

Mr J Legg
Executive Officer
Planning Inspectorate
Temple Quay House,
2 The Square,
Temple Quay,
Bristol,
BS1 6PN

Contact:	John Bennett	Our Ref:	V/2022/0629
Direct Line:	01623 457230	Your Ref:	3350529
Email:	John.bennett@ashfield.gov.uk	Date:	17 December 2024

Dear Mr Legg

Planning Appeal Land at junction of Newark Road and Coxmoor Road, Sutton In Ashfield

The Council attaches the proof of evidence and summary of its planning witness, Christopher Whitehouse. Mr Whitehouse has concluded, following the submission of additional surveys by the appellants during the appeal period and the subsequent consultation response raised in response to them by the Councils Land Contamination Officer, that sufficient information to demonstrate that the proposal would not offer risks arising from contamination, subject to the use of appropriate conditions, has now been provided.

In overcoming the conflict identified within resolved reason for refusal 4 and in having regard to the December 2024 NPPF, he concludes that the totality of the benefits of the proposal would outweigh the remaining conflict with development plan policies, and that planning permission should be granted in accordance with paragraph 11d)ii) of the Framework.

The Council have had regard to Mr Whitehouse's evidence and have as such resolved to withdraw its putative reasons for refusal and withdraw their objection to the appeal proposal.

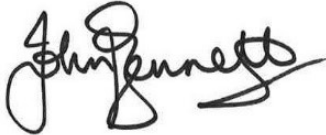
The Council recognises its continued duty to the Inquiry and will continue to progress matters relating to a schedule of draft planning conditions and proposed obligations. It is also recognised that Councillors Zadrozny and Relf maintain their respective objections to the proposal as individuals and are raising submissions to the Inspector; and that other members of the public will require the opportunity to make representations at the Inquiry event.

Address: Council Offices, Urban Road, Kirkby-in-Ashfield, Nottingham. NG17 8DA
Tel: 01623 450000 **Fax:** 01623 457585
www.ashfield-dc.gov.uk

If reasonable adjustments are needed to fully engage with the Authority - contact **01623 450000**

I have also forwarded this information to the appellants including all the attachments to provide them with an update on this matter.

Yours sincerely

A handwritten signature in black ink, appearing to read 'John Bennett', with a stylized flourish at the end.

John Bennett
Executive Director – Place
Ashfield District Council