F.A.O Clare Martin
Senior Planning Officer
Planning & Environment
Eastleigh Borough Council
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

09.07.24

Dear Clare

O/14/74322 (Phase 1) Land at Providence Hill, Bursledon, Southampton – S106 dated 9th October 2014
O/17/81166 (Phase 2) Land Off Providence Hill, Bursledon, Southampton – S106 dated 6th September 2021

Further to our exchange of correspondence on the LEAP's associated with the above planning consents and associated S106 agreements, please be advised that we would like to formally apply to vary the S106 agreements in the following ways:

- Remove Schedule Seven (and associated definitions and plan) and vary Schedule Five (and associated definitions) (to remove reference to the on-site open space calculation, commuted maintenance sum and supervision fee, the woodland commuted maintenance sum and supervision fee and the play area contribution and supervision fee) of the S106 Agreement dated 9 October 2014 for planning permission O/14/74322
- Amend the definitions within the S106 Agreement dated 6 September 2021 for planning permission O/17/81166 to increase the contributions towards the on-site LEAP play area works contribution, commuted maintenance sum and the supervision fee (as the LEAP area is to increase in size – the details of which will be submitted under Schedule 6 of the S106), remove definitions relating to on-site open space land, commuted maintenance sum and maintenance supervision fees (as the open space will be managed by a private management company), amend Schedule Four to remove the on-site open space maintenance supervision fee and amend Schedule Six to remove all reference to the open space land.

Yarmouth House, 1300 Parkway,
Solent Business Park, Whiteley,
Hampshire PO15 7AX
0330 333 7365 foremanhomes.co.uk

Foreman Homes Limited registered in England Company no 03313213

The purpose of the above variations, is to reflect the merging of the play areas on phases 1 & 2 (and associated contributions required under each S106 agreement) into one larger play area (ELEAP) on the Phase 2 land.

The public open space areas currently referred to within both S106 agreements will be provided in accordance with plans approved under the Reserved Matters consent and maintained by a private management company. As such, this requirement is no longer needed in the S106 agreements.

It is proposed that the larger LEAP on the phase 2 land will be made available to the Council and subsequently equipped and maintained by them. The location of which can be seen below and at **Appendix 1**:

In addition to the above, we are also seeking a variation to the S106 dated 6th September 2021 (O/17/81166) to amend Schedule Five (Affordable Housing) (and associated definitions) to refer to an alternative plan (**Appendix 2**) to that already contained within the agreement. The change to the tenure locations has been discussed and agreed - in principle – between EBC's Mary Stribling and Vivid Homes' John Crapper and it has been suggested by Mary, that the S106 is varied, to formally secure the change.

I can confirm that Foreman Homes Ltd are the sole land owners affected by the proposed changes to phase 1 (O/14/74322 – S106 dated 9th October 2014).

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Foreman Homes Ltd (Developer) and Vivid Homes Ltd (Land Owner) are the parties affected by the proposed changes to phase 2 (O/17/81166 – S106 dated 6th September 2021)

I would be grateful if you could instruct your legal team to draft a deed of variation and share it with our Foreman Homes' legal representative:

Stephen Ball
Marshalls Solicitors LLP
102 High Street
Godalming
Surrey
GU7 1DS
[redacted]
Tel: [redacted]

And Vivid Homes' legal representative:

Marina Wickens
Foot Anstey
The White Building
1-4 Cumberland Place
Southampton
SO15 2NP
[redacted]
Tel: [redacted]

Kind Regards

Jane Carrington

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Appendix 1 – ELEAP Location

Yarmouth House, 1300 Parkway,
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All dimensions are in mm unless noted otherwise.

Buildings are illustrated at design levels only. Actual building levels may be adjusted by +/- 0.25m during construction to achieve a minimum waste to landfill as required under the National Planning Policy for Waste.

