

# **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**

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# **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      tbc
- Aldergate Properties Ltd      Bob Woollard (P&D Planning and Design Ltd)
- Campfield Farms Ltd      Sam Hollingsworth (Ceres Property)
- Harworth Group      Steve Lewis-Roberts (Pegasus)
- Teversal Skegby and Stanton Hill Neighbourhood Forum - Lis Reid & Ass.
- Whyburn Consortium      Barristers KC / Kam Saini (Carney Sweeney)

# **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 |   |
| • Aldergate Properties Ltd  | Bob Woollard (P&D Planning and Design Ltd) (am) |
| • Bellway Homes             | Jim Lomas/Kirsten Ward (DLP Planning) (am)      |
| • Campfield Farms Ltd       | Sam Hollingsworth (Ceres Property)              |
| • Harworth Group            | Steve Lewis-Roberts (Pegasus)                   |
| • Stags Ltd                 | Kirsten Ward/Jim Lomas (DLP Planning) (am)      |
| • Vistry Group              | Andrew Corrin (ADAS Planning)                   |
| • Whyburn Consortium        | 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
- Aldergate Properties Ltd      Bob Woollard/David Peck (P&D Planning and Design Ltd)
- Bellway Homes      Jim Lomas/Kirsten Ward (DLP Planning)
- Campfield Farms Ltd      Sam Hollingsworth (Ceres Property)
- Harworth Group      Steve Lewis-Roberts (Pegasus)
- Inovo consulting      Chris Waumsley
- Stags Ltd      Kirsten Ward/Jim Lomas(DLP Planning)
- TBC      Nick Baseley (IBA Planning)
- Teversal Skegby and Stanton Hill Neighbourhood Forum - Lis Reid & Ass.
- 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      Bob Woollard (P & D Planning and Design Ltd)
- Bellway Homes      Jim Lomas/Kirsten Ward (DLP Planning)
- Harworth Group      Steve Lewis-Roberts (Pegasus)
- Inovo consulting      Chris Waumsley
- Linby Parish Council      Denise Ireland
- Peveril Homes      Paul Stone (Stone Planning Services Ltd)
- Richborough      Tom James (Nexus Planning)
- Sport England      Julia Baish
- Stags Ltd      Kirsten Ward/Jim Lomas (DLP Planning)
- Sutton in Ashfield Community Group      Karen Rose
- Sutton-in-Ashfield (SIA) Community Group      Dr Kerry Thornton
- TBC      Nick Baseley (IBA Planning)
- TBC      Charlotte Stainton (Stainton Planning)
- Teversal Skegby and Stanton Hill Neighbourhood Forum - Lis Reid & Ass
- Whyburn Consortium      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 (P & D Planning and Design Ltd)
- Bellway Homes                      Jim Lomas/Kirsten Ward (DLP Planning)
- Evolution Homes                      Charlotte Stainton (Stainton Planning)
- Harworth Group                      Steve Lewis-Roberts (Pegasus)
- Stags Ltd                                  Kirsten Ward/Jim Lomas (DLP Planning)
- TBC    Nick Baseley (IBA Planning)
- Vistry Group                              Andrew Corrin (ADAS Planning)
- Whyburn Consortium                  Barristers KC / Kam Saini (Carney Sweeney)
  
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## **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 7: Tuesday 28 January 2025 (Week 3)**

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

### **Matter 5 – Sustainable Development in Ashfield**

### **Matter 6 – Climate Change**

### **Morning Session – 10:00 – 13:00**

- 1) Sustainable development policies (S121-S14)
- 2) Climate Change Policies (CC1-CC3)

### **Afternoon Session – 14.00 – 17:00**

### **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

### **Participants**

#### **Matter 5 – Sustainable Development in Ashfield**

- Ashfield District Council
- Teversal Skegby and Stanton Hill Neighbourhood Forum - Lis Reid & Ass.
- Whyburn Consortium Barristers KC / Kam Saini (Carney Sweeney)

#### **Matter 6 – Climate Change**

- Ashfield District Council
- Teversal Skegby and Stanton Hill Neighbourhood Forum - Lis Reid & Ass.

#### **Matter 7 – Heritage and Natural Environment**

- Ashfield District Council
- Sport England Julia Baish
- Sutton-in-Ashfield (SIA) Community Group Dr Kerry Thornton
- Teversal Skegby and Stanton Hill Neighbourhood Forum - Lis Reid & Ass.
- Whyburn Consortium Barristers KC / Kam Saini (Carney Sweeney)

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

- Ashfield District Council
- Sport England Julia Baish
- Teversal Skegby and Stanton Hill Neighbourhood Forum Lis Reid & Ass.

## **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.