

Supplementary Information

The following information was reported to the Planning Committee at its meeting on 29th March 2016

Agenda Item 4

Application No. 15/01085/OUT

Further correspondence has been received from the **applicant** indicating that whilst their advisors on viability do not fully accept the views that have been put forward by the District Valuer (DV), however in order to co-operate with the Authority and ensure the delivery of the site they are willing to accept that the education and travel plan monitoring contributions are protected and provided and that 20% affordable housing provision is secured. This is, however, without prejudice to any future procedures that will be necessary should the current application be refused by the Planning Committee.

Officers' Views

The applicant's statement confirms that they are in principle prepared to agree to planning obligations which provide the full education and travel plan monitoring contributions together with 20% affordable housing, at least in respect of the current application.

The applicants have not made the same commitment in respect of the outstanding appeal. As such they may challenge the DV's conclusions at the forthcoming appeal against refusal of the previous application. If the Inspector accepts the applicant's advisors' position on viability over that of the DV then this could potentially result in no contributions and no affordable housing being secured from the development if the appeal is allowed.

Notwithstanding this, it is the opinion of your Officer that no weight should be given to the argument that the offer is only 'on the table' in relation to the current application, and that the conclusion of the DV should be followed. If necessary, evidence will be presented to convince the Inspector of this at the appeal if it takes place.

The recommendation remains as indicated in the supplementary report published last Thursday.