

Southern Home Ownership Limited
Fleet House 59-61 Clerkenwell Road
Farringdon
London
EC1M 5LA

Date: 14th January 2025

Please ask for: Mr S Davis

Tel: 01903 737874

Your Ref:

Our Ref: AL/138/24/AOO

Dear Mr Tanner,

Section 106 Town and Country Planning Act 1990 Application for Approval of Details to Satisfy an Obligation

Application for revised approval of the open space scheme as required under the second schedule, clause 1(a) of the section 106 dated 30-10-20 linked to Outline planning permission AL/21/20/OUT (previously approved under AL/97/23/AOO (in part) and AL/166/23/AOO).

Land North of Lee's Yard Lidsey Road Woodgate PO20 3SU

The obligation under Schedule 2, Paragraph 1(a) & (b), of the section 106 agreement dated 30 October 2020 (as amended 01/06/23) was previously agreed in part by AL/97/23/AOO on 08/08/23 and then in full by AL/166/23/AOO on 10/11/23. These clauses state:

1(a) "Prior to the commencement of the Development, (a) submit the Open Space Scheme to the Council for approval with a notice requiring written approval of the Scheme by the Council prior to the first occupation of the 19th Dwelling".

1(b) "not cause or permit the Development to be commenced until the Open Space Scheme has been submitted to the Council for approval".

You now propose an alteration to the Public Open Space scheme comprising the replacement of the previously proposed "Community Growing Area" with a grassed amenity space. The change also requires an amendment to the associated management arrangements. The change is due to the Parish Council no longer wishing to take on the community growing space. The following amended documents have been submitted:

- Soft Landscape Proposals CSA/5748/100 Rev D; and
- Landscape Management Plan CSA/5748/01 Rev C.

It is noted that the layout of the particular area will not be materially altered as it remains a 'green' area enclosed by a hedge although a bench is now proposed in place of a shed; rather it is the use of the space that will change from the growing of plants to general amenity. The Council's Landscape Officer raises no concerns with the changes.

The information has been reviewed by Simon Davis MRTPI (Principal Planning Officer of Arun District Council) and meets the requirements of paragraph 1(a) and (b) of the third schedule to submit the Open Space Scheme to the Council for approval.

To fully comply with the obligation(s) the development must be completed in accordance with the above details. If subsequent changes are required, amended details will need to be submitted and approved again before provision.

Please note this letter does not constitute a formal legal deed of discharge under Section 106A of the Town and Country Planning Act 1990 however the obligation status has been noted in the Planning Obligation Monitoring Records for any future enquiries.

If you have any queries please do not hesitate to contact the above case officer.

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning