



YOUR REF

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5<sup>th</sup> December 2023

FAO: Clipstone Parish Council

Subject to Contract

**Land at Seventh Avenue, Clipstone**

As I believe you are aware, the Welbeck Estate is currently engaged and working up a potential land exchange agreement with Clipstone Miners Welfare Community Trust which involves the submission of a planning application for Clipstone Miners Welfare Trust's Lido Ground site.

Clipstone Parish Council currently own a small block of open green space adjacent to the Lido Ground site which we understand is part of your future development plans following a recent public consultation.

We would like to include the Parish Council plot of land in our planning application for the Lido site and develop the same plot of land, at our cost, as per plan attached (the plans initial and draft and are subject to change and formal agreement). Our development plan for Lido Ground does not require the use of the council land, but we feel it adds to the scheme.

We do not need to purchase the land from the Parish Council and we can use your consent and Section Agreements to deliver the improvements shown.

We would like to provide pedestrian access from Seventh Avenue to Lido Site, we feel this pedestrian access would help to integrate new housing with the current village and provide better access for current residents to Mansfield Road. We have also shown it with some additional parking and a play space which we feel will enhance this under-used council asset.

If you agree, our proposal to council is as below:

1. The Welbeck Estate includes your plot of land in our planning application.



2. The Welbeck Estate develops the land as per the plan (subject to formal council approval).

If acceptable the above will mean the Parish council would not need to arrange and pay for:

- Plans and planning application
- Organise tenders,
- Fund project works,
- Organise to carry out physical works.

We are aware you do not have a full council meeting planned until January, but we intend to submit our planning application before 20/12/23 and we would welcome some form of written official approval (subject to future further Council approval) that it is acceptable to include your land in our application.

We are aware this is a late request, but the need to submit pre-Christmas is a recent but important requirement, and therefore we apologise for this irregular approach. We understand that the possibility of the Welbeck Estate wanting to acquire some council land had been discussed informally at council meetings, while this is now not required, we still intend to fully develop your plot of land provided at our cost leaving its ownership with the Council in the long term. We feel this to be of benefit to the immediate residents and community and we hope that you can agree for us to include your land in our planning application.

Yours faithfully