

From: Simon Davis
Sent: 20 January 2021 10:53
To: Planning Scanning
Subject: FW: Y/143/20/PO Application to Modify Planning Obligation Bonhams Field

Application Correspondence "ADC Response to YPC Objection"

From: Simon Davis
Sent: 20 January 2021 10:53
To: [REDACTED]
Cc: [REDACTED]
Subject: Y/143/20/PO Application to Modify Planning Obligation Bonhams Field

Dear Andrew,

I write further to the Parish Council's comments on this application. Please note that there is an existing S.106 on Y/1/17/OUT which requires an off-site contribution to the Yapton Parish play area. This can be viewed on our website. I now respond to your points below:

1. The contribution forms part of the update to the S106 agreement

A contribution already forms part of the existing agreement attached to Y/1/17/OUT, as per the following extract:

"Off-site Play Area Contribution" means a contribution of £1,600 per Dwelling up to a maximum sum of £89,600 to be used to fund improvements to the Yapton Parish Play area

2. The contribution will be paid before occupation of the first property

This is already in the existing 106 – see following extract:

5 OFF-SITE PLAY AREA CONTRIBUTION

5.1 To pay the Off-Site Play Area Contribution to ADC prior to the Occupation of the first Dwelling

5.2 Not to Occupy any Dwellings until the Off-Site Play Area Contribution has been paid to ADC

3. The size of the contribution is no less than the full cost (including ground preparation, planting, fences, equipment, and so on) of the play area it is replacing

I am unable to confirm this as the contribution was calculated in 2017 when we were using our previous open space standards. However, these figures were correct at the time of the determination of Y/1/17/OIUT and it would not be possible to update these figures through this application. I also understand that whilst not explicitly stated, the contribution would be subject to index linking and therefore would increase in line with inflation.

4. The S106 explicitly allocates this contribution to Yapton Parish Council to spend positively on Yapton's King George V Playing Field and play areas

See point 1 above. This is not explicit that it is for the King George V site but I think it is fair to say that this is where the Yapton Parish play area is.

On this basis, can you confirm that the conditions have been met and as such, the objection does not apply.

Kind Regards

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Directorate of Place

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