

01.08.22

Mr Andrew Frost
Head of Planning Services
Chichester District Council
East Pallant House
1 East Pallant
Chichester
PO19 1TY

Dear Mr Frost,

Application 14/01018/OUT, Graylingwell Park, College Lane, Chichester
Discharge of S106 first schedule, section 8 – provision of the Havenstoke Park sports pitches

I have been instructed by the applicant, Linden Downland Graylingwell LLP, to write concerning the above obligation clause.

Regarding the 2018 Graylingwell S106 agreement, Section 8 of the first schedule on page 29, paragraphs 8.1 – 8.4 reads as follows:

- 8.1 Prior to the First Occupation of the 400th Aggregate Dwelling Unit to submit the following to the Council for its approval (unless otherwise agreed in writing by the council)
 - 8.1.1 The details and the specifications of the Havenstoke Park
 - 8.1.2 The details and specification for the Sports Pitches
 - 8.1.3 The details and specification for the Temporary Changing Facilities and
 - 8.1.4 The details and specification for the Adventurous Play Area (such details to include any play equipment to be provided on the Adventurous Play Area)
- 8.2 Prior to First Occupation of the 425th Aggregate Dwelling Unit to commence works to Provide the Sports Pitches (unless otherwise agreed in writing by the Council)
- 8.3 Prior to First Occupation of the 450th Aggregate Dwelling Unit to Provide the Havenstoke Park, the Temporary Changing Facilities and the Sports Pitches in accordance with the details and specification approved in writing by the Council under paragraph 8.1 above (or any amended or subsequent details approved in writing by the Council)

This letter seeks the Council's agreement to the provision of a single sports pitch within Havenstoke Park, its location, development detail and long-term management strategy. The letter seeks the Council's agreement that the approach to the provision of the Havenstoke Park sports pitches can be altered according to the terms set out in section 8 of the obligation, utilising the 'otherwise agreed' clause, and that this submission discharges the applicant's obligation under the S106 agreement relating to the Havenstoke Park sports pitch.



The approach to the sports pitch obligation has formed part of exhaustive Graylingwell Park public consultation since approval of the original 2008 outline masterplan, and subsequent 2018 outline approval for a revised and updated masterplan. This matter has also been discussed at length and agreed with the CCDT, who will take charge of the sports pitch as a community asset following its delivery by the applicant. The CCDT will be responsible for pitch management, its future use and maintenance.

Both the applicant and the CCDT are aware that the residents of Graylingwell Park would prefer the provision of a single full-sized sports pitch, meeting Sport England's pitch requirements. The applicant understands the provision of a single pitch also represents the views of the Havenstoke Park Steering Group, comprising residents and representatives/officers of the CCDT which now owns Havenstoke Park as a community asset.

The stakeholders involved in Havenstoke Park appear to be of the opinion that this revised approach will enable the majority of Havenstoke Park to remain as is, allowing a better use of the park associated with the recently transferred CCDT Pavilion. The Pavilion, as a community asset, provides for a range of uses, including fitness classes for over 100 participants a week throughout the year. The area of Havenstoke Park in front of the Pavilion is used for extensive, linked outdoor community activities, including a wide range of organised and informal fitness pursuits. The CCDT estimate that nearly 10,000 individuals take part in fitness activities each year in Havenstoke Park. The CCDT also suggests there is no longer a need for a second full-size pitch locally, as a cricket pitch has been provided at Keepers Green and two additional full-sized football pitches are proposed as part of the Lavant View scheme located immediately to the northeast of Graylingwell Park. Given the extent of existing and planned local area sports pitch provision and considering the extensive use of the park in front of the Pavilion, qualifies the case that best planning is served for the local community if only a single, full-sized sports pitch is provided on Havenstoke Park and in the location on the attached plan.

The application consists of the following:

- FoddyConsult Ltd explanatory letter
- Allen Pyke pitch layout July 2022
- Allen Pyke sports pitch specification and management regime statement July 2022

The applicant therefore requests Chichester District Council accepts this approach confirming that with regard to Havenstoke Park sports pitch provision, that section 8 of the S106 agreement has been discharged.

Yours sincerely

[Redacted signature block]

John Foddy MRTPI
Principal

[Redacted contact information]