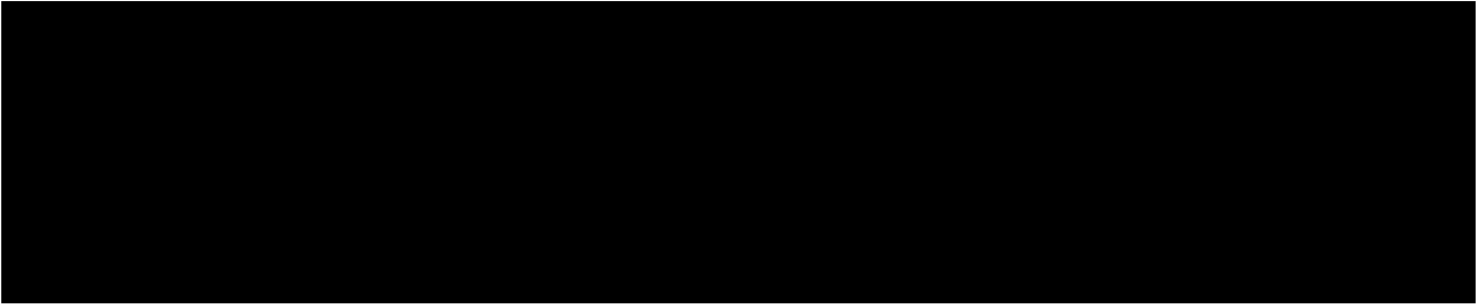




From: paul collins [REDACTED]
Sent: 27 November 2018 14:11
To: Karl Roberts; Neil Crowther; David Easton
Cc: Planning.Responses
Subject: P/25/17 OUT,P/6/17 OUT, P/140/16 OUT & P/134/16 OUT
Importance: High

Dear All

I note that despite all advice to the contrary you issued the decision notice and the S106 Agreement in respect of P/140/16 OUT on 22 November without referral back to your Committee.

The OPP issued and the S106 Agreement in respect of P/140/16 OUT clearly stand alone and are not linked in any way to P/25/17 OUT, P/6/17 OUT or P/134/16 OUT and if implemented as issued (as they can be) will not deliver the comprehensive planned development and associated cumulative infrastructure required by the relevant ADLP 2018 Policies and/or that required in relevant consultation responses.

Furthermore it is now clear that the development proposed under applications P/6/17 OUT and P/134/16 OUT will now need to be amended by deleting the proposed Care home of up to 80No. beds and D1uses of up to 4000sqm including a 2 form entry Primary School (P/6/17 OUT) and the land for a replacement scout hut and land for either a 1FE primary school or care home (P/134/16 OUT) and any grant of OPP and related S106 will need to link the implementation of both to each other and that approved under P/140/16 OUT if they are to be considered compliant with the relevant ADLP 2018 Policies.

A comprehensive planned development for SD1/SD2 in compliance with the relevant ADLP Policies does not require 3 standalone OPPs which if implemented as currently proposed would deliver 3 Primary schools, 3 community hubs, 3 care homes and 2 scout huts but does require what is currently missing. i.e. an overall masterplan for the Strategic allocations endorsed by the Council together with linked OPPs and S106 Agreements syncing the implementation of all to the delivery of that masterplan .

In the case of P/134/16 OUT this will require that this application (with or without alteration) is referred back to the Committee so that they can reconsider the matter in the light of all relevant material considerations if a lawful decision is to be made as the current intention to issue the decision and a related S106 by 30 November 2018 cannot be achieved without significant changes to the planning permission to be granted and/or the S106 heads of terms considered by the Committee when they resolved to grant OPP subject to a S106 on 13/11/18 .

In the case of P/25/17 OUT this will need to be considered in the light of the OPP and S106 for P/140/16 OUT as the development proposed is in any case dependent on the implementation of P/140/16 OUT for access to the public highway.

P/6/17 OUT stands deferred by the Committee in any case and it too will now need to be reconsidered in the light of all relevant material considerations.

Please can you advise as to your intentions in these regards.

Thanks

Paul Collins BA (Hons) DipTP MRTPI



RTPI

Chartered Town Planner