

Ref: A112803-1
Email: planning.wellington@wyg.com
Date: 16th December 2019

Mrs Sue Southwell,
Development Management
Somerset West and Taunton Council
Deane House
Belvedere Road
Taunton
TA1 1HE

Dear Sue,

Planning Permission 36/18/0048 – Residential Development on land at Willey Road, Stoke St Gregory Nr Taunton

Further to our recent discussions, we write to formally request that the provision of the pavilion, granted under planning permission (36/18/0047) on land adjacent to the above site be formally accepted in lieu of the Public Open Space financial contribution from the above residential development that is required to be paid to the Council from the above referred to residential development.

The following planning permissions were sought and obtained:

- 36/18/0047 - Erection of replacement pavilion, equipment store and multi use games area, alterations to the access and provision of car parking area (as revised) at The Recreation Ground, Stoke St Gregory (Granted planning permission 21/06/2019).
- 36/18/0048 - Erection of 34 No. dwellings, (7 No. bungalows and 27 No. houses) with associated works including drainage, landscaping and highways works on land adjacent to Willey Road, Stoke St Gregory (Granted planning permission subject to a S.106 legal agreement on 31/10/2019).

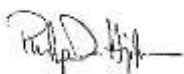
Schedule 3 of the S.106 legal agreement that forms part of the 36/18/0048 planning permission, concerns open space. Clause 8 within that schedule requires that, *“Unless otherwise agreed in writing by the Council the owner shall pay the Off-Site Play Contribution to the Council prior to the occupation of more than 50% of the Dwellings.”*

Paragraph 1.32 of the S.106 legal agreement defines the ‘Offsite Play Contribution’ as, *“a contribution of £3,263.00 per dwelling with two or more bedrooms to be used towards the provision of children’s play equipment at the existing playing field situated opposite the development.”*

At the time that the S.106 legal agreement was being finalised and sealed, our client was in discussions with the Local Planning Authority with broad support and a collective purpose to secure the provision of the pavilion, which is currently under construction, in lieu of the Offsite Play Contribution. Our client still wishes to formally agree this in writing as per provided for in Clause 8 of Schedule 3. We therefore submit this request in writing accordingly.

We look forward to receiving confirmation that this is agreed as soon as possible.

Yours sincerely,



Philip Higginbottom
Principal Planner