

David,

Further to our discussion earlier in the week and in the absence of any certainty surrounding the issue with the Council's new constitution, please can we proceed on the basis that the s73 application is to be determined by Committee, with a view to targeting the meeting on 12 August 2021.

As I mentioned on the phone, there is an imperative to commence Phase 1 this year and secure new lettings as quickly as possible, as this forms the backbone of the business plan and is key for unlocking the wider regeneration of the Site. Any delay to this initial phase, could therefore have significant ramifications for the overall strategy for the Site and what our Client hopes to deliver.

In light of this imperative, we would be happy for the application to be determined without amendment to Condition 9 (Contamination Report) and thereby remove any reliance on a further response from Environmental Health at this time. If a response confirming the submitted details are acceptable is provided in good time prior to committee, then we would clearly still welcome an amendment to Condition 9 to reflect this.

As discussed, the most immediate deadline is the translocation of the species-rich grassland which has been tentatively booked in for w/c 5th August. Clearly this precedes the determination of the application, and we discussed the potential for the Council to provide some form of written confirmation that the details submitted in relation to this, are acceptable. This would be welcomed.

I also agreed to come back to you on the following matters raised by statutory consultees and local residents:

Southern Water

Surface water from Area 2 will utilise the existing connections towards Penner Road. However, the final discharge point to public sewer has not been indicated in the submitted layout and should be confirmed by the applicant.

The final discharge point from Area 2 is into the existing private shared network that the current area drains to south of the site, not the public sewer network as mentioned in their comment. This is defined in the FRA report and accompanying appendices which shows the location and level of the receiving drain (p.114 of 300 in the pdf).

Economic Development

As stated in our previous comment on this proposal, given the scale of the development, the Economic Development office seeks that the applicant enters a Local Employment & Training Agreement to increase apprenticeship jobs, promote career opportunities and secure jobs for local

residents to contribute towards a reduction in out commuting. This comprises the following mitigation measures:

- *An agreement to assist in the placement of the apprentices and unemployed from the local area into jobs during occupation phase.*

Negotiation of obligations including; direct labour agreements, training, work experience/ placements and apprenticeships to be implemented before completion of the development.

It is noted that this was not requested at the time of the original application and does not form part of the agreed S106. The Economic Officer's response refers to Policy DR2 of the emerging Local Plan, but my reading of this policy (in the submission version) is that it refers to residential developments only (part e) and is not therefore applicable to this application. It would be helpful if you could confirm that this is the case and that no amendment to the S106 is therefore required.

Car Park Lighting

A number of local residents have raised the issue of light pollution associated with the lighting within the car park. I can confirm that the management of the park are currently in the process of moving the lights onto a timer system. It is anticipated that these works will be completed by 23 July. Our client is also open to working with local residents moving forwards, if moving onto the timer system does not resolve their concerns.

I trust this provides you with everything you need for your immediate purposes, and look forward to hearing from you once you've had a chance to review and consider our requests.

Kind regards

Susie

Susie Stephen

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