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From: R.Steel

Sent: 19 April 2021 16:20

To: 'Martin Bagshaw' <martin@mhbplanning.co.uk>

Subject: RE: V/2020/0615 - Proposed residential development of up to 142 dwellings, Stubbin Hill Farm

Dear Martin,

I have not received anything back from the Highways Authority. I have chased.

I have been made aware someone from the Nottinghamshire Wildlife Trust is currently looking at this, so comments are imminent.

The heads of terms for the 106 are as follows:

- Primary Education - £615,760
- Secondary Education - £549,125
- Bus Service Contribution - £125,000
- Bus Service Infrastructure - £33,500
- Healthcare - £79,946.25
- Public Open Space - £284,000
- Public Realm - £142,000
- Monitoring Contribution - £2,500
- Highways – Unknown
- Affordable Housing – 10%

I have also attached a CIL compliance note to the email.

Kind Regards

Robbie Steel
Major Projects Officer
Ashfield District Council
Urban Road
Kirkby-in-Ashfield
NG17 8DA

Phone: 01623 457 464
Mobile: 07547 404 035
Email: r.steel@ashfield.gov.uk

From: Martin Bagshaw <martin@mhbplanning.co.uk>

Sent: 19 April 2021 12:13

To: R.Steel <R.Steel@ashfield.gov.uk>

Cc: mark.collins <mark.collins@wellandgroup.co.uk>

Subject: RE: V/2020/0615 - Proposed residential development of up to 142 dwellings, Stubbin Hill Farm

This message originated from outside your organization

Hi Robbie

Any response from Highways yet on the Transport Addendum or from the Notts Wildlife Trust?

I also note from your previous email that you were going to provide a list of heads of terms for any Section 106 Agreement for the site w/c 12th April?

Look forward to hearing further from you

Regards

Martin

Martin Bagshaw MRTPI
MHB Planning Ltd
martin@mhbplanning.co.uk
07805 503581



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From: R.Steel <R.Steel@ashfield.gov.uk>

Sent: 01 April 2021 14:59

To: Martin Bagshaw <martin@mhbplanning.co.uk>

Subject: V/2020/0615 - Proposed residential development of up to 142 dwellings, Stubbin Hill Farm

Dear Martin,

As discussed yesterday, I am writing to confirm that the next Planning Committee for Ashfield is due to take place on the 26th May and therefore the aim is to present the application to that Committee. I would therefore be grateful if an extension of time can be agreed until 31st May 2021? Please note, that any information should therefore be back really to me no later than the first week in May.

In regards to the revised information:

- **Highways** – I am still waiting for comments from the Highways Authority following the submission of the Transport Addendum. I have chased these for a response today.
- **Built Heritage** – Comments from the Councils Conservation Officer (attached) advising the historic farmstead building on site should be retained. I would be grateful for your review and comments on this.
- **Ecology** – I note your recent email to Natural England r.e. the CEMP. I can confirm that a response from Nottinghamshire Wildlife Trust has yet to be forthcoming. Can you please advise on the status of the updated surveys required by your submitted Ecological Report (Bat, Badger and GCN surveys)?
- **Minerals & Waste** – I note your geotechnical consultant is currently reviewing this matter. I would also like to note that Nottinghamshire Minerals Local Plan has now been formally adopted, see further information here:
<https://www.nottinghamshire.gov.uk/planning-and-environment/minerals-local-plan/new-minerals-local-plan>

Finally, and without any prejudice to the future decision by the Council, I will be providing a list of heads of terms for any Section 106 Agreement for the site w/c 12th April. Though, I note that many of the figures are already available to yourself through the consultee responses.

Kind Regards

Robbie Steel
Major Projects Officer
Ashfield District Council
Urban Road
Kirkby-in-Ashfield
NG17 8DA

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