

Teversal, Stanton Hill and Skegby Neighbourhood Forum

Hill House

Teversal Village

Sutton in Ashfield

NG17 3JN

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Application for designation of Teversal, Stanton Hill and Skegby Neighbourhood Forum and designation of the Teversal, Stanton Hill and Skegby Neighbourhood Plan Area

The Neighbourhood Planning (General) Regulations 2012 state that, where an organisation or body submits a neighbourhood forum application to the local planning authority, it must include:

- a) The name of the proposed neighbourhood forum
- b) A copy of the written constitution of the proposed neighbourhood forum
- c) The name of the neighbourhood area to which the application relates and a map which identifies the area
- d) Contact details of at least one member of the proposed neighbourhood forum to be made public under regulations 9 and 10
- e) A statement setting out how the proposed neighbourhood forum meets the conditions contained in section 61F(5) of the 1990 Act.

For the avoidance of doubt, the following information and the paragraph references below relate to the information required in the order they are listed above.

a) **The name of the proposed forum** is Teversal, Stanton Hill and Skegby Neighbourhood Forum

b) **Teversal, Stanton Hill and Skegby Neighbourhood Forum written constitution**

A draft constitution was discussed at the open meeting on 23rd September; minor amendments were proposed and a vote taken to support the adoption of this constitution at that meeting. The amended constitution was also put on the Teversal, Stanton Hill and Skegby Neighbourhood Plan website. For clarity at a second open meeting on 23rd November with the confirmed 21 members of the forum a second vote was taken to confirm this constitution. The approved constitution is at Appendix 1.

c) **The Neighbourhood Area**

The map shows that from B to A (from north west to north east) the boundary is the same as Ashfield District Council North Ward Constituency boundary but from a point where the constituency boundary meets Skegby Lane it varies at the point marked 'A' to exclude the site of Kings Mill Hospital thereafter crossing Kings Mill Road to take in Grendon Way, Grafton Close, Cosgrove Avenue, Bythorn Close, Ashton Court Whilton Close, Dalestorth Close and houses on Dalestorth Road before rejoining the Sutton North Ward Constituency boundary where Dalestorth Road meets Dalestorth Street. The boundary then encloses the houses on Leyton Avenue, Ashfield Street, Forest Road, Lound House Road, Homecroft Avenue, Whitehead Lane, and Rosemont Close after which it takes a straight line to Carsic Road where it takes in parts of Stoneyford Road, The Sycamores and Fisher Close before rejoining the constituency boundary at point 'B'.

The justification for this southern boundary is outlined below.

Appendix 2 shows the proposed Plan area.

Justification Plan Area

The extent of the Neighbourhood Plan Area was discussed at 2 open meetings on 23rd of September and 23rd October. The proposed Plan area was promoted on the Neighbourhood Forum web site, notice boards across the three areas including those in Skegby, Teversal Visitor Centre, Teversal Scout Hut, Teversal Manor Room, Healdswood Library, Stanton Hill Co-operative Store and other retail premises.

21 local residents attended the September meeting and 24 attended the October meeting with 6 apologies. At both meetings there was representation from the 3 communities and the second meeting (at which the Forum membership was confirmed) attendees also voted on the boundary as shown

At the September meeting there was debate amongst the attendees about whether Fisher Close should be within the Plan area or not. As no one was at this meeting from Fisher Close the Chair agreed to leaflet the area in question to seek the views of these residents about whether they wished to be included or not. All the properties were duly leafleted on Fisher Close, The Sycamores and Stoneyford Road as far as the junction with Carsic Road. The flyer is attached at Appendix 3.

