer
 - Samantha Cheater – Principal Environmental Consultant – Lepus
 - Neil Davidson – Director – Lepus
 - Andrew Williamson – Associate - WSP
- Aldergate Properties Ltd Bob Woollard (Planning and Design Group Ltd)
- Campfield Farms Ltd Sam Hollingsworth (Ceres Property)
- Hallam Land Clare Clarke (Pegasus) Richard Sagar(Walker Morris)
- Harworth Group Steve Lewis-Roberts (Pegasus)
- Persimmon Homes Andrew Gore (Marrons)
- Teversal Skegby and Stanton Hill Neighbourhood Forum
 - Liz Reid
 - Richard Purcell
 - Andrew Jenkins
 - Richard Goad (leave at 11.30am)
- Whyburn Consortium Barristers KC / Kam Saini (CarneySweeney)

Hearing Day 2: Wednesday 13 November 2024 (Week 1)

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

Matter 2 – Meeting Ashfield’s Housing Needs

Morning Session – 10:00 – 13:00

Issue 1 - Whether the Local Plan has been positively prepared and whether it is justified, effective and consistent with national policy in relation to meeting housing needs.

- 1) Calculation of Local Housing Need (LHN)
- 2) Approach to meeting housing need over the Plan period
 - a Under allocation of housing

Issue 2 - Whether the plan will deliver an appropriate mix of housing to meet the various housing needs over the plan period and whether these are justified, effective and consistent with national policy.

- 3) Specialist forms of accommodation
- 4) Affordable housing
- 5) Housing mix

Afternoon Session – 14.00 – 17:00

Issue 3 - Whether the plan will meet the needs of Gypsies, Travellers and Travelling Showpeople.

- 6) Need for pitches
- 7) Approach to meeting identified needs for gypsies, travellers and travelling showpeople
- 8) gypsies, travellers and travelling showpeople site allocations

Participants

- Ashfield District Council
 - Lisa Furness – Planning Policy Officer
 - Paul McColgan – Director, Economics – Icenci
 - Adrian Kerrison – Project Manager – NCS
 - Stuart Murray – Housing Development Lead Officer – ADC
 - Kate Rust-Ryan – Director -RRR Consultancy
 - Justin Gardener – obo Icenci

- Aldergate Properties Ltd Bob Woollard/David Peck (am only) (Planning and Design Group Ltd)
- Bellway Homes Jim Lomas/Kirsten Ward (DLP Planning) (am)
- Campfield Farms Ltd Sam Hollingsworth (Ceres Property)

- Hallam Land Clare Clarke (Pegasus)/Richard Sagar(WalkerMorris)
- Harworth Group Steve Lewis-Roberts (Pegasus)
- Persimmon Homes Andrew Gore (Marrons)
- Stags Ltd Kirsten Ward/Jim Lomas (DLP Planning) (am)
- Teversal Skegby and Stanton Hill Neighbourhood Forum
 - Richard Purcell
 - Mike Vardy
- Vistry Group Andrew Corrin (ADAS Planning)
- Whyburn Consortium Barristers KC / Kam Saini (Carney Sweeney)

Hearing Day 3: Thursday 14 November 2024 (Week 1)

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

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
- 2) Alternative options considered
- 3) The settlement hierarchy

Afternoon Session – 14.00 – 17:00

Spatial Strategy continued....

- 4) 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.

Participants

- Ashfield District Council
 - Christine Sarris – Assistant Director – Planning
 - Julie Clayton - Planning Policy Officer
 - Andrew Williamson – Associate - WSP
- Aldergate Properties Ltd Bob Woollard (Planning and Design Group Ltd)
- Bellway Homes Jim Lomas/Kirsten Ward (DLP Planning)
- Campfield Farms Ltd Sam Hollingsworth (Ceres Property)
- Hallam Land Clare Clarke (Pegasus) Richard Sagar(Walker Morris)
- Harworth Group Steve Lewis-Roberts (Pegasus)
- Inovo consulting Chris Waumsley
- Persimmon Homes Andrew Gore (Marrons)
- Carol Rowe/Mr & Mrs Wood/Mr & Mrs Juniper Nick Baseley (IBA Planning)
- Stags Ltd Kirsten Ward/Jim Lomas (DLP Planning)
- Teversal Skegby and Stanton Hill Neighbourhood Forum
 - Mike Vardy
 - Richard Purcell
- Whyburn Consortium Barristers KC / Kam Saini (Carney Sweeney)