The general direction of the car park and site falls are shown indicatively only. All car parking and internal site road levels may be locally varied (with some falls potentially reversed) during construction to achieve a minimum waste to landfill as required under the National Planning Policy for Waste.

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SAFETY, HEALTH & ENVIRONMENTAL INFORMATION

In addition to the hazards/ risks normally associated with the type of work detailed on this drawing, please note the following:

It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement.

0 5 10 15 20 25 30 40m

REVISIONS	DATE	DRN	CKD	REV
Updated to reflect ELEAP and drainage amends	24.10.23	DY	HJE	L
Additional HA Unit added	15.01.19	HE	HE	K
Amended to client's comments	08.01.19	JR	HJE	J
Amended to client's comments	03.12.18	HE	HJE	I
Amended to client's comments	24.10.18	JR	HJE	H
Coloured site plan	18.10.18	JR	HJE	G
Amended to client's comments	17.10.18	JR	HJE	F
Amended to client's comments	30.07.18	HE	HJE	E
Amended to client's comments	23.07.18	JR	HJE	D
Amended to client's comments	12.07.18	VP	HJE	C
Indicative house types shown. Sheet now A1	05.07.18	VP	HJE	B
Amended to new layout	04.07.18	VP	HJE	A

CLIENT

FOREMAN HOMES

PROJECT

Land off Providence Hill, Burseldon

TITLE

Site Plan

STATUS

Planning

Drawn	Checked	Scale	Date
VP	HJE	1:500 @ A1	Jul '18

Drawing No.	Revision
16.115.03	L

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Appendix 2 – Affordable Housing Locations

Yarmouth House, 1300 Parkway,
Solent Business Park, Whiteley,
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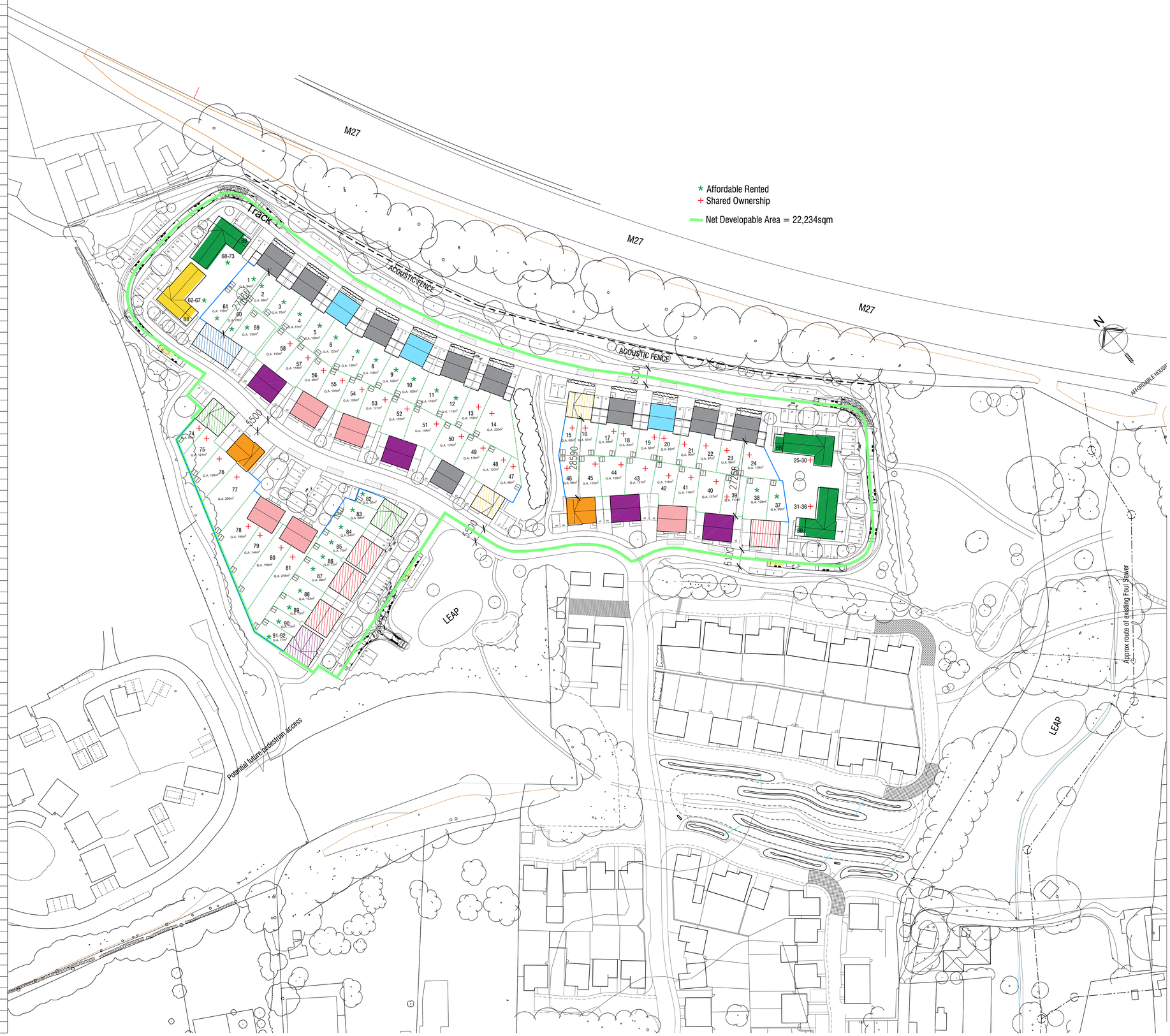
Foreman Homes Limited registered in England Company no 03313213

