

EMS.2254

8 March 2024

Richard Sunter
Ashfield District Council
Urban Road
Kirkby in Ashfield
Nottingham
NG17 8DA

Sent by Email Only

Dear Richard,

Newark Road, Sutton-in-Ashfield

In response to the comments received from Nottingham County Council on 21 February 2024, please find attached the following suite of revised drawings/documents which reflect the inclusion of the unregistered land within the red-line boundary:

- Site Location Plan (EMS2254_018 01 Rev D)
- Proposed Access Junction Layout (ADC1580-DR- 012 P9)
- Illustrative Masterplan (EMS2254_102 01 Rev L)
- Ownership Certificate C

The revised access plans depict the two routes previously set out (Works A, the scheme confined to land under the applicant's control and Works B, the scheme which utilises the unregistered land). It continues to be the applicant's intention to deliver Works A and we would accept a condition in relation to its delivery before first occupation. It continues to be our view that this is acceptable and appropriate in the context of the wider provision of sustainable links from the site.

The proposal however seeks permission for both.

The applicant would also be willing to enter into an agreement to use reasonable endeavours to implement Works B. This should alleviate the concerns of the County Council.

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I would be grateful if you could arrange for these documents to be uploaded to the public access system as soon as practicable, so that it coincides with the publicity in the Nottingham Post to advertise the application through a Notice 2.

The attached a Certificate C updates the Certificate B completed as part of the original application form.

Yours Sincerely



Clare Clarke

Director
clare.clarke@pegasusgroup.co.uk