

SOUTHERN PLANNING COMMITTEE – 9th August 2017

UPDATE TO AGENDA

APPLICATION NO.

17/0339N

LOCATION

LAND NORTH OF LITTLE HEATH BARNS

UPDATE PREPARED

Correction to the report

As part of the appeal for non determination the applicant has indicated that their case will be based on their revised viability figure which concluded that the scheme could provide a contribution of £61,485 and not the original deficit of £218,664 as stated in their initial viability report.

This was the basis on which the committee report was drafted.

However the applicant has since indicated for the purpose of this application they wish for it to be assessed on providing the negotiated contribution of plus £250,000 rather than the deficit of £218,664 as indicated in their original viability report.

Therefore the application should be assessed on providing a contribution of £250,000 towards affordable housing.

Officer comment

The proposed contribution of £250,000 is still significantly short of the contribution of £556,699, identified as being available in the Councils independent viability report and it is not considered that the benefits of the scheme outweigh the dis-benefits.

ANSA

Original comments requested a contribution of 9k to provide a green gym at the wider site to the north/east. However this would be sited on land not owned by the applicant and would therefore be difficult to secure.

As a result amended comments have been received requesting a contribution to provide the green gym on site for use by residents of the apartments which should be controlled by a management company. This can be achieved by planning condition

Officer comment

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

Recommendation

MINDED TO REFUSE WITH UPDATED HEADS OF TERMS SHOULD THE APPLICATION BE SUBJECT TO APPEAL:

- 1. Commuted sum of £556,699 towards affordable housing in the local area**
- 2. Provision of a management company for the future maintenance of on site openspace/green gym**