



## **DISCLAIMER**

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We have been longstanding residents of Jacksdale and feel let down by the way this evolving Local Plan has been handled. It feels like a rushed product with little local engagement and limited awareness of its existence. The years without a plan have left the Greenbelt and communities exposed to unsuitable development. Our area has been directly impacted with District Councillor approval of application V/2022/0066, contradicting assessments contained in the Draft Local Plan dated October 2023, only available to the public after Council approval on 27th November 2023.

Approval was swiftly granted, ignoring the objection and against the advice of planning officers to defer the decision pending further information regarding the recent flooding, one of a number of occurrences in the last 20 years, which happened again in January 2024. With a significant open complaint outstanding against it, an almost 600 strong petition objecting to its outcome and the fact it is subject to Section 106 Agreements being signed, it should not be considered to constitute a 'full engagement in the planning application approval system', nor result in its subsequent inclusion in the Draft Local Plan on 27th November 2023.

Previous reports such as the SHELAA report and the JUSt report have identified it as unsuitable for development and we feel another assessment of flood risk must be completed as a matter of urgency.

Our objection to the inclusion of site reference H1Vj is based on the following policies stated in the Draft Local Plan.

#### Assessment information:

SHELAA report 2023, Evidence, Appendix H, site SJU008, potentially 304 dwellings (V/2022/0066, 81 dwellings, is part of this site)

1. Significant access constraints requiring significant improvements to Main Road to provide wider highway; suspected contamination and ground stability issues; Flood risk from Bagthorpe Brook and southern boundary in flood zones 2 and 3.
2. Suitability – not suitable without mitigation
3. Achievability – flood defence works required.
4. Overall conclusion – available but not suitable (for housing development)

#### Background Paper 1 – Spatial Strategy and Site Selection, dated October 2023

1 Policy H1 claims to 'Support proportionate and sustainable growth in villages of Selston, Jacksdale and Underwood' –however, brownfield sites identified for housing development in Jacksdale would satisfy local need without the requirement for greenbelt development. Further housing development is unsustainable. The limited village amenities are already stretched – Victorian primary school is full and with no opportunity to extend; a 3 week wait for doctors, which a less than £50k investment will not solve and an unspecified waiting list for the dentist. Also, the limited public transport facilities and lack of employment in the area will result in a necessary increase in car ownership/movements in the area – a situation to be avoided when we should be looking to reduce carbon emissions.

2 Table 13, Chapter 8, para 5.12 – stage 1 EXCLUDES sites considered for allocation, INCLUDING: -

\*High level of flood risk – zone 3 – the site access is in flood zone 3 and the southern part of the site is in flood zones 2 and 3.

The site has been flooded to the point where vehicles cannot pass twice in the last 4 years and the forecasted 1:1000 year event has occurred 3 times in the past 20 years.

In addition, the proposed site entrance has been flooded beyond the maximum 300mm level during these floods.

3 Table 13, Chapter 8, para 7.2 – stage 2 – includes sites with a resolution for planning permission when section 106 agreement has been signed – but site H1Vj DID NOT receive planning permission until November 2023 – AFTER report was written, therefore cannot be included in this category.

Information presented to the Committee meeting on 1<sup>st</sup> November 2023 and upon which Councillors made their decision, was incomplete, which we believe led to a decision against the policies as declared in the Local Plan. Site H1Vj should not be included in the Draft Local Plan.

Signed,

Mark and Gillian Huddlestone,

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