Plot No.	House Size	Allocated Spaces				
		Parking Court	Layby	Private Drive	Carport/Garage	Total
1	2 Bed House	0	0	1	1	2
2	2 Bed House	0	0	1	1	2
3	2 Bed House	0	0	1	1	2
4	2 Bed House	0	0	1	1	2
5	2 Bed House	0	0	1	1	2
6	2 Bed House	0	0	1	1	2
7	2 Bed House	0	0	1	1	2
8	2 Bed House	0	0	1	1	2
9	2 Bed House	0	0	1	1	2
10	2 Bed House	0	0	1	1	2
11	2 Bed House	0	0	1	1	2
12	2 Bed House	0	0	1	1	2
13	2 Bed House	0	0	1	1	2
14	2 Bed House	0	0	1	1	2
15	2 Bed House	0	0	2	0	2
16	2 Bed House	0	0	1	1	2
17	2 Bed House	0	0	1	1	2
18	2 Bed House	0	0	1	1	2
19	2 Bed House	0	0	1	1	2
20	2 Bed House	0	0	1	1	2
21	2 Bed House	0	0	1	1	2
22	2 Bed House	0	0	1	1	2
23	2 Bed House	0	0	1	1	2
24	2 Bed House	0	0	1	1	2
25	2 Bed Apartment	2	0	0	0	2
26	2 Bed Apartment	2	0	0	0	2
27	2 Bed Apartment	2	0	0	0	2
28	2 Bed Apartment	2	0	0	0	2
29	2 Bed Apartment	2	0	0	0	2
30	2 Bed Apartment	2	0	0	0	2
31	2 Bed Apartment	2	0	0	0	2
32	2 Bed Apartment	2	0	0	0	2
33	2 Bed Apartment	2	0	0	0	2
34	2 Bed Apartment	2	0	0	0	2
35	2 Bed Apartment	2	0	0	0	2
36	2 Bed Apartment	2	0	0	0	2
37	3 Bed House	0	0	2	0	2
38	3 Bed House	0	0	2	0	2
39	3 Bed House	0	0	2	0	2
40	3 Bed House	0	0	2	0	2
41	3 Bed House	0	0	2	0	2
42	3 Bed House	0	0	2	0	2
43	3 Bed House	0	0	2	0	2
44	3 Bed House	0	0	2	0	2
45	3 Bed House	0	0	2	0	2
46	3 Bed House	0	0	2	0	2
47	3 Bed House	0	0	2	0	2
48	3 Bed House	0	0	2	0	2
49	3 Bed House	0	0	2	0	2
50	3 Bed House	0	0	2	0	2
51	3 Bed House	0	0	2	0	2
52	3 Bed House	0	0	2	0	2
53	3 Bed House	0	0	2	0	2
54	3 Bed House	0	0	2	0	2
55	3 Bed House	0	0	2	0	2
56	3 Bed House	0	0	2	0	2
57	3 Bed House	0	0	2	0	2
58	3 Bed House	0	0	2	0	2
59	3 Bed House	0	0	2	0	2
60	3 Bed House	0	0	2	0	2
61	3 Bed House	0	0	2	0	2
62	2 Bed Apartment	2	0	0	0	2
63	2 Bed Apartment	2	0	0	0	2
