

SOUTHERN PLANNING COMMITTEE – 5TH JULY 2017

UPDATE TO AGENDA

APPLICATION NO.

16/5279C

LOCATION

LAND EAST OF MEADOW AVENUE

UPDATE PREPARED

ANSA

The following contributions are required for open space:

Amenity Green Space enhancement	£1,796.22
AGS maintenance	£4,020.50
Children & Young People enhancement	£2,838.67
CYPP maintenance	£9,253.50

This would be used for Seating (AGS) and new swings(CYPP) at West Road play area.

Officer comment

The contribution can be secured by way of section 106 agreement.

Recommendation

APPROVE Subject to S106 Agreement with the following Heads of Terms;

1. A scheme for the provision of 30% affordable housing – 65% to be provided as social rent/affordable rent with 35% intermediate tenure. The scheme shall include:

- The numbers, type, tenure and location on the site of the affordable housing provision**
- The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing**
- The arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing if no Registered Social Landlord is involved**
- The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and**

- The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

2. Secondary Education Contribution of £54,378

3. Amenity Green Space enhancement and Children & Young People enhancement £17,908,89

And the following conditions;

- 1. Time limit**
- 2. Plans**
- 3. Materials**
- 4. Removal of permitted development rights**
- 5. Levels**
- 6. Foul and surface water drainage strategy**
- 7. Piling**
- 8. Electric vehicle charging**
- 9. Dust**
- 10. Travel information pack**
- 11. Contaminated land**
- 12. Carried out in accordance with the submitted Flood Risk Assessment**
- 13. Drainage strategy/design**
- 14. Management scheme of the PROW**
- 15. Programme of archaeological work**
- 16. Landscaping scheme**
- 17. Updated trees protection scheme**
- 18. Updated arboricultural method statement**
- 19. Tree retention**
- 20. Services/drainage**

Informative

1. Section 38 Agreement

In order to give proper effect to the Board's/Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning (Regulation), in consultation with the Chair (or in his absence the Vice Chair) of Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

In the event of an appeal approval is given to enter into a S106 Agreement with the following Heads of Terms;

- 1. A scheme for the provision of 30% affordable housing – 65% to be provided as social rent/affordable rent with 35% intermediate tenure. The scheme shall include:**

- The numbers, type, tenure and location on the site of the affordable housing provision
- The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing
- The arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing if no Registered Social Landlord is involved
- The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

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