At the October meeting the results of that consultation were considered. There were 6 responses to this consultation all of which expressed the wish to remain in the Plan area and two persons attended the meeting in October, both of whom are now members of the Forum and one a member of the Forum Management Committee. The Forum voted to include Fisher Close because the reason given by those who did respond was that they currently felt no affinity with other parts of Sutton-in-Ashfield and in particular with the large Carsic Estate adjacent. It is noted that the Boundary Commission's recent final recommendations include Fisher Close in a separate Ward from Carsic Estate thus recognising its separate identity. The participation of residents of Fisher Close and the small concentration of properties on Stoneyford Road on the Forum means that the area will be represented. The inclusion of this area and the positioning of the boundary line is also a recognition of the impact any proposed development over the Plan period may have on the setting between Fisher Close and Brierley Park Close and the desire that residents of Fishers Close and environs have to shape future development in their area.

Representations were then made to the October meeting on behalf of residents of the houses surrounding Cosgrove Avenue as they too wished to be included in the Plan area. After discussion it was agreed to redraw the boundary to exclude the site of Kings Mill Hospital but to include Grendon Way, Grafton Close, Cosgrove Avenue, Bythorn Close, Ashton Court Whilton Close, Dalestorth Close and houses on Dalestorth Road before rejoining the Sutton North Ward Constituency boundary where Dalestorth Road meets Dalestorth Street. The Forum could see no purpose in including Kings Mill Hospital as this is an entity in its own right serving a far greater area than that of the proposed neighbourhood and of Ashfield itself. Its inclusion would add nothing but profound complications and substantial costs to the Plan process where the Forum can have little or no input into the use of that site. Consequently the area to the south of Grendon Way has also been excluded from the neighbourhood area. From Dalestorth Road the Forum believes that the boundary follows a logical course including only those properties that consider themselves part of Skegby.

The boundary line from Rosemont Close has been drawn to exclude the large Farndale Estate and Quarrydale School neither of which has traditionally been considered part of Skegby. In fact access to the Farndale Estate is gained from Stoneyford Road well beyond the Skegby boundary. From Vere Avenue therefore the path of the boundary has been determined by the inclusion of Fisher Close.

Teversal, Stanton Hill and Skegby are settlements on the northern fringes of the District and have always had their own, distinct identity within greater Sutton-in-Ashfield yet share an overlapping heritage and today share many facilities, such as doctor's surgeries, a library, post office, a pharmacy, retail outlets and even a petrol station. Stanton Hill contains the most significant retail space and industrial areas providing employment. The Trails Network, Silverhill Wood and Brierley Forest Park are recreational facilities valued by residents of all three areas. The 3 areas are diverse in nature with Skegby being the predominantly residential in character. Teversal has the majority of green space and a wealth of historical landmarks and listed buildings. Stanton Hill faces a number of challenges including social deprivation and a struggling High Street.

Residents have realised that the very diversity offers many opportunities and that the challenges facing each of the 3 areas do not conflict but dovetail neatly. Additionally the results of a SWOT analysis across attendees at the September meeting highlighted similar concerns amongst residents from all 3 areas such as sympathetic housing development, good design, the preservation of green space and many more. It is therefore apparent that residents across the neighbourhood area will find it possible to work together to seize the opportunities offered by a neighbourhood plan.

Where possible and in accordance with guidance, the Neighbourhood Plan Area follows an existing boundary (Ashfield District Council's constituency boundaries). The Forum has noted the recommendations of the Boundary Commission in its recent review and apart from the impact on Fisher Close noted above, the Forum does not consider that the recommendations have any impact on the chosen neighbourhood boundaries for the reasons outlined in this letter. Where the boundary encompasses Teversal and Stanton Hill this should pose no issue. Where Skegby meets the greater Sutton conurbation is more complicated but the Forum now feel that its chosen boundary makes a compact and logical entity and one that encloses those parts that are historically considered to be part of Skegby and where residents use that nomenclature in their address. This identity probably relates to the ancient Skegby boundary. Though a modern street layout and other infrastructure has been imposed the feeling of identity never goes away and is still reflected in

residents' allegiances.

Therefore rather than focus inwards the 3 areas have chosen to work together to create a holistic vision that is made possible by the exciting spectrum of challenges, characteristics and opportunities a joint approach provides. As an example this includes areas of opportunity in Stanton Hill and areas that are particularly valued such as Teversal, its green space and conservation area.

