

**Without Prejudice**

Dear Prudhoe Town Council (Angie, Terry and Jennifer),

It was good to meet you today. As you are aware, there have been two different developers involved in the previous meetings (Bellway and Persimmon/Leech). Bellway own the open space to the north (the former Toddler Play Area) and Persimmon/Leech control the more southern area of open space. It was the intention to deal with them comprehensively. However, after today's meeting, it is clear that there are two distinct issues, which affect the developers in different ways:

1. Toddler Play Area – There is a desire for reinstatement here – capital costs to be paid and the play park maintained by the Town Council thereafter;
2. Southern POS Area – There is a will for the Town Council to take this on subject to:
  - a. Satisfactory Indemnity from NWL to cover the liability of the surface water tanks, which are below the open space;
  - b. Satisfactory compensation in order to cover the management liability of the Town Council to take it on in perpetuity

Therefore, Persimmon/Leech's offer is as follows (subject to contract):

- Payment to the Town Council of £10,000;
- The Town Council take ownership of the southern area of open space (with restrictive covenant to only use as open space).

For the avoidance of doubt, the payment given would be unrestricted and could be used for any purpose that the Town Council wishes. Please let me know if you are agreeable to this proposal.

In relation to the Toddler Play Area, this would now be a matter for you to discuss directly with Bellway.

Should you wish to discuss further then please do not hesitate to contact me.

Regards,

Stuart  
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In summary the position is as stated below:

- 1. Bellway are responsible for the play area.**
- 2. Persimmon as responsible for the Rolley Way area of open space.**
- 3. Persimmon's only offer is £10,000 for the Town Council to take the transfer of the Rolley Way area.**
- 4. Persimmon's are not making any offer (with or without Bellway) for the reinstatement of the play area – as it is not Persimmon's land or responsibility.**
- 5. As Bellway is responsible for the play area, it is up to them what offer that they make for the reinstatement of the play area.**
- 6. Bellway have not responded.**