

Mrs S Housden
c/o Mr I Kemp
Sent via email to: idkemp@icloud.com

Date: 27 June 2019
Our ref: 23744/01/MHE/JHn/17495871v2
Your ref:

Dear Mrs Housden

Mansfield District Local Plan - Policy H1 Housing Allocations

We write on behalf of our clients Commercial Estates Projects (CEP) and Hallam Land Management (HLM) in respect of their land interest at Penniment Farm.

During my attendance at the Mansfield District Local Plan Examination in Public (EiP) on 15 May 2019 relating to Matter 3, we discussed our proposal that our client's site at Penniment Farm should be recognised as having capacity to deliver approximately 600 new homes.

We confirmed that the technical work submitted as part of the planning application (ref: 2018/0552/OUT) assesses this capacity, which has increased from 430 new homes as a result of a greater number of homes being delivered through Phase 1 than was originally anticipated. Recognising the site as an allocation with capacity to deliver approximately 600 new homes within Policy H1 represents the most accurate and up-to-date position and would ensure that the Local Plan is sound.

When discussing this at the Matter 3 session, we confirmed that we would propose policy wording to form the proposed modification to Policy H1. This wording is hereby set out below.

“Development Site H1 a

Penniment Farm

This site is allocated for approximately 600 new homes subject to:

provision of onsite open space;

retention and enhancement of the existing public right of way along Penniment Lane;

provision of landscaped buffer to the A167 at the western boundary;

The following will be required to mitigate the impact of development on the following junctions and improve connectivity:

- *A new signal controlled site access junction on Abbott Road (including pedestrian facilities on all arms).*

- *A new footway/cycleway on the western side of Abbott Road to connect the new footways/cycleways within the development to the existing infrastructure to the north and south of the site.*
- *Two pedestrian refuges on Abbott Road, one in the vicinity of Brick Kiln Lane.*
- *The signalisation of the existing junction of Abbott Road and Water Lane including pedestrian facilities.*
- *Alterations at the existing junction of the MARR and Abbott Road to allow two right turn lanes and alterations to the signal phasing will be delivered in accordance with the details approved.*
- *Carriageway widening at the Kings Mill Road/ Skegby Road junction.*
- *Improvements to the Chesterfield Road junction.*

We trust that the above is helpful and that Policy H1 can be modified accordingly.

Yours sincerely



Michael Hepburn
Senior Director