

**From:** [May, Lee](#)  
**To:** [Paul Mephram](#)  
**Subject:** Marden - PROW upgrade contribution [DMHS-DMS.FID7859226]  
**Date:** 13 November 2024 15:56:53  
**Attachments:** [image002.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image972810.png](#)  
[image796931.png](#)  
[image661063.png](#)  
[image175036.png](#)

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Hi Paul,

KCC added the £7500 figure when responding to the draft s.106 on 4<sup>th</sup> October. They did not provide a breakdown or justification. Please see the email exchange below. Mark then commented as follows:

*I don't think we have discussed the amount with KCC PROw but it doesn't sound way off the mark for circa 70m of surface improvements. We could ask for a breakdown but I would be tempted to agree to agree to such a contribution.*

*In my view its better and less risky for you than having to deliver it yourself under S278.*

Given that we were happy with the figure we have not asked for a justification. I am just about to forward that email to you.

I have also looked for any relevant correspondence on the application on the MBC website but there is nothing to explain this figure.

Do you want me to ask Mark whether he has anything?

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Lee May | Partner | Tel: 01293 605570 |  
For and on behalf of DMH Stallard LLP  
Griffin House, 135 High Street, Crawley, West Sussex, RH10 1DQ



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**From:** Paul Mephram <[pmephram@beyondhomes.co.uk](mailto:pmephram@beyondhomes.co.uk)>  
**Sent:** Wednesday, October 9, 2024 4:53 PM  
**To:** May, Lee <[Lee.May@dmhstallard.com](mailto:Lee.May@dmhstallard.com)>; Janan Clatworthy <[jclatworthy@beyondstrategic.co.uk](mailto:jclatworthy@beyondstrategic.co.uk)>  
**Cc:** Rainier, Peter <[Peter.Rainier@dmhstallard.com](mailto:Peter.Rainier@dmhstallard.com)>; Mark Gimingham <[mark.gimingham@i-transport.co.uk](mailto:mark.gimingham@i-transport.co.uk)>  
**Subject:** RE: Marden - PROW upgrade contribution [DMHS-DMS.FID7859226]

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Hi Lee,  
We all appear to have crossed over in our email exchanges.  
Noting the £7500 for the PROW, which is perfectly acceptable and less than anticipated.  
I am free to discuss the final details either Friday or Tuesday not Monday as I have our Board Meeting.  
Shall we set up a Teams call including Janan and Peter? For Friday?  
Kind regards,  
Paul

Paul Mephram, BA (Hons) ARCH  
Design and Planning Director

T 01342825151  
M 07557184445

**B.Yond Homes Ltd**

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**From:** May, Lee <[Lee.May@dmhstallard.com](mailto:Lee.May@dmhstallard.com)>  
**Sent:** Wednesday, October 9, 2024 4:16 PM  
**To:** Paul Mephram <[pmephram@beyondhomes.co.uk](mailto:pmephram@beyondhomes.co.uk)>  
**Cc:** Janan Clatworthy <[jclatworthy@beyondstrategic.co.uk](mailto:jclatworthy@beyondstrategic.co.uk)>; Rainier, Peter <[Peter.Rainier@dmhstallard.com](mailto:Peter.Rainier@dmhstallard.com)>; Mark Gimingham <[mark.gimingham@i-transport.co.uk](mailto:mark.gimingham@i-transport.co.uk)>  
**Subject:** RE: Marden - PROW upgrade contribution [DMHS-DMS.FID7859226]

Hi Paul,  
We have just received KCC amendments to the draft s.106 agreement – please see attached. From a quick skim through there is nothing major to report. Note that this version is based on the original received from Maidstone BC's lawyers (Vicky Fowler at Gowling) and does not include my subsequent draft amendments. I do note that KCC have included a figure of £7500 for the PROW works. Does that tie in with your expectations? You will have seen the amended draft which I circulated previously - further copy is attached. I believe that Jan Kinsman may be providing some further comments on the education aspects.  
Can I suggest that once we have Jan's comments we meet to go through the draft and agree our response back to the lawyers for MBC and KCC. I am generally free of Friday this week and Monday and Tuesday of next week.  
Kind regards

---

Lee May|Partner|Tel: 01293 605570|  
For and on behalf of DMH Stallard LLP  
Griffin House, 135 High Street, Crawley, West Sussex, RH10 1DQ



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**From:** Paul Mepham <[pmepham@beyondhomes.co.uk](mailto:pmepham@beyondhomes.co.uk)>

**Sent:** Wednesday, October 9, 2024 3:24 PM

**To:** Mark Gimingham <[mark.gimingham@i-transport.co.uk](mailto:mark.gimingham@i-transport.co.uk)>

**Cc:** Janan Clatworthy <[jclatworthy@beyondstrategic.co.uk](mailto:jclatworthy@beyondstrategic.co.uk)>; Rainier, Peter <[Peter.Rainier@dmhstallard.com](mailto:Peter.Rainier@dmhstallard.com)>; May, Lee <[Lee.May@dmhstallard.com](mailto:Lee.May@dmhstallard.com)>

**Subject:** Marden - PROW upgrade contribution

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Hi Mark,

One point of uncertainty I have is with regards to the PROW upgrade works, it was discussed at the con yesterday as an important route to access the Primary school etc.

What I am unclear about is the commuted payment sum we are proposing for these works to be paid to KCC, as this needs to be included in the s106.

Kind regards,

Paul

Paul Mepham, BA (Hons) ARCH  
**Design and Planning Director**

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**B.Yond Homes Ltd**

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