

SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
18th July 2017

Agenda item 6

Application ref. 17/00281/FUL

Land around Wilmot Drive Estate, Lower Milehouse Lane, Newcastle

Following the preparation of the main agenda report it has been noted that the District Valuer (DV) has adopted a different approach to the off-site highway costs that are involved to the one normally adopted. Normally any off-site highway works are taken into consideration when assessing viability in the same way as on-site highway works - as a construction cost, and once all construction and other related costs are taken into account the amount that any development can sustain without becoming unviable is calculated. That sum of money then covers all the financial contributions that are necessary to make the development policy compliant. In this case, however, the DV has viewed the cost of the off-site highway works as a financial contribution to be added to the other financial contributions required in this case (i.e. the Multi-Use Games Area, the travel plan monitoring fee and the commuted off-site affordable housing contribution).

In light of that, and to avoid the need to instruct the DV to reassess the proposal, it is necessary in this case to include the off-site highway works within the matters to be secured through the required planning obligation.

REVISED RECOMMENDATION

(A) Subject to the applicant entering into a Section 106 obligation by 25th August 2017 to secure the following:

- i. A financial contribution of £60,000 (index linked) for the provision/maintenance of a Multi-Use Games Area (MUGA) to be paid prior to commencement of development**
- ii. A travel plan monitoring fee of £6,430 to be paid prior to commencement of development**
- iii. Off-site highway works involving improvements to the signalised junction of Lower Milehouse Lane with 'Morrisons' store entrance (expected to be around £30,000)**
- iv. Management agreement for the long-term maintenance of the public open space on the site**
- v. A commuted off-site affordable housing contribution amounting to whatever remains of the £996,000 when i, ii, and iii, are deducted (index linked) to be paid in three equal payments which is to be ring-fenced for five years for Aspire Housing Ltd**
- vi. The review of the financial assessment of the scheme, if there is no substantial commencement (which will be defined in the obligation) within a period, yet to be advised, of the grant of planning permission, and additional affordable housing contributions then being made, up to a policy compliant level, if the scheme is evaluated at that time to be able to support such a contribution.**

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

B) Should the matters referred to in (i), (ii), (iii), (iv), (v) and (iv) above not be secured within the above period, that the Head of Planning be given delegated authority to refuse the application on the grounds that without such matters being secured the development would fail to secure an appropriate level of affordable housing, the provision and management of public open space, and measures to ensure that the

development achieves sustainable development outcomes, and without a review mechanism there would be no up to date justification for a development with no policy compliant affordable housing provision; or, if he considers it appropriate, to extend the period of time within which the obligation can be secured.