

BROADLAND GREEN PLANNING OBLIGATIONS

Business Case in support of Executive Decision



1. Purpose of Report

The Council are seeking planning permission to demolish the former Morley Youth Centre, Plymstock and build ten family homes in a scheme titled Broadland Green. Plans have been submitted to the Local Planning Authority and are currently being determined. As part of granting planning permission the Local Planning Authority requires the development to mitigate a number of impacts and applicants are required to provide what are known as Section 106 obligations. The obligations for this development are as follows:

- Health infrastructure: £5,041
- Secondary Education infrastructure: £37,144
- Improvements at Saltram: £20,229.12
- Staddiscombe Playing Pitches: £15,054.89
- Southernway Play Park: £6,154.29
- Dunstone Allotments: £421.80
- Slow Worm translocation monitoring: £1,500
- Total: £85,545

For typical development these obligations are captured via a 'Section 106 Agreement' which is a legally enforceable agreement between the applicant and the Local Planning Authority. In this case both the applicant and the Local Planning Authority are Plymouth City Council and it is not possible for the Council to enter in to a legally enforceable agreement with itself. The Local Planning Authority has requested that the Council provide an Executive Decision confirming that should the Council (as landowner) take forward this development that it commits to providing the above obligations.

Once planning permission has been granted the Council will be in a position to either sell the site for a greater value or directly develop the homes. Should the Council decide to directly develop the site this will be via Plan for Homes 3, the funding of which will be the subject of a separate business case. Should the Council decide to dispose of the site then it will be a condition of the planning permission that any purchaser enters in to a Section 106 Agreement with the Local Planning Authority to provide the above obligations (instead of the Council).

2. Financial Implications

This decision does not commit the Council to any financial spending unless and until the Council takes forward the development at the Former Morley Youth Centre. The overall development at the Youth Centre is likely to be in the region of £3m and the obligations sought here at £85k are relatively modest in their impact. The overall project, including these obligations, will need to be financially viable for the development to go forward and this will be assessed in a later business case when the full project costs are known.

3. Next Steps

If approval is given, it will allow the Local Planning Authority to grant planning permission for the development. Once planning permission is granted it will allow the Council to tender for the construction package and make a full determination of project viability. Should the project be viable a business case for the development will be presented to the Cabinet Member for Home and Communities for a decision.

4. Recommendation and Reasons

It is recommended that the Cabinet Member for Home and Communities confirms that should the Council take forward the development at the Former Morley Youth Centre that the Council will provide the planning obligations listed above.

The decision needs to be taken now to provide assurance to the Local Planning Authority that any development by the Council at the Former Morley Youth Centre will mitigate the impact of that development. Without this assurance, the Local Planning Authority will not grant permission for the development.