

FIRST SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
8th November 2016

Agenda item 7

Application ref. 16/00609/FUL

Land adjacent Sheet Anchor, Baldwins Gate

Consideration has now been given to the draft report prepared by the **District Valuer (DV)** and discussions have taken place with the DV that provided confirmation that there has been no 'double counting' of construction costs and that the financial contribution to provide affordable housing off-site is £219,795 as previously reported. Following such discussion the advice of the DV as reported in the first supplementary, that the proposed scheme is unviable, has been accepted by your officer.

The applicant in anticipation that the DV would conclude that the development is unviable, has offered £40,000 towards financial contributions that are required by policy, in accordance with the advice of the DV it is considered that this sum should be accepted.

It is advised by your officer that the £40,000 offered by the applicant should be split. The required public open space contribution of £20,601 should be secured in full towards improvements to the play facilities at the rear of the village hall so as to mitigate the impact arising from the development. The remaining £19,399 should be secured for off-site affordable housing and pooled with other payments secured from other development.

It is also likely that market conditions may change over time, therefore in accepting the £40,000 it is recommended that if any planning consent granted has not been substantially commenced within one year of being granted the Planning Authority should be able to review the basis for its decision on the viability of the scheme as part of any legal agreement secured.

The RECOMMENDATION is therefore amended as follows:-

- 1) Subject to the applicant entering into a S106 obligation by 25th November that secures**
 - **a financial contribution of £20,601 towards public open space provision and £19,399 as a payment towards off-site affordable housing provision within the Borough;**
 - **and the review of the financial assessment of the scheme, if there has been no substantial commencement within 1 year of the grant of planning permission and a greater contribution being made to the provision of affordable housing off-site (to a maximum of £219.795) if it has been evaluated at the time that the development can support**

PERMIT subject to the conditions set out in the main agenda report.

- 2) That should the obligation not be secured within the above period, the Head of Planning be given delegated authority to refuse the application on the grounds that without such matters being secured the development would be contrary to policy on open space provision; unless he considers it appropriate to extend the period for completion of the obligation.**