



Abbey Developments Limited
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Mr Simon Thelwell
London Borough of Havering
Town Hall
Main Road
Romford
RM1 3BB

Our Ref: RI/hm/537
10th October 2023

Dear Simon,

Re: Upminster Play / Open Space Proposal Ref: P0112.22

Following on from recent correspondence I enclose a S73 application to amend the drawings listed below which were approved with Reserved Matters application reference P0112.22.

Abbey Developments proposal is twofold:

1. Play Space

To replace the approved formal play space in the application site with a more informal area and to make a financial contribution, over and above the £120,000 in the s106 agreement, to further enhance the play facilities in the local area such as the Upminster Playing Fields to the north. We would propose a financial contribution of £55,000 in lieu of providing the play equipment which along with the new proposed informal play space has approximately the same associated costs. As illustrated on the drawings new proposals include large glacial play boulders, grass mounds, seating and ornamental planting.

2. Open Space

For Abbey Developments to set up a Management Company to manage and maintain the Open Space for which the Council would grant a long lease. Purchasers of homes on this development will be discerning residents who will expect regular maintenance carried out to the highest standard incurring significant expense and use up valuable Council resource. We believe this would be beneficial to the Council as it would save circa £80,000 per annum in maintenance costs as well as meet the aspirations of residents. It is important to stress that the open space will remain open to the general public as has always been intended. I also note previous advice as to the requirement for a variation to Schedule 5, Clause 4 of the s106. We await confirmation as to whether the Council's solicitor needs to draft the Deed of Variation or whether we are able to instruct our solicitors accordingly.

I look forward to discussing this with you once the application has been validated and you have a chance to consider our proposal further.

Approved Drawings

New Proposed Drawing

2065/P/10.02 Rev B - Site Layout	2065/P/10.02 Rev D - Site Layout
2065/P/10.03 Rev B - Boundary Treatment Plan	2065/P/10.03 Rev D - Boundary Treatment Plan
2065/P/10.04 Rev C - Plot Width & Areas Plan	2065/P/10.04 Rev E - Plot Width & Areas Plan
2065/P/10.05 Rev B - Open Space Plan	2065/P/10.05 Rev D - Open Space Plan
2065/P/10.06 Rev A - Refuse Strategy Plan	2065/P/10.06 Rev C - Refuse Strategy Plan
2065/P/10.07 Rev A - Cycle Strategy Plan	2065/P/10.07 Rev C - Cycle Strategy Plan
2065/P/10.08 Rev B - Electric Charging Points	2065/P/10.08 Rev D - Electric Charging Points
2065/P/10.09 Rev A - Secured By Design	2065/P/10.09 Rev C - Secured By Design
2065/P/10.10 Rev A - Materials Plan	2065/P/10.10 Rev C - Materials Plan
2065/P/10.11 Rev A - Surface Materials Layout	2065/P/10.11 Rev C - Surface Materials Layout
2065/P/10.12.1 - Parking Plan - Sheet 1	2065/P/10.12.1 Rev B - Parking Plan - Sheet 1
2065/P/40.01 Rev B - Street Scenes 1 - 3	2065/P/40.01 Rev C - Street Scenes 1 - 3
ABBEY23369-11D Sheet 1 of 3 - Landscape Proposals	ABBEY23369-11F Sheet 1 of 3 - Landscape Proposals
E21-012-100 Rev P2 - Site Levels Plan Sheet 1 of 2	E21-012-100 Rev P3 - Site Levels Plan Sheet 1 of 2
E21-012-105 Rev P2 - Site Drainage Plan Sheet 1 of 3	E21-012-105 Rev P3 - Site Drainage Plan Sheet 1 of 3
E21-012-110 Rev P2 - Surface Finishes Plan Sheet 1 of 2	E21-012-110 Rev P3 - Surface Finishes Plan Sheet 1 of 2
E21-012-SK1000 Rev P2 - Refuse Vehicle Tracking Plan	E21-012-SK1000 Rev P3 - Refuse Vehicle Tracking Plan

Yours sincerely
for Abbey Developments Ltd



R Iskandar
Design & Planning Manager