

DERIFORD DISTRICT CENTRE

Business Case in support of Executive Decision



1. Purpose of Report

The Council, with its development management partner, are seeking full planning consent to redevelop the former Parade Ground, Derriford, Plymouth, and build out a new District Centre comprising of a Marks and Spencer; Costa Coffee; Aldi; Pure Gym and Pets Corner.

The Council will forward fund the District Centre and hold the completed development as an investment delivering revenue to the Council and fund the Council's service borrowing as set out in the approved business case - **Executive Decision Reference Number – L17 21/22.**

A detailed planning application (application reference number 22/00129/FUL) has been submitted, by joint applicants Plymouth City Council and ADC Kimberley (Derriford) Limited, to the Local Planning Authority who are currently seeking to determine the application. As part of granting planning consent, the Local Planning Authority requires the development to mitigate a number of impacts and the joint applicants are required to provide what are known as Section 106 obligations.

The obligations for this development are as follows:

- Strategic Transport Contribution (S106 ask) £143,936
- Biodiversity Net Gain Contribution (S106 ask) £69,340
- **Total: £213,276**

For typical developments 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 legally possible for the Council to enter in to an enforceable Section 106 Agreement with itself.

Therefore, the Local Planning Authority has requested that the Council (as landowner) provide an assurance that, should the Council take forward this development, it commits to providing the above contributions. This Executive Decision gives that assurance by ring fencing the money for the required contributions.

2. Financial Implications

This Executive Decision does not commit the Council to any financial spending, as set out above, unless and until the Council takes forward the development with its development management partner at the Former Parade Ground in Derriford.

The costs as scheduled above fall within the approved business case budget - Executive Decision Reference Number – L17 21/22.

3. Next Steps

Assuming this Executive Decision is approved, it will allow the Local Planning Authority to grant full planning consent for the development, subject to the requisite scrutiny by the planning committee or delegated authorities.

4. Recommendation and Reasons

It is recommended that the Leader approves the ring-fencing of £213,276 from the approved development budget (**Executive Decision Reference Number – L17 21/22**) for the Derriford District Centre (the Former Parade Ground) for a range of section 106 mitigation measures required by the Local Planning Authority