

Neighbourhood Plan – Impacts

Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to have their say on what new buildings should look like and what infrastructure should be provided. Neighbourhood planning provides a powerful set of tools for local people to plan for the types of development to meet their community's needs and where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area (Gov.UK, 2020)

Teversal, Stanton Hill & Skegby Neighbourhood Plan (TSS NP)

Ashfield District Council does not have an adopted Local Plan, and has not done so since November 2002, meaning that as of September 2021, the TSS NP is the only up to date Development Plan for Teversal, Skegby and Stanton Hill. An omission which is resulting in many hostile planning applications which have been 'refused' by ADC getting overturned on appeal. This results in developments going ahead which are unsupported by the community and fail to take into consideration many of the TSS Neighbourhood Plan (TSS) NP policies.

The TSS NP includes policies which must be considered by all new applications and covers sustainable development, design principles, housing types, protecting the landscape character, protecting and enhancing heritage assets, improving access to the countryside, strengthening the retail centre in Stanton Hill, improving digital connectivity and getting around (road safety and public transport). The Neighbourhood Forum (NF) is a statutory consultee on behalf of the NP for all planning applications/developments covering the TSS area.

The TSS NP also provides a means for the community to collectively raise concerns in regard to planning issues to the Planning Authority, Statutory bodies and contribute to Judicial Reviews.

In more general terms it is worth saying that despite the cynicism that initially greeted the Neighbourhood Plan process it's become clear that the TSS NP is currently the only protection that the community has and is likely to prove pivotal in protecting the character of the area.

Some of the activities which the Neighbourhood Forum (NF) has been involved in are outlined below:

Planning applications: The TSS Forum, has submitted a number of objections to applications that contravene the policies within the TSS NP, including:

- ***Stubbin Hill Farm development of 142 houses***

ADC Decision: Refusal

Reasons (Main): Highways/Traffic

Next Steps: Appeal not yet submitted to Planning Inspectorate, but still within the 6 month period in which to submit one.

- Skegby 'Bottoms' Gilcroft Street/Vere Avenue). 206 dwellings***
 A large concerted effort was made by local residents with significant support from the Forum.
ADC Decision: Refusal
Reasons (Main) – Highways/Taffic, residential amenity
Next Steps: Appeal submitted to Planning Inspectorate
- Fisher Close (Land off), 84 dwellings***
ADC Decision: Awaited
- Dale Farm, Stanley. Retrospective application for Valeting, Storage and Vehicle Sales***
ADC Decision: Refusal
Reasons (Main): Traffic, residential amenity, countryside, impact on wildlife and the historic environment
Next Steps: Ceased running business from this location.
- Teversal caravanning and Camping Club site, SilverHill, Teversal. Retrospective planning application for a new entrance to a new extension to the site.***
ADC Decision: Refusal
Reasons (Main): Traffic
Next Steps: Awaiting information on intention to appeal

Other areas of activity

- Design Review: Beck Lane, Skegby, 322 dwellings.***

The application for the large development at Beck Lane, Skegby, was already in progress when the NP was adopted, which meant that the TSS NP policies could not be applied. However, Planning Inspector who approved the development recommended that a Design Review be undertaken to include the developers, ADC, NCC – Highways Authority (and others) and representatives from the Neighbourhood Forum.

An event took place between invited parties. The Forum representatives, using the TSS NP policies raised issues that were concerning local residents. The developers agreed to adopt most of the Forums' recommendations.

- Discussion on the use of 106 monies: Brand Lane (1st development), 181 dwellings.***

After planning permission was granted, discussions were held between representatives from the Forum, ADC and the developer regarding Section 106 funding., The NF considered that the original scheme failed allocate the monies sufficiently for the benefit of Stanton Hill. The developers were receptive to the suggestions made.

- **Heritage**

There are a number of applications where TSS heritage comments have been taken into consideration and had some impact.

- V/2018/0273 Dalestorth Garden Centre. Application to build 36 dwellings which was refused. One of the reasons was that the site was within the setting of Grade2 listed Dalestorth House
- V/2021/0137 Rifle Volunteer PH in Skegby. Application for change of use and alterations to the building which was refused. The Conservation Officer at ADC was very supportive and treated the building as a non-designated asset in his comments. The Rifle Volunteer had been noted in the TSS NP
- V/2019/0272 The Cottage, Scout Hut at Fackley Application for change of use from storage to retail area for the production and sale of candles. The building was formerly a toll-keepers cottage, and a Dame School. TSS supported this application as the dilapidated building would be restored and serve a useful purpose. The application was approved.
- The heritage working group also comment on loss/change to footpaths on some of the larger developments. A decision by NCC to adopt 2 footpaths between Stanton Hill and Skegby is pending following an application by TSS.

- **Improvements in Stanton Hill**

The Neighbourhood Plan has led directly to the work that the Forum is now doing with tangible results such as the improvements in Stanton Hill. Unfortunately, this work has stalled due to the pandemic, but a number of dedicate local residents continue to work on the local gardens and flower beds, much to the delight of all living in and passing through the village.

- **HS2 - Action to influence LA10 Tibshelf to Shuttlewood section of Phase 2b**

The Neighbourhood Plan has provided opportunity to be taken seriously by and engage with HS2 on issues that specifically affect our area – namely the section of the line known as LA10 – Tibshelf to Shuttlewood. A robust submission was made on behalf of the Forum to the HS2 Consultation undertaken in Dec 2019.