

## NAMED SETTLEMENTS

**POLICY ST3 LIMITED DEVELOPMENT WILL BE PERMITTED WITHIN THE NAMED SETTLEMENTS OF JACKSDALE, SELSTON, UNDERWOOD, BESTWOOD, BRINSLEY AND NEW ANNESLEY AS SHOWN ON THE PROPOSALS MAP.**

- 2.50 Structure Plan Review Policy 1/3, provides for limited development in certain settlements in the County to be identified in Local Plans. This is to provide for housing in rural areas and to allow for small-scale employment uses to diversify the rural economy. The term 'limited development' refers to the total amount of development in each settlement and not to the limit on any one particular site. It is not intended that the overall amount of development in the settlements should be significant in relation to that which will be concentrated in the Main Urban Areas. In practical terms the amount of development will be limited by the size and availability of sites within these tightly defined settlements.
- 2.51 Policy ST3 stipulates that in Ashfield District these Named Settlements are to be Jacksdale, Selston, Underwood, Bestwood, Brinsley and New Annesley. Selston is a loosely knit settlement and includes Selston itself, Selston Common, and Selston Green which together with Jacksdale and Underwood are the three largest settlements outside the Main Urban Areas. They contain substantial areas of housing development, constructed in the last 150 years, retain some employment uses despite colliery closures and, especially in the case of Jacksdale, act as local service centres. Bestwood and Brinsley both form parts of larger settlements which project into the District from Gedling Borough and Broxtowe Borough respectively. The review of Green Belt in Ashfield and in draft Local Plan consultations in Gedling recommends that Bestwood should be removed from the Green Belt and hence development that may arise within Bestwood will be dealt with under this policy. New Annesley is a smaller settlement lying between Annesley Woodhouse to the west and Annesley Colliery and Newstead to the south east. The Named Settlements do not possess the physical scope for major future development as is the case in the Main Urban Areas and are closely constrained by the Green Belt which defines the extent of the settlements. It is not therefore anticipated that the role of these settlements in the overall hierarchy will change, but that their positions will be consolidated through the acceptance where appropriate of a limited amount of development.
- 2.52 As indicated in para. 2.46, most land use allocations are to be made in the Main Urban Areas. This is to take advantage of local employment and service opportunities and the availability of substantial areas of suitable land. However, development at a scale relative to the size and position of the Named Settlements will be permitted and several new sites have been allocated for housing.
- 2.53 Development arising within the Named Settlements will contribute towards the total requirements for the respective Ashfield parts of the Sub-Area as defined in the Structure Plan Review.

## THE REMAINDER OF THE DISTRICT

**POLICY ST4 OUTSIDE THE MAIN URBAN AREAS AND NAMED SETTLEMENTS PERMISSION WILL ONLY BE GIVEN FOR:-**

- a) **SITES ALLOCATED FOR DEVELOPMENT,**
- b) **DEVELOPMENT APPROPRIATE TO THE GREEN BELT OR THE COUNTRYSIDE AS SET OUT IN POLICIES EV1 AND EV2.**

- 2.54 Policy ST4 allows for development needs outside the Main Urban Areas and Named Settlements. In general terms the areas covered by this policy relate to the countryside including the Green Belt, to other areas specifically identified for development and to smaller villages, or parts of villages not covered by ST3 above.
- 2.55 Sherwood Business Park is excluded from Green Belt and was declared as an Enterprise Zone by the Government in August 1995. The Enterprise Zone Scheme grants planning permission for B1, B2 and B8 uses together with a site suitable for hotel and conference facilities. Major inward

investment has already been achieved within this key strategic site and it is anticipated that development of the whole area could be complete by 2000. In the unlikely event that development is not complete before the expiry of the Enterprise Zone designation in 2005 Policy ST4 and employment Policy EM1 will set the context for further development on the site.

- 2.56 Annesley and Bentinck Collieries were closed in early 2000. This policy makes provision for their development for new employment purposes. Both sites are allocated for employment uses under Policy EM1. Employment sites are also allocated under Policy EM1 at Blenheim Lane Industrial Estate and South West of Oakham Business Park to extend, and benefit from the presence of adjacent existing industrial areas in Nottingham City and Mansfield.
- 2.57 A general policy of restraint applies to all other areas outside the Main Urban Areas and Named Settlements. However, the southern part of Ashfield District lies within the Nottinghamshire Green Belt where the attitude towards development is even stricter than elsewhere in rural areas. Policies EV1 and EV2 explain in detail the limitations to development in the Green Belt and the remaining Countryside in Ashfield respectively'. Policy EV2, 'The Countryside', refers to those rural parts of Ashfield lying outside the Main Urban Areas and Named Settlements which are not in the Green Belt.
- 2.58 Structure Plan Review policy 1/3 indicates that, outside the Main Urban Areas and Named Settlements, permission will not normally be given for development, except for appropriate small-scale development in villages and development requiring a rural location. This is defined in policies EV1 and EV2 as appropriate development. The footnote to Structure Plan Review policy 1/3 states that in appropriate villages 'limited' means more than 'small-scale'. Further, small-scale refers to both the total level of development in each village as well as individual sites.