Friday 15 November 2024 (Week 1)

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 4: Tuesday 21 January 2025 (Week 2)

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) Retail floorspace requirements

Afternoon Session – 14.00 – 17:00

- 4) Detailed policies for the Economy, Retail and Town Centres

Participants

- Ashfield District Council

Hearing Day 5: Wednesday 22 January 2025 (Week 2)

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 overall

- 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

Afternoon Session – 14.00 – 17:00

- 4) Hucknall Sites continued.
- 5) Kirkby Area Site allocations
- 6) Sutton Area Site allocations
- 7) Employment allocations
 - a. Land north east of J27 of the M1 (Policy S6a)
 - b. Land south east of J27 of the M1 (Policy S6b)

Participants

- Ashfield District Council
- Aldergate Properties Ltd
- Bellway Homes
- Hallam Land
- Harworth Group
- Inovo consulting
- Linby Parish Council
- Persimmon Homes
- Peveril Homes
- Richborough
- Sport England
- Stags Ltd
- Sutton in Ashfield Community Group
- Sutton in Ashfield Community Group
- Carol Rowe/Mr & Mrs Wood/Mr & Mrs Juniper
- Evolution Homes
- Teversal Skegby and Stanton Hill Neighbourhood Forum - Lis Reid & Ass
- Whyburn Consortium
- Bob Woollard (Planning and Design Group Ltd)
- Jim Lomas/Kirsten Ward (DLP Planning)
- Clare Clarke (Pegasus) Richard Sagar(Walker Morris)
- Steve Lewis-Roberts (Pegasus)
- Chris Waumsley
- Denise Ireland
- Andrew Gore (Marrons)
- Paul Stone (Stone Planning Services Ltd)
- Tom James (Nexus Planning)
- Julia Baish
- Kirsten Ward/Jim Lomas (DLP Planning)
- Karen Rose
- Dr Kerry Thornton
- Nick Baseley (IBA Planning)
- Charlotte Stainton (Stainton Planning)
- Barristers KC / Kam Saini (Carney Sweeney)

Hearing Day 6: Thursday 23 January 2025 (Week 2)

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

Matter 9 – The supply and delivery of housing land

Morning Session – 10:00 – 13:00

Issue - Whether the approach towards the supply and delivery of housing land is positively prepared, justified, effective and consistent with national policy.

- 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

- 6) Matter 9 continued

Participants

- Ashfield District Council
- Aldergate Properties Ltd Bob Woollard (Planning and Design Group Ltd)
- Bellway Homes Jim Lomas/Kirsten Ward (DLP Planning)
- Evolution Homes Charlotte Stainton (Stainton Planning)
- Hallam Land Clare Clarke (Pegasus) Richard Sagar (Walker Morris)
- Harworth Group Steve Lewis-Roberts (Pegasus)
- Persimmon Homes Andrew Gore (Marrons)
- Stags Ltd Kirsten Ward/Jim Lomas (DLP Planning)
- Carol Rowe/Mr & Mrs Wood/Mr & Mrs Juniper Nick Baseley (IBA Planning)
- Vistry Group Andrew Corrin (ADAS Planning)
- Whyburn Consortium Barristers KC / Kam Saini (Carney Sweeney)

Friday 24 January (Week 2)

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 8: Wednesday 29 January 2025 (Week 3)

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

Participants

Matter 11 – Transport and Infrastructure

- Ashfield District Council
- Nottinghamshire County Council - Will Lawrence/Tom Boylan
- Whyburn Consortium Barristers KC / Kam Saini (Carney Sweeney)

Matter 12 – Viability

- Ashfield District Council
- Whyburn Consortium Barristers KC / Kam Saini (Carney Sweeney)

Hearing Day 9: Thursday 30 January (Week 3)

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

Friday 31 January (Week 3)

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.