

[REDACTED]

From: Simon Davis
Sent: 25 April 2019 12:30
To: Paul Spratt [REDACTED]
Cc: Matthew Utting [REDACTED]
Subject: Y/4/19/RES Cinders Lane

Dear Paul,

Good to meet you yesterday.

Yesterday, following our impromptu discussion, it was brought to my attention that the reserved matters layout does not show any play space provision. The indicative layout supplied with the Outline showed a LAP and a LEAP within the POS area but these are no longer shown. I am aware that the S.106 does not contain any requirements for the provision of either play facilities or off-site contributions and this would appear to have been an oversight on the part of myself and my colleague who had initiated the S.106 instruction. However, my officer report was clear that the proposal was in accordance with the open space policy on the grounds of there being 0.19 hectares of informal open space (including two children's play facilities at 0.1ha and 0.4ha) and 0.11 hectares of new allotment space.

Therefore I require that the layout now show the LAP and the LEAP. As per the outline, these can be within the area of the POS, provided that the remaining public open space is at least 0.25ha (0.19 POS + 0.11 allotments – 0.5 play areas) and is in a useable form.

Once we have this on plan form, we can then instruct our solicitors to prepare an amendment to the S.106 in order to secure the play areas and the necessary management plan or maintenance contributions.

Please note that I am not available by phone today, back in the office tomorrow.

Kind Regards

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