



DISCLAIMER

This document or some parts of it may not be accessible when using adaptive technology.

If you require assistance with accessing the content of the document, please contact us and quote the document name and the web page you found it on:

- email: Forward planning – localplan@ashfield.gov.uk .
- telephone: 01623 457381

Responses to matters, issues and Questions identified by the Inspectors: TSS Neighbourhood Forum

Italic text – *TSS comments*

Underlined text – Refers to neighbouring area - Huthwaite

Matter 4 – Economy, retail, and town centres

Issue

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.

Relevant policies – S11, SH1, SH2, SH3, EM1-EM5

Questions

Economy, Retail and Town Centres

4.14 How will circumstances under which ‘where appropriate’ in Policy S11 be defined and operated? Is this consistent with the Council’s evidence base in the Town Centre Study?

Policy S11 appears to be a development management policy which sets a very modest line for acceptable development in the Local Shopping Centre of Stanton Hill and Shopping Parade of Skegby, relating to scale and character. Stanton Hill is run down and struggling. Businesses are doing a valiant job of keeping going and providing a local service, despite little improvement to the street scene and the creation of the “vibrancy” that headlines this Policy.

The Forum welcomes and is active in the preparation of a Stanton Hill Investment Plan. It is expected that the Investment Plan evolves into a Masterplan for Stanton Hill. Recognition of the need for improvement should be committed to in the Local Plan. To this end reference to the preparation of Town Centre Masterplans for Sutton, Kirkby and Hucknall should be extended to include the preparation of the Local Centre Masterplan for Stanton Hill.

4.15 What is the status of the Town Centre Masterplans? What elements are included on the Policies Map? Is there accompanying policy in the plan which supports the inclusion of these particular elements?

No Masterplan is referred to in terms of Stanton Hill or indeed any policies which describe the actions required to improve Stanton Hill as a Local Shopping Centre.

4.16 Are the requirements of the protecting what is special and improving our areas policies justified by appropriate available evidence, having regard to national guidance, and local context?

4.17 Has Policy SH1 been shaped by engagement with all stakeholders, including infrastructure providers and statutory consultees? Is the locally applied threshold of developments exceeding 300 sq. m requiring a sequential test supported by best available evidence?

The TSS Forum is concerned that engagement with all stakeholders in preparing SH1, including infrastructure providers and statutory consultees and the Forum has been lacking. This is an experience which the Forum has found frustrating and has resulted in a lack of infrastructure developments to ensure the proposed developments will be sustainable. The recent invite for the

Forum to attend the Investment Plan meetings is welcomed and tying this into the preparation of a Masterplan that itself is referenced in the Local Plan will go some way towards providing an inertia for local input shaping sustainable development in our area.

4.18 Do Policies SH1 – SH3 provide clear direction as to how a decision maker should react to a development proposal?

Stanton Hill already has a glut of fast-food outlets. The Forum supports policies that would assist the council to resist further and over provision of fast-food outlets. Stanton Hill has one of the highest deprivation scores in the country.

Many of the shopfronts are of poor quality. External security shutters and grilles which are on most of the shops create an atmosphere of the area being run down and unsafe. The Forum supports policies that control inappropriate and unsightly additional shutters. The Forum would also support achieving improvements to the existing situation, including where appropriate enforcement action where shutters have been applied without consent.

Although SH3 describes some of these issues as above, it is unclear from the policies as to how this will be rectified in terms of the current street scene.