64	2 Bed Apartment	2	0	0	0	2
65	2 Bed Apartment	2	0	0	0	2
66	2 Bed Apartment	2	0	0	0	2
67	2 Bed Apartment	2	0	0	0	2
68	2 Bed Apartment	2	0	0	0	2
69	2 Bed Apartment	2	0	0	0	2
70	2 Bed Apartment	2	0	0	0	2
71	2 Bed Apartment	2	0	0	0	2
72	2 Bed Apartment	2	0	0	0	2
73	2 Bed Apartment	0	0	2	0	2
74	3 Bed House	0	0	2	0	2
75	3 Bed House	0	0	2	0	2
76	3 Bed House	0	0	2	0	2
77	3 Bed House	0	0	2	0	2
78	3 Bed House	2	0	0	0	2
79	3 Bed House	2	0	0	0	2
80	3 Bed House	2	0	0	0	2
81	3 Bed House	2	0	0	0	2
82	3 Bed House	0	0	2	0	2
83	3 Bed House	0	0	2	0	2
84	3 Bed House	0	0	2	0	2
85	3 Bed House	2	0	0	0	2
86	3 Bed House	2	0	0	0	2
87	3 Bed House	0	0	2	0	2
88	3 Bed House	0	0	2	0	2
89	3 Bed House	2	0	0	0	2
90	3 Bed House	2	0	0	0	2
91	1 Bed Apartment	2	0	0	0	2
92	1 Bed Apartment	2	0	0	0	2
Total Private Spaces:		**66**	**0**	**95**	**23**	**184**
Visitors Spaces		**3**	**16**	**0**	**0**	**19**



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0 5 10 15 20 25 30 40m

House Type Key:

- BLK A
- BLK C
- BLK D
- BLK E
- BLK F
- BLK G
- BLK H
- BLK I
- BLK J
- BLK K
- BLK L
- BLK M

- 1.8m Brick Wall
- 1.8m CBF

- Informal Parking

REVISIONS	DATE	DRN	CKD	REV
Tenures updated	20.03.24	DF		G
Flats tenures updated	26.01.24	DF		F
Additional HA unit added	15.01.19	HE	HE	E
Amended to cliient's comments	10.01.19	JJR	HJE	D
Amended to cliient's comments	08.01.19	JJR	HJE	C
Amended to new site layout	03.12.18	JJR	HJE	B
Amended to cliient's comments	24.10.18	JJR	HJE	A

CLIENT

FOREMAN HOMES

PROJECT

Land at Providence Hill, Burseldon

TITLE

Parking Schedule, Boundary Treatment and HT Key Plan

STATUS

Planning

Drawn	Checked	Scale	Date
JJR	HJE	1:500 @ A0	Oct.18

Drawing No.	Revision
16.115.125	G

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