

From: Simon Davis

Sent: 07 November 2018 14:35

To: 'Alexandra Eatough'

Subject: RE: Y/22/14 - discharge of conditions for outline permission for residential development at land at Kings Close, Yapton

Dear Alexandra,

I have no concerns with the proposed approach. If you provide a phasing plan with the submission, we can then specify that the discharge relates to a particular phase in accordance with a named phasing plan. We have used a similar approach on a scheme elsewhere where someone was only implementing a part of a permission and wanted only to discharge the conditions in respect of that part.

Kind Regards

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Save the environment - think before you print.

From: Alexandra Eatough

Sent: 07 November 2018 14:15

To: Simon Davis

Subject: Y/22/14 - discharge of conditions for outline permission for residential development at land at Kings Close, Yapton

Hello Simon

I understand you were the case officer for the outline and reserved matters applications for the residential development at land at King's Close, Yapton (ref. Y/22/14).

I have found correspondence between you and my ex-colleague, Ray Cole, agreeing a position in relation to Condition 17 of the outline permission, which reads:

"Prior to commencement of development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority."

On 12 April 2018, you confirmed, via email correspondence with Ray, that:

"In hindsight, it might have been more helpful if in finalising the condition, we had deleted the reference to commencement rather than the reference to occupation. We are not concerned therefore if you proceed to carry out the remediation works and submit the verification report prior to occupation."

As currently worded, even with the change to 'pre-occupation', delivering the affordable housing prior to 50% of the market element being occupied, will be a problem. Also, the developer would not be able to sell anything until the whole site is complete and all conditions discharged.

The developer is looking to release groups of plots at staged intervals. As such, we are seeking a process whereby the soil verification can be carried out in stages, by grouping plots, with a final report at the end.

Consequently, the partial discharge of Condition 17 is sought.

I wanted to seek your views on this approach. Would you be happy to proceed on the basis of a partial discharge of Condition 17?

We also intend to submit information to discharge Condition 5 of the outline permission, and Condition 2 of the Reserved Matters at the same time.

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Kind regards,

Alexandra Eatough | Senior Planner

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