



Ashfield

The Preferred Option



The Ashfield Development Framework

The Core Strategy

The Preferred Option Summary Leaflet March 2010

Joint Working

Within Ashfield, Hucknall is included in what is known as 'The Greater Nottingham Area' and the Greater Nottingham councils of Ashfield, Broxtowe, Gedling, Nottingham City, Rushcliffe and Erewash have been working together to develop aligned Core Strategies with policies that aim to tackle joint and cross boundary issues.

As only the Hucknall part of Ashfield is included in the Greater Nottingham Area our Core Strategy is in a different format from the other Greater Nottingham councils. However, our Preferred Option is closely aligned to the Greater Nottingham document.

Website: www.gngrowthpoint.com



Students from Ashfield School consider the Issues and Options

The Core Policies

Some of our policies have restricted alternatives. In these cases the Council believes that there is only one way forward.

Climate Change (Policy CPI)

Ashfield District Council has signed the Nottingham Declaration on Climate Change which is a public statement of intent to work with the local community and businesses to respond to the challenges of climate change.

Flood Risk (Policy CPI)

Flooding has devastating consequences for people. In Ashfield it is considered that there is no necessity for development to be located in Flood Zones 2 or 3 (high flood risk areas), except in very exceptional circumstances.

Accessibility (Policy CP2)

The proposals reflect national and local guidance on transport, which looks to reduce the need to travel by car.

The Natural/Historic Environment (Policies CP4 & CP5)

The Council will seek to protect and enhance designated wildlife areas and the local heritage of Ashfield.

Landscape Character Assessment (Policy CP6)

Landscape Character Assessment will be utilised to ensure that development contributes to and respects the landscape character.

Infrastructure (Policy CPI2)

Development can only go forward if accompanied by roads, sewers, community facilities and other infrastructure requirements.

The following policies reflect our preferred way forward.

There are other options to consider. In the full document we give our reasoned justification for the choices in the Preferred Option.

Sustainable Growth (Policy CP2)

Identifies proposals where the large sites for development in Ashfield will be located (see key diagram) and the approaches to achieve sustainable development.

Delivering Economic Prosperity (Policy CP3)

Sets out a number of steps that look to tackle the issues of the low wage, low skills equilibrium and narrow the productivity/Gross Value Added gap between the District and the rest of the country.

Green Infrastructure, Biodiversity , Parks & Open Spaces (Policy CP4)

Seeks to deliver, protect and enhance green infrastructure and open spaces. It also aims to increase the biodiversity of Ashfield protecting designated national and local sites of biological or geological importance.

Design & Place Making (Policy CP7)

Provides that new buildings should be designed to be accessible, relate well to their surroundings and help create places of a high architectural and urban design quality.

Key Facilities to Support Healthy Lifestyles (Policy CP8)

Requires improved or new community facilities to support new residential development, supports healthy lifestyles. Protects existing community facilities.

The Role of Town Centres and Local Centres (Policy CP9)

Identifies a hierarchy of centres based on the evidence of the Retail Study and the Regional Plan. Emphasis on town centres, strictly controlling out-of-centre retail development.

Housing Mix & Affordable Housing (Policy CPI0)

Requires all new residential development to maintain, provide and contribute to a mix of housing tenures, types and sizes in order to create mixed and balanced communities. The policy also seeks to deliver appropriate levels of affordable housing.

Provision for Gypsies, Travellers and Travelling Showpeople (Policy CPI1)

Enables sufficient sites for permanent gypsy, traveller and travelling showpeople caravan accommodation to be identified or permitted where a need is demonstrated in line with Gypsy and Traveller Accommodation Assessments.

Developer Contributions (Policy CPI3)

Proposes that developers will have to contribute to infrastructure costs through legally binding agreements.

The Vision for Ashfield

Economic Prosperity for All
High Quality New Housing
Safe Communities
Cohesive Communities
Regeneration
Addressing Climate Change
Vibrant Town Centres
Reducing the Need to Travel by Car
Opportunities for all
Environmentally Responsible
Protect our Natural Assets
Protect the Character of the District
Timely and Viable Infrastructure

Area Based Policies

These policies refer to the towns and villages in Ashfield and are based on specific area requirements and issues.

Hucknall

Green Infrastructure (Policy H1)

- Improvements to green infrastructure corridors including: Leen Corridor links, South Hucknall Links and the Central Hucknall former railway line.

