

## **ADDENDUM REPORT PLANNING COMMITTEE 28 July 2011**

**Item:** 6.13

**Site:** 140 North Hill, Plymouth

**Ref:** 11/00456/OUT

**Applicant:** Pillar Land Securities

**Pages:** 199 to 208

### **Section 106 Obligations**

If the application was being recommended for approval, a planning obligation would be required to mitigate the impacts of the proposal. As this application is for student development, the identified impacts it will have that require mitigation are limited to local infrastructure, in particular libraries, playing pitches, green space and health.

#### Local Infrastructure

**Libraries.** Library Services advise that development in this area will generate a pressure on existing library facilities which are already in need of additional capital investment as a result of the cumulative impact of population growth. The development will therefore generate an impact that needs to be mitigated. The estimated cost of mitigating this impact is £1,454.

**Playing Pitches.** The development is in a location that is deficient in terms of access to playing pitches. There is therefore an impact on infrastructure requirement that arises as a result of the development, namely the provision of improved access to playing pitches. The estimated cost of mitigating this impact is £7,717.

**Local green space.** By reason of the increased population facilitated by the development, it will contribute to the cumulative impact on existing local green space, most specifically through the need for green space improvements. The estimated cost of mitigating this impact is £4,254.

**Local health infrastructure.** The development will create an additional demand upon local health facilities. The Primary Care Trust has provided evidence that capacity in the south east locality is substantially deficient for meet the needs of the project population growth in this area. The development will therefore generate an impact that needs to be mitigated. The estimated cost of mitigating this impact is £2,903.

The following Heads of Terms would have been proposed if the application was being recommended for approval, each of which have been tested against Regulation 122 of the Community Infrastructure Levy Regulations 2010, to enable appropriate mitigation of the impacts identified above:

- b. Libraries tariff. £1,454, to be allocated to the provision of improved library facilities in the area (central).*
- c. Playing pitches tariff. £7,717, to be allocated to the provision of improved playing pitch facilities in the Drake sub-area, as identified in the Playing Pitch Strategy.*
- d. Local green space tariff. £4,254, to be allocated to the improvement of local green space.*
- e. Local health infrastructure tariff. £2,903, to be allocated to the provision of additional capacity in local health care facilities within the south east locality.*

There is also an administration fee of £1,291.

In conclusion, to mitigate the impacts of the proposal, a total tariff contribution of £17,619 would have been required.