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From: [localplan](#)
Subject: [EXTERNAL]:Ashfield Local Plan - Main Modifications Consultation
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Dear Sirs

Ashfield Local Plan - Main Modifications Consultation

I refer to the above Main Modifications Consultation – and wish to record my general **support** for the Main Modifications proposed in respect of housing allocation site reference H1Vg (land north of Larch Close, Underwood).

Formal Representations

More particularly Main Modification MM82 is **supported** – which introduces a new housing policy for housing site H1Vg, setting out those specific site requirements (including the need for a new link road, a detailed landscaping scheme and an appropriate design scheme) for any development proposal coming forward pursuant to that allocation. The amended supporting paragraph (Main Modification MM83) is also considered helpful – and thus **supported**.

We also note that the Council has considered it appropriate to amend the anticipated annual housing delivery for this site at Appendix A - from delivery in 28/29 and 29/30, to 33/34 and 34/35.

As set out in all our previous representations to date, the landowners are extremely motivated to sell and deliver the site – and intend to market the site immediately on formal adoption of the Plan, with an expectation that housing on the site will be delivered at the very earliest opportunity.

This being the case, our view remains that the trajectory as originally set out (prior to these latest main modifications) is both accurate and realistic – and the Council should therefore revert back to this for the purposes of the adopted Development Plan.

Notwithstanding the above, it is of course the Council's plan – and the Council can therefore ultimately decide to remain with the current trajectory (noting that there would be sensibly be no resistance, or conflict with policy, should the site be delivered earlier than that anticipated in the latest trajectory).

I trust the above is helpful to you and the Local Plan Inspector – and will look forward to formal notification of the adoption of the Local Plan in due course.

This has of course been a long time coming – so many thanks to all the Policy Officers (and everybody involved) for all their hard work in finally getting there.

Kind regards



Nick Baseley
MA(Hons)TP MRTPI
Director



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