

## Hubble, Mark

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**From:** Hubble, Mark  
**Sent:** 26 November 2012 14:56  
**To:** James Spreckley (james.spreckley@virgin.net)  
**Subject:** S123251/F "Former garage", Llangrove, Ross on Wye, Herefordshire

Dear Mr Spreckley

Since April 2008 the Council has required the submission of a draft Section 106 Agreement at the validation stage for most forms of development. This is in accordance with adopted Planning Obligations Supplementary Planning Guidance.

Your proposal would require such a submission. However with effect from 1<sup>st</sup> April 2009 these requirements have been temporarily suspended in relation to all employment development (classes B1, B2 and B8), the employment element of any mixed use schemes and housing developments of five dwellings or less. This decision is currently being reviewed

The effects of these changes give applicants two options concerning the usual Section 106 requirements:-

A) Submit the application **without** a Section 106 Agreement but on condition that any permission will be subject to a condition requiring commencement of the development within one year of the grant of permission.

B) Submit the application **with** a Section 106 Agreement in which case the commencement date will be the standard three year period from the grant of permission.

Please advise me in writing, as to which option you wish to pursue. In the case of option A) your application will be validated upon confirmation and subject to all other requirements being satisfied. In the case of option B) Please contact Yvonne Coleman on 01432 383083 for information regarding what to submit.



Please consider the environment - do you really need to print this email?

Regards,

Mark Hubble

Support Services Officer



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Courier Code H31



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There are 10 types of people, those who understand binary and those that don't!