

**Carl Stott**

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**From:** Carl Stott  
**Sent:** 08 February 2022 17:30  
**To:** 'Mark Pickrell'  
**Subject:** RE: Leconfield Road, Nanpantan - P/20/2199/2  
**Attachments:** Leconfield 20.2199 - Draft HoT Conditions.docx

Mark

Thank you for your email. As subsequently discussed this afternoon, I have the following initial comments:

### s.106 Heads of Terms

- Outdoor sports facilities should refer to 0.19ha rather than 0.81ha, as per Cara Wild's consultation responses.
- Allotments should refer to 0.02ha rather than 0.1ha, as per Cara Wild's consultation responses.
- Many of the various monetary contributions are based on 30no. dwellings. You advised that the s.106 Agreement will include a mechanism to recalculate these if fewer dwellings were proposed at the reserved matters stage.

### Conditions

- **Condition 2:** This should technically also require submission of details of Access as a reserved matter, as we are only seeking consent at the outline stage for the Point of Access.
- **Condition 3:** The up-to-date Tree Survey is that referenced P2164/0521/02/17/08/21 Final v3, as was submitted on 26<sup>th</sup> August 2021. The up-to-date Access Arrangement drawing is that referenced ADC1905-DR-100 Rev P5 (same road layout as per Rev P4 but with the amended plot layout shown in the background that aligns with the Rev F Illustrative Masterplan).
- **Condition 9:** The up-to-date Access Arrangement drawing is that referenced ADC1905-DR-100 Rev P5 (same road layout as per Rev P4 but with the amended plot layout shown in the background that aligns with the Rev F Illustrative Masterplan).

I also mentioned to you that the Transport Statement and Flood Risk Assessment/Drainage Strategy Report had previously been updated, simply so as to align with the Rev F Illustrative Masterplan (no changes to the road layout or drainage strategy respectively - just to show include the updated illustrative layout in the background). I'm not sure these were picked up on by the previous two case officers, so I have included them in this link for your ease of reference, along with the aforementioned Access Arrangement drawing and the Tree Survey: <https://we.tl/t-eJ0gmRT9bn>. I mentioned that it would be best for reference to be made to the appropriate documentation should the application end up at an appeal.

I'm awaiting comments from my client on the Heads of Terms/Conditions and will revert to you with any further comments as soon as possible but trust the above is helpful for now.

Please let me know if any queries.

Kind Regards

Carl Stott  
Director