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Sent via email to
FAO Daniel Power
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15 October 2025

Dear Sir/Madam,

Ref: V/2025/0544 Construction Of 20 New Dwellings. Former Kirklands Home Day Centre, Fairhaven, Kirkby in Ashfield, Nottinghamshire, NG17 7FW

Thank you for your email dated 26 September 2025 requesting strategic planning observations on the above planning application. I have consulted with my colleagues across relevant divisions of the County Council and have the following comments to make.

In terms of the County Council's responsibilities there are a number of elements of national planning policy and guidance that are of particular relevance in the assessment of planning applications these include Minerals and Waste, Education, Transport and Public Health. Where necessary, the Council will request developer contributions towards its services in accordance with its adopted [Developer Contributions Strategy](#), which is available to view online.

Highways and Flood Risk Management

The County Council as Highway Authority and Local Lead Flood Authority is a statutory consultee to Local Planning Authorities and therefore makes separate responses on the relevant highway and flood risk technical aspects for planning applications.

Should further information on the highway and flood risk elements be required contact should be made directly with the Highway Development Control Team and the Flood Risk Management Team to discuss this matter further with the relevant officers dealing with the application.

Minerals and Waste

The adopted Nottinghamshire and Nottingham Replacement Waste Local Plan, Part 1: Waste Core Strategy (adopted 2013) and the saved, non-replaced policies of the Waste Local Plan (adopted 2002), along with the adopted Nottinghamshire Minerals Local Plan (adopted 2021), form part of the development plan for the area. The County Council is also jointly working with Nottingham City Council on a new Waste Local Plan which will, once adopted, replace both the saved policies of the Waste Local Plan and the Waste Core Strategy. The new Waste Local Plan has undergone examination and the Inspector's Report concludes that, with the recommended main modifications, the Plan is sound. It is anticipated that the Plan will be adopted in September 2025 and it is therefore at an advanced stage and should be given weight as a material consideration. As such, relevant policies in these plans need to be considered. In addition, Minerals Safeguarding and Consultation Areas (MSA/MCA) have been identified in Nottinghamshire and, in accordance with Policy SP7 of the Nottinghamshire Minerals Local Plan, these should be taken into account where proposals for non-minerals development fall within them.

Minerals

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In relation to the Minerals Local Plan, there are no Minerals Safeguarding and Consultation Areas covering, or near, the site. There are no current or permitted minerals sites close to the application site. The County Council therefore does not wish to raise any objections to the proposal from a minerals' perspective.

Waste

In terms of the Waste Core Strategy, there are no existing waste sites within the vicinity of the site whereby the proposed development could cause an issue in terms of safeguarding existing waste management facilities (as per Policy WCS10 of the Waste Core Strategy and Policy SP8 of the new Waste Local Plan).

As set out in Policy WCS2 'Waste awareness, prevention and re-use' of the Waste Core Strategy and Policy SP1 of the new Waste Local Plan, the development should be 'designed, constructed and implemented to minimise the creation of waste, maximise the use of recycled materials and assist the collection, separation, sorting, recycling and recovery of waste arising from the development.' In accordance with this, if the proposal is likely to generate significant volumes of waste through the development or operational phases, it would be useful for the application to be supported by a waste audit. Specific guidance on what should be covered within a waste audit is provided in paragraph 049 of the Planning Practice Guidance.

Public Transport

General Observations and Accessibility

The planning application covers an area of land at Fairhaven and proposes a residential development comprising of 20 dwellings. Access to the site is proposed from Fairhaven leading to Kingsway. The closest bus stops served by scheduled services are situated approximately 300 metres from the centre of the site.

Bus Service Support

The 2025 **Better Buses Bill** builds upon the foundations of the *Bus Back Better* strategy, further strengthening the role of Local Transport Authorities in delivering integrated and socially inclusive bus networks through Enhanced Partnerships. The forthcoming legislation places a statutory duty on authorities to safeguard "socially necessary" services, ensuring essential connectivity to education, healthcare, employment, and social care. These priorities must be clearly reflected in the public transport provision associated with this site, supporting wider social and economic inclusion objectives. The East Midlands Combined County Authority (EMCCA) is assuming a central role in shaping bus policy, informing planning objectives, and directing investment at a strategic level. This aligns with the mayors' emerging transport vision and priorities. Nottinghamshire County Council's Public Transport function is expected to integrate with EMCCA soon.

