

ADDENDUM REPORT PLANNING COMMITTEE 9TH FEBRUARY 2012

Item: 02

Site: Land at Barton Road, Hooe Lake, Plymstock, Plymouth.

Ref: 11/01250/FUL

Applicant: Barratt Homes Exeter.

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Following the last planning committee meeting, where issues of highway safety outside of Hooe Primary School were raised by one of the speakers, the Council's Highways department has reviewed the safety audits in relation to the proposed highway works on Hooe Road/Barton Road, and an analysis of speed surveys has revealed that the approach speed of vehicular traffic travelling towards the proposed new mini roundabout on Hooe Road is higher than desired.

As a result, further negotiation with the applicants has taken place in order to secure funding for a scheme of highway works that will help reduce traffic speeds and enhance the local pedestrian environment. To this end the Highway Authority will seek to implement a 20mph zone between the junctions of Hooe Hill and Barton Road and/or undertake any associated works as required.

The Highways Officer has thus recommended that the applicant is required to provide a contribution of £50,000 to implement the above scheme, which will help to promote the aspirations of the developer's travel plan with regard to encouraging walking to and from the development. The developer has agreed to provide an additional £50,000 to fund the above works.

It is also proposed to increase the Education contribution by £15,000. The Heads of Terms, which have now been agreed with the applicant, are as follows:

Heads of Terms

- a. Local schools tariff: £220, 100 to be allocated to the provision of additional school places within the vicinity of the application site.
- b. Playing pitches tariff. £85, 250 to be allocated to the provision of improved playing pitch facilities in the Eastern sub-area, as identified in the Playing Pitch Strategy.
- c. Local play space tariff. £10, 250 to be allocated to the improvement of local play facilities.
- d. Local health tariff. £25, 500 to be allocated to improvement of primary care health capacity in Plymstock.
- e. Strategic green space tariff. £105, 750 to be allocated to the provision of strategic green spaces that help to take pressure off the designated environmental sites, as identified in the Plymouth Green Infrastructure Delivery Plan.
- f. European Marine Site tariff. £6, 100 to be allocated to appropriate management measures for the Tamar Estuaries as identified in the Tamar Estuaries Management Plan.
- g. Strategic sports facilities tariff. £85, 500 to be allocated to the delivery of priority strategic sports facilities as identified in the Sports Facilities Strategy.

h. Transport tariff. 275, 500 to be allocated to the delivery of priority strategic transport interventions as identified in the LTP3 Transport Implementation Plan - Eastern Corridor Whole Route Implementation Plan. £20,000 to be allocated to improving the pedestrian facilities at the existing junctions in the vicinity of Dean Cross Road and £50,000 to fund a scheme of highway improvement works that will include the implementation of a 20mph zone between the junctions of Hooe Hill and Barton Road and/or undertake any associated works as required, to help reduce traffic speeds and enhance the local pedestrian environment.

i. Public realm tariff. £5, 000 to be allocated to the delivery of priority City Centre public realm improvements as proposed in the City Centre & University Area Action Plan.

j. The provision of 31 Affordable Housing units.

k. Nature conservation. An additional contribution of £45, 000 is sought, to be spent on biodiversity enhancements as part of the off site works required to bring about a net gain in biodiversity in the area, as outlined in the applicants Ecological Mitigation and Enhancement Plan.

The provision of 31 affordable housing units, the type, size and location of which will be finalised as part of the section 106 agreement.

The agreed mitigation measures equate to £933, 950.

Each planning obligation sought has been tested to ensure that it complies with the three tests set out in Regulation 122 of the Community Infrastructure Levy Regulations April 2010, to enable appropriate mitigation of the impacts identified above: