



## **DISCLAIMER**

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- email: Forward planning – [localplan@ashfield.gov.uk](mailto:localplan@ashfield.gov.uk) .
- telephone: 01623 457381

**TOWN AND COUNTRY PLANNING ACT 1990**

Town and Country Planning (General Permitted Development) (England) Order 2015  
Town and Country Planning (Development Management Procedure) (England) Order 2015  
Town and Country Planning (Control of Advertisements) (England) Regulations 2007  
Town and Country Planning (Tree Preservation) England Regulations 2012  
Planning (Listed Buildings and Conservation Areas Act 1990  
Planning (Hazardous Substances) Act 1990  
Planning and Compensation Act 1991

# Refusal Notice

## Major Outline

The application referred to below has been refused by Ashfield District Council.

### Application Details

Planning Reference Number: **V/2022/0298**

Location of Development: **Land At, Common Lane, Hucknall, Notts, NG15 6QB**

Description of Development: **Outline Application with All Matters Reserved  
Except Means of Access for a Residential  
Development of a Maximum of 100 Dwellings**

Applicant Name: **Bob Woolard Aldergate Properties Ltd**

**Date: 14/06/2023**

**REASON:**

The proposal is considered to constitute an inappropriate form of development within the Green Belt, which is harmful to the fundamental aims and purposes of Green Belt policy, which seeks to safeguard the countryside from urban sprawl and encroachment to maintain the openness and permanence of the Green Belt. The substantial weight given to protecting the Green Belt from harm is not outweighed by any other matters, and thus the very special circumstances required to allow the development does not outweigh this harm. The proposal also fails to protect and enhance this locally valued mature landscape. The proposal therefore conflicts with Policies ST1 (a and b), ST4, EV1 and EV4 of the Ashfield Local Plan Review (2002), and Part 13 (Protecting Green Belt land) and part 15 (Conserving and enhancing the natural environment of the National Planning Policy Framework).

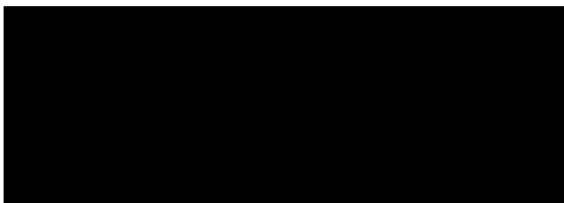
**INFORMATIVE:**

1. The application is clearly contrary to the Development Plan and other material planning considerations, as detailed within the above reason for refusal. Working proactively with the applicants would not have afforded the opportunity to overcome these problem, giving a false sense of hope and potentially incurring the applicants further unnecessary time and/or expense.

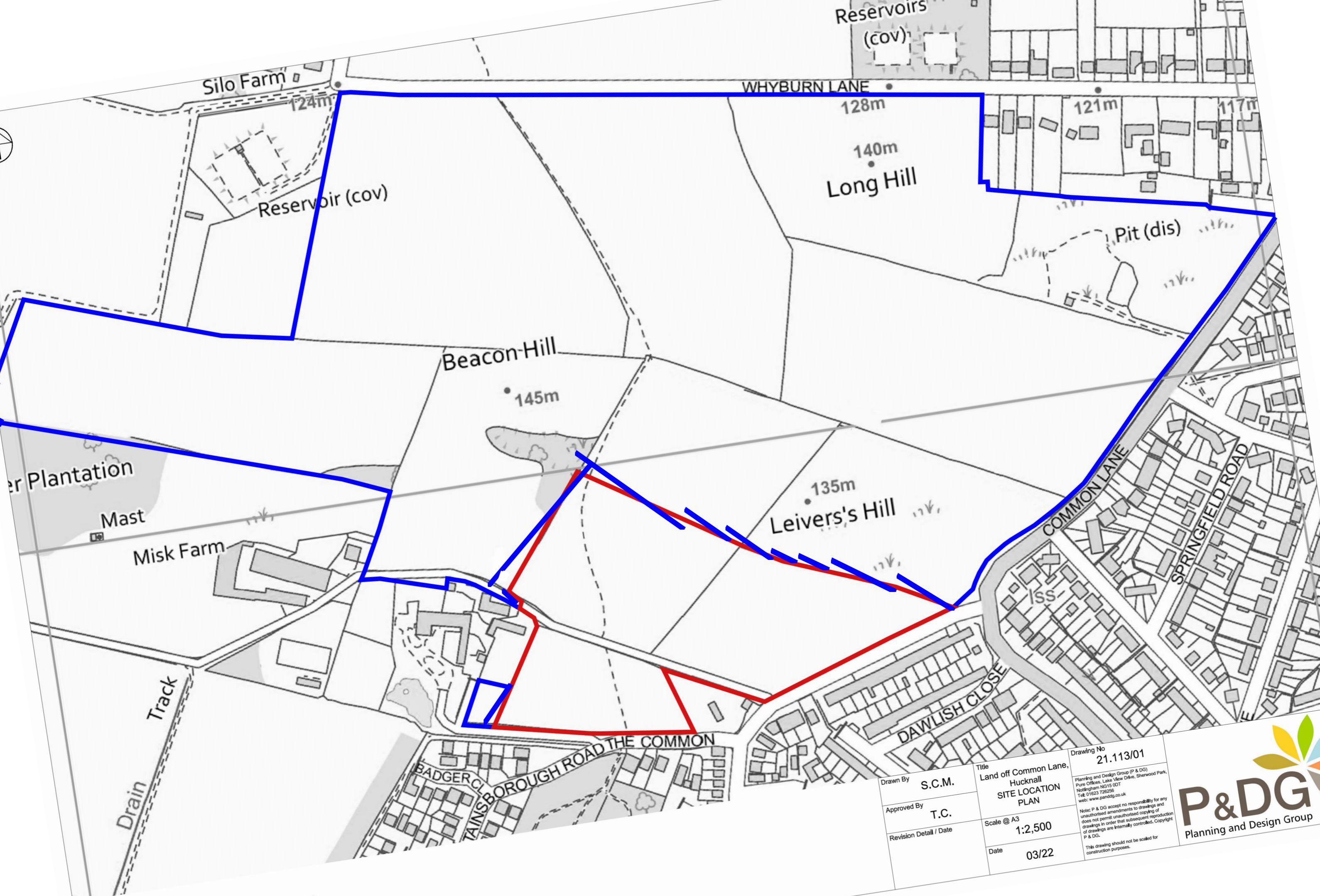
For further detail on the decision please see the application report by contacting the Development Section on 01623 457388.


**PROACTIVE WORKING**

The processing of this application has been undertaken in accordance with the requirements of the National Planning Policy Framework 2021.



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**PP. Theresa Hodgkinson**  
**Chief Executive**



 Application site boundary (4.1ha)

Drawn By	S.C.M.	Title	Land off Common Lane, Hucknall SITE LOCATION PLAN	Drawing No	21.113/01
Approved By	T.C.	Scale @ A3	1:2,500	<small>Planning and Design Group (P &amp; DG)          Plans Offices, Lake View Drive, Sherwood Park,          Nottingham NG15 0DT          Tel: 01623 720259          web: www.panddg.co.uk</small>	
Revision Detail / Date		Date	03/22	<small>Note: P &amp; DG accept no responsibility for any          unauthorised amendments to drawings and          does not permit unauthorised copying or          reproduction of drawings in order that subsequent reproduction          of drawings are internally controlled. Copyright          P &amp; DG.</small>	
				<small>This drawing should not be scaled for          construction purposes.</small>	