Nottinghamshire County Council's Highway Design Guidance ¹ ([Part 3.1](#)) recommends that bus stops should ideally be located within 250 metres of a development, with maximum walking distances of 400 metres in urban areas and 800 metres in rural areas. When assessed this site was classed as Urban. The nearest bus stops to the site are located on Kingsway and are approximately 300 metres from the site. A summary of the current services that serve the closest stop(s) is provided below:

Service No. (Operator)	Route	Service Frequency & Operating Times			Route Funding
		Weekday	Weekend		
		Mon - Fri	Sat	Sun	

Trentbarton Threes A/B/C	Nottingham – Mansfield	up to every 10 mins 6am to midnight	up to every 10 mins 6am to midnight	up to every 20 mins 8am to 6pm	Commercial
Trentbarton Threes 3N	Nottingham - Mansfield	Hourly (Friday night) midnight – 4am	Hourly midnight – 4am	No Service	Commercial

At this time, it is not envisaged that contributions towards local bus service provision will be sought.

Bus Stop Infrastructure

The current infrastructure observations from Transport & Travel Services records are as follows:

Stop Name	Current Provision
AS0311 Western Avenue	Real Time Information raised boarding kerbs, polycarbonate shelter (Bauer Media), Clearway.
AS0296 Western Avenue	Bus stop pole and flag, raised boarding kerbs, polycarbonate shelter (Bauer Media), Clearway.

The Council request that a Planning Obligation be added to state:

A Bus Stop Infrastructure contribution of **£14,700** is paid to provide improvements to the one stop, AS0296 Western Avenue

Justification: Bus stops should be provided that meet the access standard set out in the Council's Highway Design Guide ¹ with bus stop facilities that meet the standard set out in the Appendix to the Council's Public Transport Planning Obligations Funding Guidance ².

The level of funding requested would provide the following improvements:

AS0296 Western Avenue - Real time bus stop poles and displays including electrical connections. or other enhancements as required.

Real Time displays will be provided to promote sustainable travel. The overall impact of providing real time and disruption information to customers is positive with additional patronage and increased confidence. The displays also offer service updates and network-wide messages, including details of current and future disruptions, roadworks and special events, including community information which is not otherwise readily obtainable in a concise format. The displays can therefore help users with making informed decisions about their current and future journeys.

Sustainable Travel

Transport and Travel Services expect all properties to have free introductory bus travel made available to them to encourage use of sustainable modes of travel.

Other Considerations

If the funding request is supported the preferred trigger for payment is prior to occupation of the first dwelling

The proposed improvements to the nearest bus stop are necessary to ensure adequate public transport access for future residents. The obligation is proportionate to the development (20 dwellings) and meets the tests of being necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind (in accordance with CIL Regulations 2010).

The Council reserves the right to re-assess its contribution requirements if other information relevant to the content of this response is submitted by the applicant or if, after six months, a decision on the application is still awaited or the s106 agreement has not been completed.

If a road closure is required in connection with the development, then a developer will be required to provide any funding for replacement alternatives needed to maintain service levels.

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Further information can be supplied through developer contact with the County Council Transport & Travel Services team at ptdc@nottscc.gov.uk Tel. 0115 977 4520

Education

The proposed development of 20 dwellings on the above site would yield an additional 4 primary, 3 secondary and 1 post 16 aged pupil.

Primary

Based on current pupil projection data there is a projected surplus of places in the planning area and the impact of the development alone would not lead to a deficit in provision. At this time, it is not anticipated that the County Council would seek a primary education contribution.

Statutory Secondary

The County Council forecasts future school capacity on a pupil planning area basis using the methodology prescribed the Department of Education (DfE). The forecast data includes demand expected from new housing development where this is subject to planning permission. The latest projection data (School Capacity Survey 2024) was published in October 2024 and includes demand from consented developments as of January 2024. A summary of the pupil projection data for the Kirkby-Sutton Planning Area is displayed below.

Planning area	DfE no	School	District	Net capacity	Pupil projection	Housing commitments, 7 yrs	Projected places available
Kirkby/Sutton	4009	Ashfield School	ASHFIELD	2053	1961	44	+48
Kirkby/Sutton	4027	Outwood Academy Kirkby	ASHFIELD	678	567	9	+102
Kirkby/Sutton	4068	Quarrydale Academy	ASHFIELD	1411	1107	127	+177
Kirkby/Sutton	4015	Sutton Community Academy	ASHFIELD	735	781	35	-81
Kirkby/Sutton	0012	PLANNING AREA TOTAL	ASHFIELD	4877	4416	215	+246

