

EMS.2818

12 August 2022

Development Management  
Ashfield District Council  
Urban Road  
Kirkby in Ashfield  
NG17 8DA

Dear Sir/Madam,

**Land at Newark Road, Sutton in Ashfield – Submission of Outline Planning Application on behalf of Hallam Land Management.**

**Planning Portal Reference Number: PP-11472558.**

We refer to recent discussions and correspondence with the Council in relation to Hallam Land Management's (HLM) planning application for proposed development of land at Newark Road, Sutton in Ashfield (ref V/2017/O565) (the Original Application).

On 19 July 2022 we wrote to the Council, providing various updated reports in relation to the Original Application. This was further to our previous discussions with the Council that there would be benefit in doing so, with a view to assisting the Council in its determination of the Original Application. However, the Council reverted (see Mr Morley's email dated 26 July 2022) stating that the Council would not accept the documentation. We consider such a position unreasonable and refer to Walker Morris' subsequent letter dated 9 August 2022, sent on behalf of HLM.

Following our discussion earlier today, HLM hereby submit a new planning application, comprising the updated material. This is without prejudice to our client's position, that they do not consider the making of a new planning application necessary and as to the reasonableness of the Council's position.

Please find enclosed an outline planning application for residential development of up to 300 dwellings, open space, drainage and green infrastructure. All matters are reserved for future approval, save for details of access with all matters reserved except for access. The planning application is submitted on behalf of Hallam Land Management.

The application has been submitted via the Planning Portal, and comprises the documents listed below:

1. Application Form
2. Site Location Plan

4 The Courtyard, Church Street, Lockington, Derbyshire, DE74 2SL  
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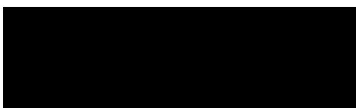


3. Illustrative Masterplan
4. Design and Access Statement
5. Consultation Statement
6. Landscape and Visual Impact Assessment
7. Flood Risk and Drainage Assessment
8. Transport Assessment
9. Travel Plan
10. Consolidated Transport Assessment
11. Preliminary Utilities Assessment
12. Phase 1 Geo-Environmental Report
13. Preliminary Ecological Appraisal
14. Biodiversity Net Gain Assessment
15. Archaeological and Built Heritage Desk Based Assessment
16. Geophysical Survey Report
17. Arboricultural Assessment
18. Noise Assessment
19. Air Quality Assessment
20. Agricultural Land Quality Assessment
21. Lighting Assessment
22. Independent Lighting Assessment (Peer Review).

The necessary planning application fee of £37,546.20 (including Planning Portal Service Charge) has been paid direct via the Planning Portal.

I trust the enclosed is sufficient to validate the application, however, should you require any further information, please do not hesitate to contact me.

Yours sincerely



**Clare Clarke**  
**Associate Planner**  
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Enc.