Housing Growth (Policy H2)

- Identified requirement for 3,600 homes 2006 to 2026.
- Housing requirement to be met by;
 - homes already developed
 - land with existing planning permission
 - on the Rolls Royce site (900 houses)
 - other sites within the urban area.

Economy (Policy H3)

- Strategic employment site to be located at Rolls Royce.
- Support for office development in the town centre.
- Criteria to determine how other employment sites should be identified through following LDF documents.
- Potential for tourism related initiatives.
- Support for farm diversification.

Town Centre (Policy H4)

- Emphasis on strengthening the town centre.
- Three main areas for change: Piggins Croft, the Relief Road & High Street, and the Station Approach.
- Implementation of Hucknall Town Centre Road Improvement Scheme.
- Support for office development within the Town Centre.

Rolls Royce



Sutton-in-Ashfield & Kirkby-in-Ashfield

Green Infrastructure (Policy KSI)

- Improvements to green infrastructure corridors including: Teversal Trails to Silverhill Woods, Pleasley Trail to The Lawn, Sutton and Kirkby, Sutton and Bolsover, Sutton to Mansfield & Thieves Wood, Kirkby & Annesley Woods, Kirkby and the Rural Area.

Housing Growth (Policy KS2)

- Identified requirement for 7,600 (including the villages) homes 2006 to 2026.
- Strategic housing allocations to the west of Kirkby/south of A38 (a minimum of 1,000 homes) and to the east of Kirkby/Sutton off Lowmoor Road (up to 1,000 homes).
- Other housing sites to be identified in or adjacent to the established residential areas of Kirkby and Sutton through following LDF documents.
- Small scale infill within Teversal Village, Fackley and New Annesley.

Economy (Policy KS3)

- Retention of strategic sites at Pinxton Lane and South West Oakham.
- Criteria to identify how other employment sites should be identified through following LDF documents.
- Small scale development in the villages of Teversal, Fackley, New Annesley in specific circumstances.
- Support for farm diversification.

Town Centre (Policy KS4)

- Emphasis on strengthening the town centres.
- Kirkby-in-Ashfield - flexibility on town centre uses with development of the Precinct and improvements to the built environment and public realm a priority.
- Sutton-in-Ashfield - reinforce retail element of Town Centre Core. Possible redevelopment opportunities if Sutton Centre School re-locates.



Balancing Pond

Consultation with the Rural Community Groups



Villages of Selston Jacksdale & Underwood

Green Infrastructure (Policy VI)

- Improvements to green infrastructure corridors including: Rural Areas and Kirkby, along the Erewash Valley and Jacksdale to Ironville.