There is forecast to be a surplus of secondary school places in the planning area which would be sufficient to accommodate the pupil demand from a further 1537 dwellings based on the County Council's adopted pupil yield (16 secondary pupils per 100 dwellings). Therefore, any one development site in isolation would not result in a deficit of places. However, the County Council has been consulted on 23 planning applications, totalling 2152 dwellings, which have not been included in the projections data, either because they remain to be determined or, in some cases, have only recently been permitted (since January 2024). Cumulatively these sites would result in a deficit of school places and therefore the County Council is seeking to ensure that the cost of the additional places required is shared proportionately between sites

The following applications have been consented and will reduce the capacity from 246 to 102:

App Ref.	Site Location	Units	Pupils
V/2024/0063	Hardwick Lane Recreation Ground, Sutton	40	6
V/2022/0629	Land at Newark Road/Coxmoor Road Sutton	300	48
V/2024/0060	Land off Central Avenue, Kirkby in Ashfield	16	3
V/2020/0518	Off Walesby Drive	196	31
V/2021/0793	Land adjacent 88 High Hazels Drive, Sutton	11	2
V/2020/0627	Land off Laburnum Avenue Kirkby in Ashfield	38	6
V/2022/0295	North of Fackley Road, Teversal	124	20
V/2023/0156	Land at, Pendean Way, Sutton	12	2
V/2022/0109	Quantum Clothing Site, North Street, Huthwaite	71	11
V/2022/0612	Rookery Lane Farm, Rookery Lane Fulwood	78	12
V/2023/0613	Land Between, Redcliffe St & Leyton Avenue	21	3
		907	144

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The following applications are yet to be determined but would reduce capacity from 102 to -97:

App Ref.	Site Location	Units	Pupils
V/2023/0275	Adj Oakham Business Park, off Hamilton Road	225	36
V/2022/0133	Priestic Road, Sutton-In-Ashfield	19	3
V/2023/0540	Land East of Stoneyford Rd, Sutton in Ashfield	112	18
V/2023/0679	Land to the east off A6075 Beck Lane, Skegby	212	34
V/2022/0347	Land adjacent 208 Mansfield Road	36	6
V/2021/0792	Cauldwell Road, Sutton-In-Ashfield	208	33
V/2023/0312	Land off Abbey Road Kirkby	38	6
V/2024/0489	Radfords Farm, Dawgates Lane Sutton	90	14
V/2024/0522	Land Off, Mill Lane, Huthwaite	104	17
V/2025/0027	Land off Brand Lane, Stanton Hill, Sutton	149	24
V/2024/0587	Land to the north of 23 Beck Lane, Sutton	36	6
V/2022/0878	The Pattern House, Crossley Avenue, Huthwaite	16	3
		1245	199

The cost of providing these 100 places (3 places from this site plus the deficit of 97 places detailed above) would be £3,027,000 which equates to £2,425 per dwelling if shared between the 1248 dwellings (1245 pending applications above and the additional 3 dwellings from the Kirklands Home application site).

The County Council seeks a proportionate secondary education contribution from this site **£48,500** (20 x £2,425) to be used towards improving, remodelling, enhancing, or expanding facilities to provide additional permanent capacity within the Sutton-Kirkby planning area, to accommodate pupil growth from the development. To ensure that the obligation provides for the actual costs of infrastructure, the contribution value should be index-linked from date that the cost per place was published by the County Council (April 2024) to the date that payment is made to the Council.

Secondary Post 16

Based on current pupil projection data there is a projected surplus of places in the planning area, and the impact of the development alone would not lead to a deficit in provision. At this time, it is not anticipated that the County Council would seek a post 16 education contribution.

Built Heritage

The Conservation officer has considered the Heritage Assessment provided by the applicant and find that is in agreement with the assessment of likely impacts arising from the proposals on the setting of nearby built heritage assets (designated and non-designated). The County Council has no objections to the proposals from the built heritage conservation perspective.

Archaeology

The Archaeology team has checked the proposals against the Nottinghamshire Historic Environment Record. The lidar data shows that the site has been significantly impacted by the previous development of the site. The potential for archaeological survival is low and consequently no archaeological investigation or mitigation is recommended for the application as detailed.

Conclusion

It should be noted that all the above comments could be subject to change, as a result of ongoing negotiations between the County Council, the Local Planning Authority and the applicants. These comments are based on the information supplied and are without prejudice to any comments the County Council may make on any future planning applications submitted for this site.

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Should you require any further assistance in relation to any of these matters please do not hesitate to contact me, or if you have any queries with regards to developer contributions, please contact Will Lawrence, the County Council's Planning and Infrastructure Manager on 0115 804 2738 or by email: william.lawrence@nottscc.gov.uk

Yours faithfully

Tania Krasteva
Planning Officer
Nottinghamshire County Council

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