

4 December, 2006

Law and Administration
Essex County Council
DX 123300
CHELMSFORD 7

Your ref:

Our ref: CO/007222

For the attention of Jacqueline Millward

Please ask for Mrs C Oliva on 01799 510417
email: coliva@uttlesford.gov.uk

Dear Jacqueline

TAKELEY ISLAND SITES – SECTION 106 AGREEMENTS

You will recall that when the Priors Green development was in the initial planning stages, it was appreciated that the numerous small sites within the overall development site which were in separate ownership from the main developer, called 'island sites' for ease of reference, were seeking and being granted planning permission for development which otherwise would not have been granted were it not for the prospective larger development around them. The development on these sites needed to be regulated and linked to the main development. To this end Supplementary Planning Guidance was issued setting out the contributions to be paid by these sites in line with the contributions paid by the main developer and so there was uniformity amongst the island sites themselves. Also the commencement of development of each island site was to be linked to the commencement of a phase of development of Priors Green as set out in the Masterplan.

As there was to be uniformity between all the island sites a draft section 106 agreement was drawn up setting out all the contributions so that when the time came to negotiate the agreements with the individual sites we could use the same draft for each site, thus saving time and ensuring that all sites were dealt with in the same way. I sent this draft to your department and Linda Dalton dealt with this and she agreed the draft in December 2005. I enclose copies of the correspondence.

The first eight agreements were sent out at the beginning of October and the first one to be returned from the applicant was for Plot 1 Hamilton Road UTT/1084/03/OP and it was forwarded to your department. Much to my surprise it was considerably amended even though I had explained that the draft had been agreed by Linda Dalton. I now have the prospect of seven other agreements all being amended when I had hoped that the processing of these agreements would be largely straightforward. In the case of Plot 1 the applicant asked for a number of amendments which no doubt will happen with some of the other agreements, but if we start with an agreed draft it would be easier to deal with these. There are a further seven agreements waiting to be sent to applicants and we anticipate more island site applications.

Enclosed is a copy of the draft agreed by Linda Dalton and I should be most obliged if you could amend this to your requirements so that I can use this draft for future agreements and to amend the seven agreements already sent out.

Please let me know if you require any further information.

Yours sincerely

Christine Oliva
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