

Area Based Spatial Options

or...

**Where
can we
build new
homes?**



The Ashfield Development Framework

A Summary leaflet for the Core Strategy October 2009

In the summer we asked you what Issues and Options you thought most important for the future development of Ashfield. Thank you for your responses, these have now been collated and analysed and have helped us to draw up the options for this stage. The results and our responses are available to view at www.ashfield-dc.gov.uk/ldf.

We would now like your views on the 'Spatial Growth Options' for your area. As you know, the Regional Plan requires Ashfield to find sites for at least 11,200 new homes in the years up to 2026.

Some of this housing requirement will be delivered through smaller sites within the existing urban areas. These have been identified in the Strategic Housing Land Availability Assessment (SHLAA). A small amount of new housing through other, unidentified sites can also be anticipated, though these should not be relied upon and locations for many new homes still need to be found.

We have split the District into 3 areas:

- Hucknall
- Sutton-in-Ashfield and Kirkby-in-Ashfield
- The rural area including the villages of Selston, Jacksdale and Underwood

For each of the 3 areas we have identified potential locations for this new development. We would like you to tell us which of the options you consider to be most suitable.

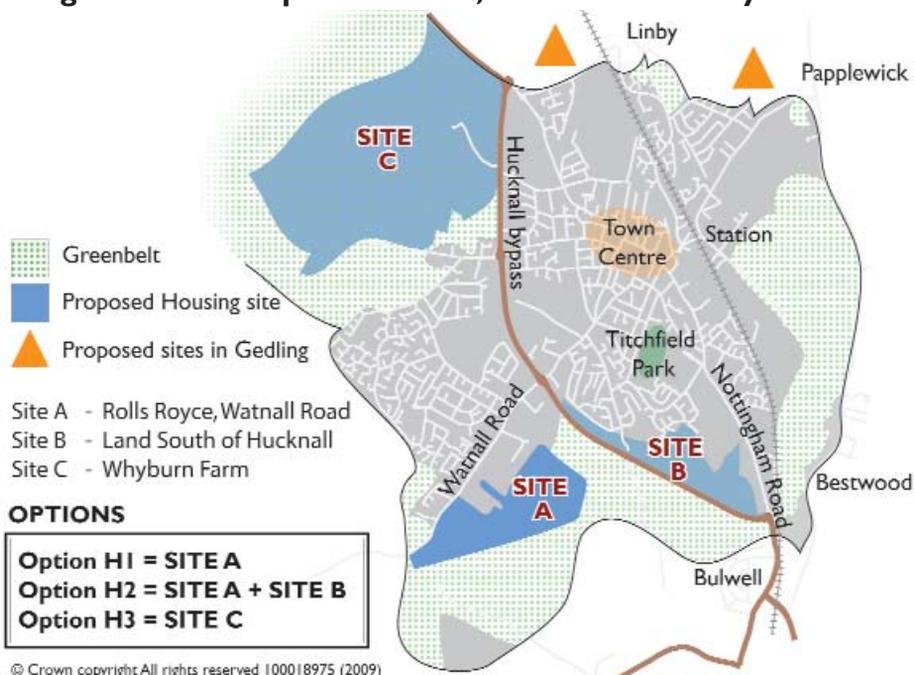
The consultation period runs from 26th October to 30th November and the results will be taken into account in the 'Preferred Options for the Core Strategy'. For more information, to comment online and to view the full document which gives greater detail regarding the options, visit www.ashfield-dc.gov.uk/ldf or telephone **01623 457383**.

About Ashfield

- Ashfield is home to approximately 116,000 people (2007 figures).
- 61.6% of Ashfield's population is of working age, slightly lower than the national average of 62.2%.
- Average weekly earnings are lower than the regional average (£365 vs £424).

SPATIAL GROWTH OPTIONS FOR HUCKNALL

Regional Plan Requirement - 3,600 new homes by 2026



© Crown copyright All rights reserved 100018975 (2009)

OPTION H1 – Minimum Requirement (Regional Plan)

This option would involve the allocation of part of the Rolls Royce site, off Watnall Road, for both housing development and a high quality employment site (see diagram above). The site is located within the Main Urban Area and could accommodate approximately 800 dwellings and provide approximately 38ha (94 acres) for a Business Park. This site, together with the SHLAA sites would meet the Regional Plan requirement.

