

[REDACTED]

From: matt.allsopp [REDACTED]
Sent: 10 January 2018 14:56
To: Simon Davis; [REDACTED]
Subject: RE: Cinders Lane, Yapton - Y/5/17/OUT & Y/32/17/OUT

Simon,

My client is happy to agree to your proposal.

We hope this helps speed up your determination of the application.

Kind regards,

Matt Allsopp
Principal Planner

WYG

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[REDACTED]

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From: Simon Davis [<mailto:Simon.Davis@arun.gov.uk>]
Sent: 10 January 2018 12:45

[REDACTED]

Subject: Cinders Lane, Yapton - Y/5/17/OUT & Y/32/17/OUT

Dear Steve and Matt,

I write to you as the agents for applications Y/5/17/OUT & Y/32/17/OUT.

I am currently reviewing draft 106 agreements for your two sites.

I note that the northern part (Y/5/17/OUT) is proposing to provide a LAP, LEAP as well as informal POS & allotments and these are shown on the indicative layout.

However, the southern part (Y/32/17/OUT) proposes no POS and no play.

The Neighbourhood plan policy requires under criteria 2 “the provision of an appropriate accessible green space within the site”. In addition, our open space policy requires both on site POS and either on-site play or a contribution to off-site.

I do not consider that any more contributions to the King George V Field in Yapton will be CIL compliant and therefore it would not be possible to require an off-site play contribution for Y/32/17/OUT.

Both sites will be linked and therefore those residents in the southern part will benefit from the play & POS facilities in the northern part. I do not believe it is fair that the northern part provides play & POS which is available to residents of the southern part but that the southern part does not provide anything or contribute in some way.

Therefore, would the applicant for the southern part be prepared to accept a clause within a 106 requiring a contribution for off-site play to be spent on the northern part of the site?

If this would be agreeable then this contribution should be spent on something additional to what is already proposed on the northern part (for example enhancements to a standard LAP or LEAP) as otherwise, if it were to offset the money to be spent by the developer of the northern part, it would mean that the northern part was no longer in complete accordance with the requirements of the SPG.

Steve – would this be acceptable to your client? Matt – in principle, have you any objections/thoughts?

I am not yet sure whether this would need to go in both 106's or just be included with in that for Y/32/17/OUT.

I look forward to hearing from you.

Kind Regards

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