The Forum has listened to residents and as a result the proposed Neighbourhood Plan Area is considered to be a socially coherent area with which local people can identify. The proposed area also epitomises the wide range of built environment forms (houses, retail, employment) and open space that makes this part of Ashfield District Council so diverse.

Community Engagement in Establishing the Forum

The September meeting was advertised in the local press, by word of mouth and on notice boards and by using e-mail circulation lists throughout the 3 areas and anyone with an interest in finding out more about being part of the Neighbourhood Plan process was invited. Although there was representation from across the 3 communities, attendees at this meeting were asked to invite neighbours, friends and any other representatives from local groups or businesses to a follow up meeting in October. This meeting was similarly advertised across the 3 areas and additionally by reference to website www.tssneighbourhoodplan.org.

This website now contains comprehensive information about the Forum and the plan process together with contact details that have already been used by members of the public. It also contains details of all Forum meetings including minutes that can be accessed by the public at large.

This networking and the website proved effective as more people from all 3 areas attended. Both meetings were supported by Helen Metcalfe from Planning with People who discussed the purposes and process of producing a Neighbourhood Plan. There was free and frank discussion about the pros and cons of doing a Neighbourhood Plan including the opportunities to shape future planning policy within the parameters of the Neighbourhood Planning Regulations. Consequently, all the Neighbourhood Forum members are clear about the remit of Neighbourhood Planning and the extent to which it can shape District planning policies.

At the second meeting 30 people from across the Plan area wanted to be members of the Forum. The membership now includes residents, business owners, representatives of voluntary organisations including the Church and Kings Mill Hospital Trust as well as local politicians, thus representing a wide spectrum of views and input. Although this exceeds the 21 required by law a complete list is attached at Appendix 4 for the Council's perusal. (In accordance with the Neighbourhood Planning Regulations, for the public consultation on the designation of the Forum, only the name and contact details of Mr Vardy should be made public.)

The October meeting also resulted in 9 people agreeing to be members of the management committee and 2 more have subsequently joined, which means the group has a strong committed group of local people willing to drive the Plan process forward.

Public engagement and consultation has continued since the October meeting and will continue throughout the Plan process.

d) Teversal, Stanton Hill and Skegby Neighbourhood Forum contact details:

Mike Vardy, Hill House, Teversal Village, Sutton in Ashfield, NG17 3JN Tel: 01623 554969

e) How the Neighbourhood Forum accords with section 61 (F) 1990 Act.

The purpose of the Plan is to use the input and expertise of residents, businesses and community organisations and local politicians within the communities of Teversal, Stanton Hill and Skegby to provide detailed planning policy that will be specific to where they live and work. Possible policy areas will include supporting:

1. a housing mix and type to meet local as well as wider District needs
2. a design policy that ensures new development enriches and does not diminish the existing built fabric
3. regeneration proposals for Stanton Hill retail centre
4. the protection and extension of the green infrastructure provision
5. employment opportunities
6. transport infrastructure
7. protection and enhancement of historical built environment and historical settings,
8. to develop capacity skills for local people to take control of their environment and engage with Ashfield District Council

The Plan policies will sit within and be in accordance with the existing Ashfield District Council Local Plan 2002 and the emerging Local Plan. They will be underpinned by District and local evidence. The local evidence will in large part be produced by making use of the wealth of local knowledge from those on the Forum and from a series of public consultation events to be held across the 3 areas. The drafting of the Plan will be guided by the management committee.

We trust the foregoing confirms the intent of Teversal, Stanton Hill and Skegby Neighbourhood Forum to produce a Neighbourhood Plan for the area as defined.

Yours sincerely

Mike Vardy on behalf of
Teversal, Stanton Hill and Skegby Neighbourhood Forum

Appendix 1 Constitution

Appendix 2 Plan area

Appendix 3 Leaflets, flyers to promote Forum and Plan area

Appendix 4 Full list of Forum members (to be redacted for wider circulation)