



# H.F.T. GOUGH & Co.

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Mr C Harrison  
Copeland Borough Council  
The Copeland Centre  
Catherine Street  
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Your Ref: -

Our ref:

Date 07 May 2021

Contact [mts@goughs-solicitors.com](mailto:mts@goughs-solicitors.com)

Direct Line 01946518321

Dear Mr Harrison

**Re: Application 4/20/2267/0F1 and 4/20/2290/DOC  
Proposed Removal of Previously approved Village Hall and replacement with Two  
number Detached Dwellings and Detached Double Garage  
Land at The Millfields, Lamplugh, Workington, Cumbria and corresponding  
application to modify such S106 Agreement**

Further to my letter of 14 April 2021 further discussions have now taken place between various stakeholders in relation to the financial contribution.

It is my understanding that the Lamplugh Village Hall Committee has now consulted with the National Lottery and their lead consultant and agrees to accept an offer of £80,000 as a contribution towards construction of the new Village Hall. This sum is to be held in escrow for a period of 36 months. The contribution will be paid to the Village Hall Committee within 10 working days of written confirmation that the new Village Hall building has reached the stage ready to commence the internal first fix works.

The sum of £80,000 is substantial in the context of a financial contribution for community facilities relative to the scale and kind of development proposed. The enhanced contribution is offered on the basis that it is an amount which is considered sufficient to ensure that the construction of the new Village Hall can proceed.

As a contingency in the event that the new Village Hall does not proceed, the interested parties have agreed that the sum of £41,000 would be paid to the Copeland Community Fund for the provision or enhancement of community facilities within the Parish of Lamplugh.

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The sum of £41,000 is considered to reflect the higher of the proposed contributions originally put forward as part of the planning application submission. This amount is considered to more reasonably reflect a contribution which would reasonably mitigate the effect of the development in terms of community facilities in the locality.

The balance of the monies held in escrow would then be refunded to the Developer on the basis that the higher contribution is only reasonable if it actually secures the delivery of the Village Hall.

Please find enclosed revised Heads of Terms.

It appears that the relevant stakeholders have achieved a mutually satisfactory agreement in that the contribution would comply with Regulation 122 (2) of the Community Infrastructure Regulations 2010 and Paragraph 56 of the NPPF. Accordingly, the Applicant would be grateful if the Council would now proceed to determine the applications on the basis of the enclosed Heads of Terms.

If you require any further information please do not hesitate to contact me.

Yours sincerely

M T Sandelands

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