[redacted]

From: Simon Davis
Sent: 25 October 2024 13:27
To: Rhett Flashman [redacted]
Subject: RE: Land North of Lee's Yard - Public Play Provision

Dear Rhett,

Thanks for your email setting out the question in detail. I agree with your assessment of the situation. Once the play space has been implemented in full accordance with the agreed details, the remaining plots (19th and beyond) can be occupied.

Kind Regards

Simon

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From: Rhett Flashman [redacted]
Sent: 25 October 2024 11:41

To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Land North of Lee's Yard - Public Play Provision

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Good morning Simon,

I hope you are well.

As discussed in our call earlier today, my Client at Land North of Lee's Yard has raised a question in regard to Condition 3 (Public Play Provision) of Reserved Matters application AL/108/22/RES.

We are currently in the process of handing over the first set of plots and installing the play space as approved under Condition 3; which was fully discharged on 30th April 2024 under discharge of condition application AL/19/24/DOC (please see attached a copy of the decision notice). As we approach the 19th occupation trigger, the Client has requested reassurance from the Council that once the play space has been installed occupations after the 18th dwelling can occur; with both no further submission for the condition required and that the Council will not look to prevent these occupations.

As we briefly discussed, it is my view that now Condition 3 has been fully discharged, it is for us to comply with the second part of the condition (underlined below) and that no further submission is required. Following the installation of the public play provision, dwellings after the 18th occupation can occur.

Condition 3 of the Reserved Matters states:
"Notwithstanding that the details of soft landscaping are approved through this decision, no development above damp proof course (DPC) level shall take place unless and until full details of the proposed public play provision has been submitted to and approved in writing by the Local Planning Authority. The public play provision shall be implemented in accordance with the approved details prior to occupation of the 19th dwelling and permanently retained thereafter."

If you could confirm that the Council is in agreement with my understanding of Condition 3, and that following the installation of the play space the remaining plots can be occupied, that would be greatly appreciated.

If you have any questions, please do not hesitate to contact me.

Many thanks

Rhett

Rhett Flashman
Planner

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