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Ms Carmel Edwards  
Program Officer  
Gedling Borough Council  
Arnot Hill Park  
Arnold  
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NG5 6LU

21<sup>st</sup> March 2017

Dear Ms Edwards

**RE: GEDLING BOROUGH COUNCIL LPD**

During the hearings in week two the Inspector requested certain information to be provided.

1. In respect of Site H12 Westhouse Farm, Bestwood, the position on the signing of the Section 106 Agreement was requested. This has been formally responded to by the Borough Council in Doc EX88 (Actions 54/55). These negotiations are actively proceeding.
2. With regard to Site H15 Main Street, Calverton, the question of who would develop the site was raised. Enclosed a copy letter from the Estate Agents instructed on the site which explains the position.
3. With regard to Site H5 Lodge Farm Lane, Redhill, the question of who would develop the site was raised. Enclosed a letter from the Estate Agents who have dealt with previous disposals of our holding at Lodge Farm and who will be dealing with the sale of Site H5 if allocated. This letter sets out the position.

I trust that this answers the Inspectors queries but if further information is required please do not hesitate to contact me.

Yours sincerely  
pp Langridge Homes Limited

**Roger L Foxall**  
Director

21 March 2017  
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Dear Roger,

**RE: Main Street/ Hollinwood Lane, Calverton- H15**

Thank you for the update on the progress on the Gedling LPD Inquiry. I understand that the Inspector is querying delivery rates on all sites and the ability to bring them forward early in the plan period. As you are aware, we have had early enquiries on the site and as it is your intention to offer the site for sale I would envisage good levels of interest when brought to the market.

I note that it will be your intention to apply for planning permission as soon as possible after the decision on the LPD is made, and at the same time proceed to a formal agreement with the chosen developer who will no doubt wish to apply formally with a tandem application for their own scheme, similar to your Stockings Farm Development with Bellway after the previous local plan.

I have reviewed the schedule of projected completions for this site (H15) in Gedling Borough Council's EX/59 document. I concur that, provided that the land is allocated in the LPD in October 2017, then completions of 25 dwellings in each of the years 2018-19, 2019-2020 and 2020-21 would be achievable. However, should there be any delay in the decision on the LDP then this would need to be factored in to these dates.

No doubt you will keep me informed as to the progress at the Inquiry.

Yours sincerely



Oliver Barnes BSc (Hons) MRICS  
Surveyor

Our ref: NHD/SJ/OG2

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16<sup>th</sup> March 2017

Mr R Foxall  
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Dear Mr Foxall

**Land at Mansfield Road, Redhill (H5)**

Thank you for your recent email regarding the above site and, as you say, the site is at present being considered for development in the Gedling Borough Council LPD. If, as you propose, the site was brought to the market following allocation for residential development, it is of a sufficient size and in the right location to attract offers to purchase from the national builders. Indeed, I have no doubt that an early sale could be achieved leading to early development of the site.

Yours sincerely



**Nicholas Dawes MRICS**

For and on behalf of Brown & Co – Property & Business Consultants LLP

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