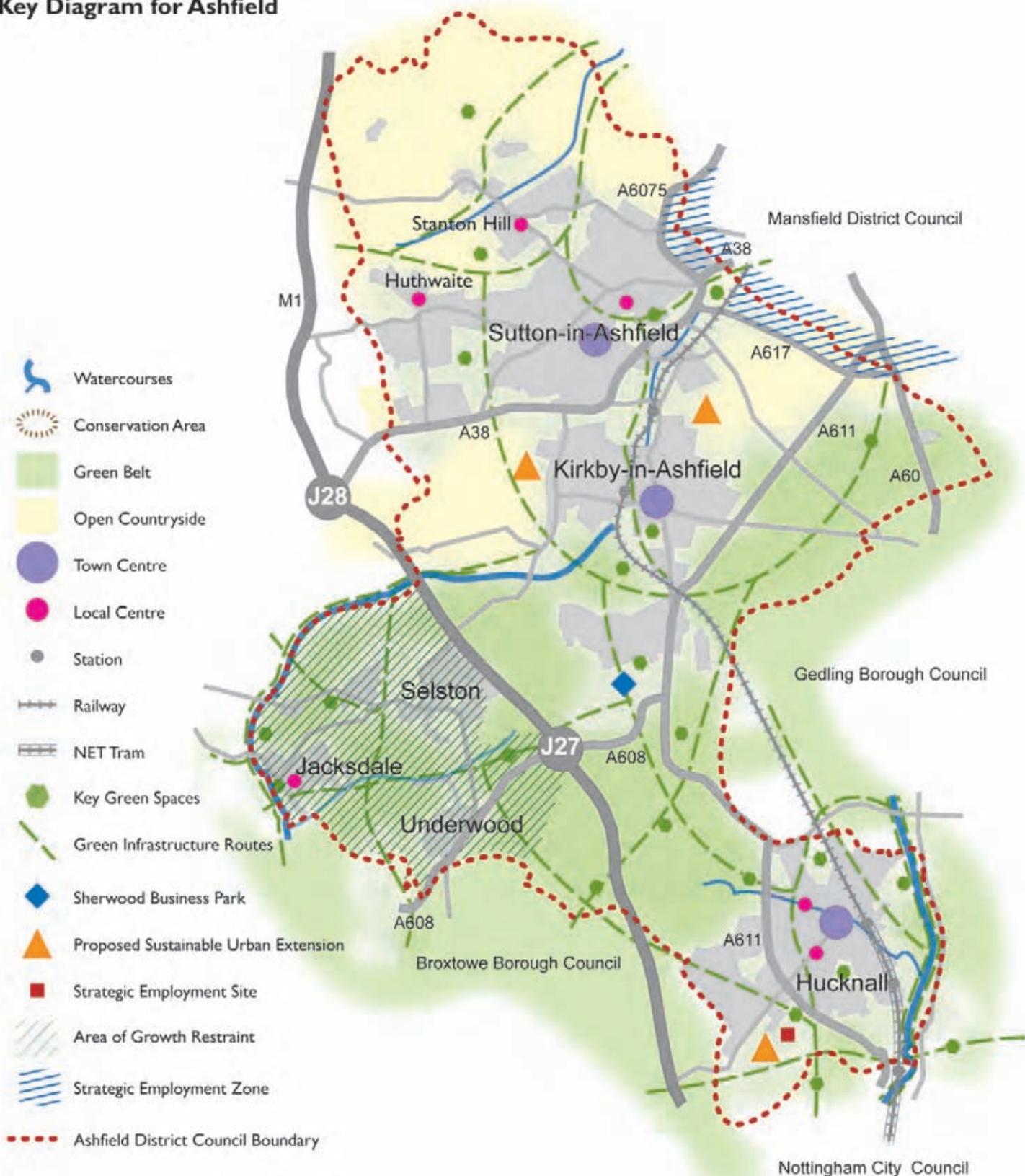
Housing Growth (Policy V2)

- 200 homes to be provided for in the Rural Area through small scale development within and adjoining the villages.

Economy (Policy V3)

- Employment opportunities focused on the villages.
- Support for farm diversification.
- Emphasis on retaining existing employment sites.

Key Diagram for Ashfield



How to find out more?

If you are interested in finding out more detail about what we are putting forward, and how the policies were developed, our Core Strategy Preferred Option document tells the story more fully.

You can read or comment on the document at www.ashfield-dc.gov.uk/ldf. A paper copy can be provided but we would have to charge for printing and postage, a cd version will be free of charge. It is also available to view at the Council offices and in main libraries throughout the District.

Copies of the Greater Nottingham leaflet and document are available from the Greater Nottingham Councils of Broxtowe Borough Council, Erewash Borough Council, Gedling Borough Council, Nottingham City and Rushcliffe Borough Council.

We are of course also happy to talk to you about the proposals on the phone, at the council offices and at our displays and meetings around the District during March and April. See the local press or contact us for details of events around the District.

Contacts

Ashfield District Council
Urban Road
Kirkby-in-Ashfield
Nottinghamshire
NG17 8DA
Tel: 01623 457246, 01623 457382

email: ldf@ashfield-dc.gov.uk

Website: www.ashfield-dc.gov.uk/ldf

Commenting on the Preferred Option

The Council welcomes your comments. All comments must be received no later than Monday 12th April 2010.

When commenting please use a separate sheet for each comment, marking each sheet with the paragraph or policy number to which you are referring. Make clear which Policy or paragraph number you are commenting on and whether you are supporting or objecting. Please also refer to page numbers where appropriate.

Where possible we prefer that comments are made electronically, as this is the quickest and easiest way of responding.

Alternatively, there is a comment form for you to send back – if you do not have a copy, you can obtain one from the council's offices or by visiting our website www.ashfield-dc.gov.uk/ldf. Or you can email us at ldf@ashfield-dc.gov.uk or telephone us on 01623 457246.