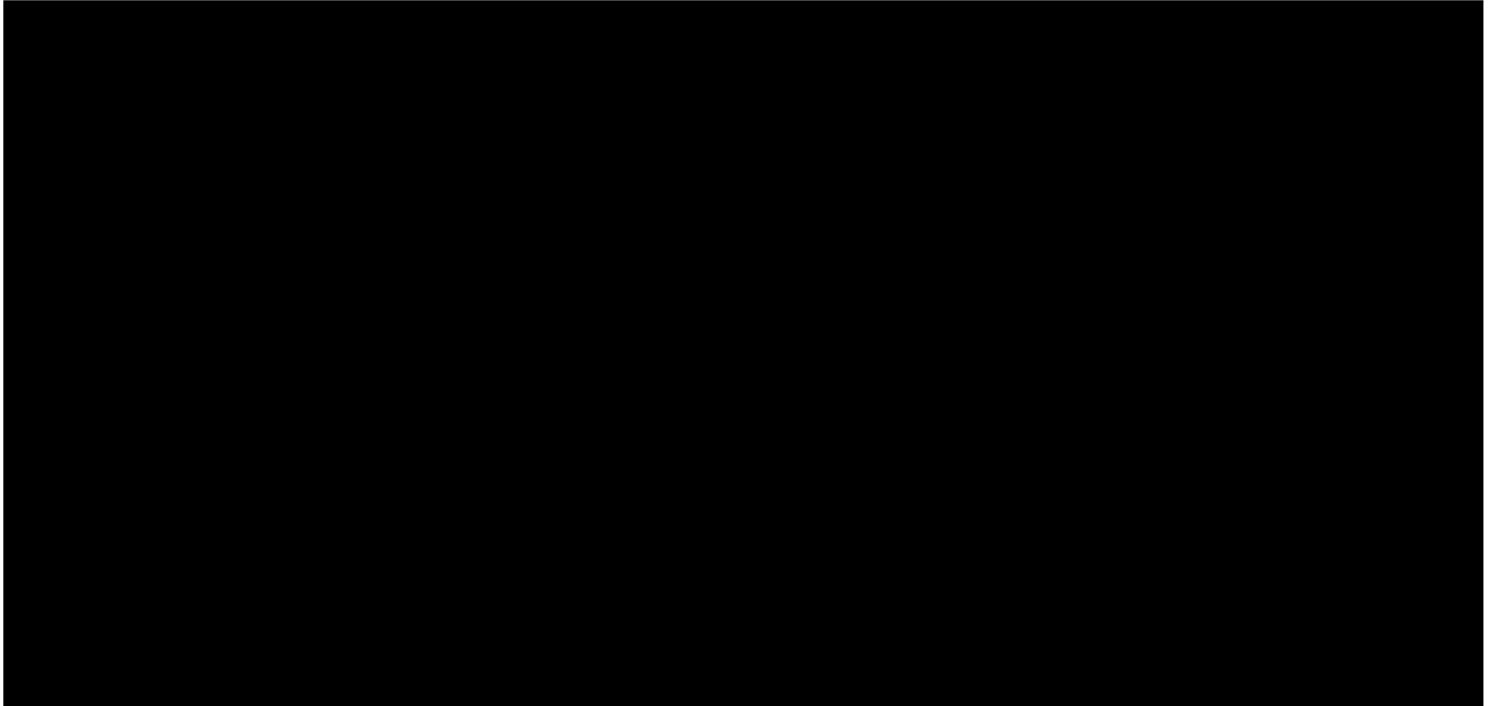


## Ronnie McGregor

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**From:** Amanda Scholes on behalf of Planning.Responses  
**Sent:** 31 October 2017 10:59  
**To:** Planning Scanning  
**Subject:** FW: LU/182/15/PL



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**From:** Graham, Laura [REDACTED]  
**Sent:** 26 October 2017 18:02  
**To:** Claire Potts  
**Subject:** S73 / Dov North Littlehampton

Hello Claire

Further to our conversation our justification for increasing the transfer of the Youth / Community Facilities and Playing Fields is as below:

### **Youth / Community Facilities**

We are proposing the following:

- approval of schemes by 350th occupation (no change to this trigger is proposed)
- offer transfer to town council by 450th occupation
- dispose of freehold to town council by 500th occupation
- transfer to town council by 650th occupation

The justification for pushing these triggers out is really about being realistic as to how long the various and planning and legal processes take, some of which is beyond our control. We also need to be able to fully service the land, which requires the delivery of the Central Wetland Area and Main Avenue. I am looking to progress an infrastructure application for these during the first quarter of next year, but we have to be realistic as to how long it will take to achieve planning given that it will be a relatively complex technical application. We then have to implement both elements and they are not the type of on site infrastructure that can be delivered quickly. It is not considered that pushing these triggers out will leave the development in deficit of its wider infrastructure. As per page 5 of the DFD we are looking at achieving 600 occupations during 2020, which means 650 will be reached by mid 2021 at the latest. The town council have 5 years after transfer to deliver the facilities, which would take us to mid-2026. We are

anticipating that the development will take until 2026 to deliver in its entirety (and this is based on current market expectations) so the community facilities even on a worse case scenario should be in place around the time the last residential dwelling is completed.

## **Playing Fields**

The reason for pushing out the delivery of the playing fields until the 1000th occupation is again due to being realistic about site delivery. Following approval and implementation of the Central Wetland Area and Main Avenue we will be looking to deliver the residential development in a clockwise formation, though there will be breaks when we have to focus on the retail element. The playing fields can not come forward until parcels E4 and E6 are delivered as the access road the playing fields will come forward as part of these developments. These parcels are likely to be ones that are delivered towards the end of the construction period.

It is also relevant to consider H&S implications - it will not be possible to open the playing fields until the surrounding residential development in parcel E4 and E6 are delivered.

Therefore, in both instances we are just trying to be realistic with timescales and when these elements will practically be delivered. As we are revisiting the s106 through the DoV process it makes sense to try and agree changes that can be complied with.

With regard to Schedule 10 and the latest version of the DoV I will get this circulated tomorrow morning.

Kind Regards  
Laura

Laura Graham  
Head of Planning

Land & Technical Department

Persimmon Homes Thames Valley  
Persimmon House  
Knoll Road  
Camberley  
Surrey  
GU15 3TQ

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