OPTION H2 – Growth to Assist Regeneration (Higher than Regional Plan requirement)

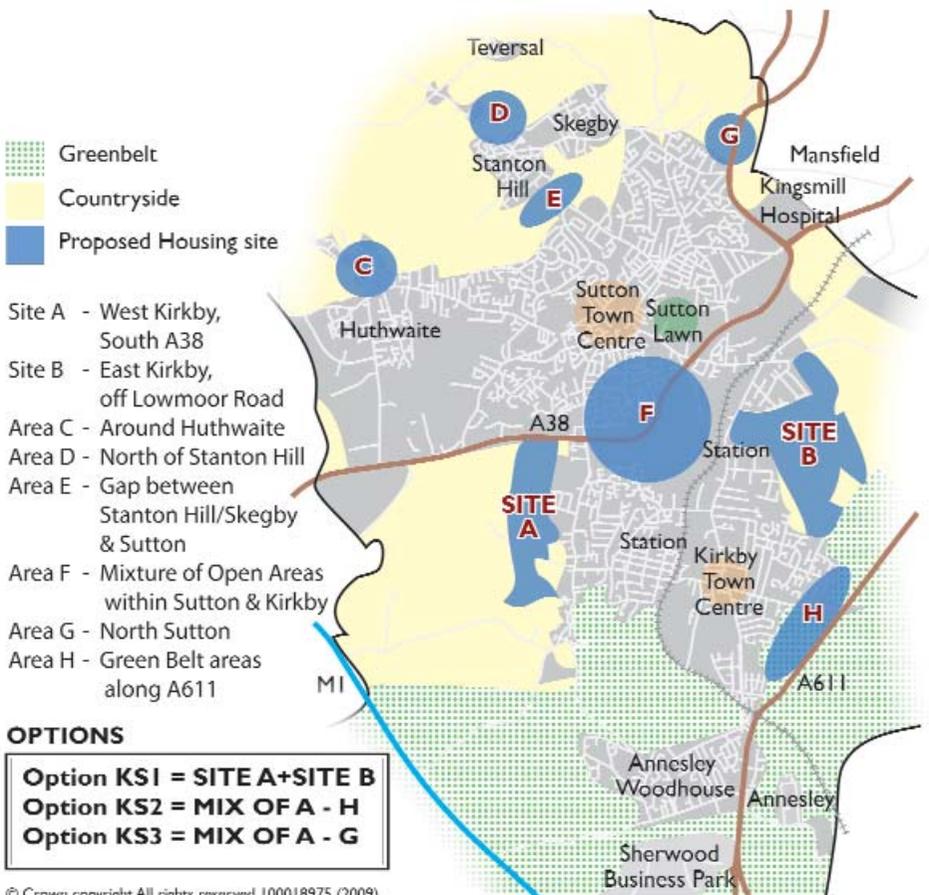
This option would involve the allocation of two large sites - part of the Rolls Royce site for both housing development and high quality employment and the area to the south east of Hucknall between the Main Urban Area and the A611 Hucknall By-Pass (see above). The Rolls Royce site is located within the Main Urban Area and the area to the south east of Hucknall is within the Green Belt, the two sites combined could deliver approximately 1,500 dwellings on top of the sites provided by the SHLAA.

OPTION H3 – Higher Growth (Allow for longer term planning – to 2031)

This option would involve the allocation of a large site at Whyburn Farm, north of Hucknall (see diagram). This site could accommodate between 3,700 and 5,500 houses and an area for employment uses.

SPATIAL GROWTH OPTIONS FOR SUTTON & KIRKBY

**Regional Plan Requirement for Kirkby, Sutton and the villages
- 7,600 new homes by 2026**



OPTION KSI – Focus Growth on Major Urban Extensions

This option would involve the allocation of two large urban extensions; Site A - to the west of Kirkby-in-Ashfield (south of the A38) and Site B - to the east of Lowmoor Road, close to Sutton Parkway Station (see diagram opposite). The sites are both located within the ‘Countryside’ designation of the current Local Plan and are outside of the Nottingham-Derby Green Belt. The sites combined could accommodate up to 4,000 dwellings. The remainder of the housing requirement set out in the Regional Plan would be delivered through smaller extensions to the existing Main Urban Area, as well as a proportion in the villages of Selston, Jacksdale and Underwood, as appropriate and as set out in the SHLAA.

OPTION KS2 – Spread Development Throughout Kirkby & Sutton

This option would involve allocating housing on a mixture of the sites highlighted in the diagram opposite. This could include development on a mix of all or some of the sites A to H. The sites are located either in the ‘Countryside’ or Green Belt. The sites identified in the Strategic Housing Land Availability Assessment (SHLAA) would also be delivered according to the timescales suggested as well as a proportion in the villages of Selston, Jacksdale and Underwood, as appropriate.

OPTION KS3 – No Growth in the Green Belt

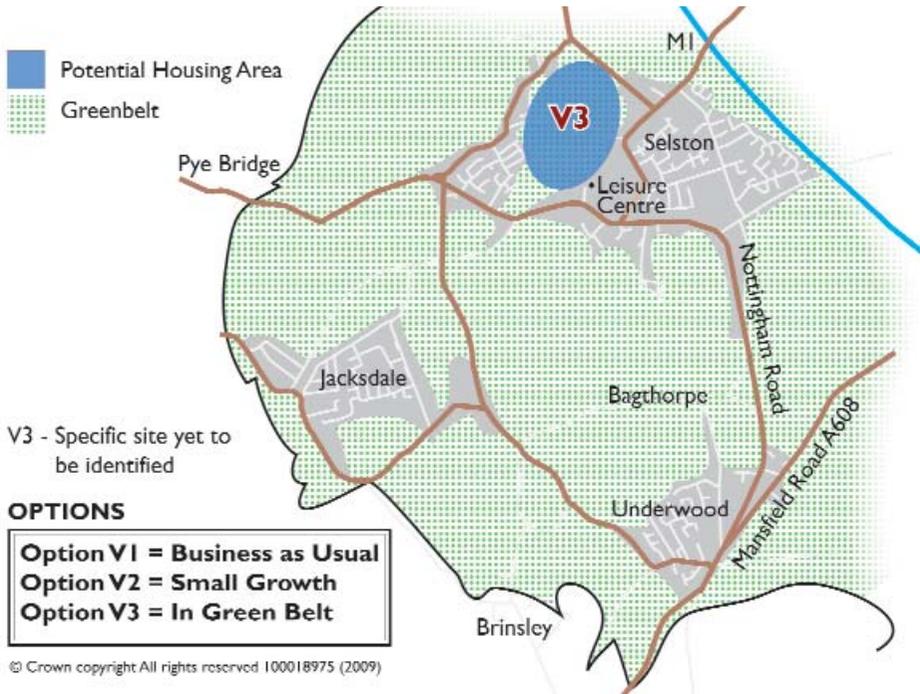
This option would ensure that no major changes are made to the existing Green Belt boundary and that all development be directed to the east and north west of Kirkby and around Sutton. Under this option development could be undertaken on a mix of all or some of the sites A to G. It would exclude area H.

More About Ashfield

- Only 16% of the district’s population are educated to degree level, compared to 29% nationally.
- Industries such as manufacturing and construction, account for some 40% of the district’s employment.
- Each Ashfield resident produces 373kg (around 822lbs) of household waste annually.

SPATIAL GROWTH OPTIONS FOR THE RURAL AREA

Regional Plan Requirement for Kirkby, Sutton and the villages
- 7,600 new homes by 2026



OPTION V1 – ‘Business as Usual’

This option would involve no additional allocations within the villages and no extensive changes to the existing Green Belt boundary. All development would occur on the sites identified in the Strategic Housing Land Availability Assessment (SHLAA) which are within the existing settlements.

OPTION V2 – Small Growth to Sustain Facilities

This option would involve allocating a range of small sites adjacent to the edges of the settlements located within the current Green Belt boundary and the identified SHLAA sites.

OPTION V3 – Large Settlement Extension

This option would look to allocate a large settlement extension in the Green Belt. A possible location has yet to be identified for this option but it would be likely that an area around Selston could provide the best opportunity.

Questionnaire

Name

Address

Phone Number email

Preferred method of contact

Post

email

Please fill in your contact details in order that we can register your comments and provide you with a written response.

The minimum housing requirements are set out in the Regional Plan, no growth is not an option that we can take into account.

Which is your preferred option for Hucknall? (please tick 1)

Option H1 - Minimum requirement

Option H2 - Assist regeneration

Option H3 - Higher growth

Another Option

Which is your preferred option for Sutton & Kirkby? (please tick 1)

Option KS1 - Focus growth on Major Urban Extensions

Option KS2 - Spread development

Option KS3 - No growth in Green Belt

Another Option

Which is your preferred option for the Rural Area? (please tick 1)

Option V1 - 'Business as usual'

Option V2 - Small growth to sustain facilities

Option V3 - Large settlement extension

Another Option

Please note, your comments cannot be kept confidential and will be made available for public inspection.

Fix
Stamp

The Ashfield Development Framework
Planning Policy and Projects
Ashfield District Council
Urban Road
Kirkby-in-Ashfield
Nottingham
NG17 8DA

Fold along line and staple or tape together before posting.

Please return completed questionnaire before 30th November 2009

www.ashfield-dc.gov.uk/ldf



Ashfield District Council

Urban Road, Kirkby-in-Ashfield, Nottingham,
East Midlands, NG17 8DA

Tel: (01623) 457383 **Fax:** (01623) 457474