

ADDENDUM REPORT

Planning Committee



Item Number: 03

Site: Land to the north of Clittaford Road

Planning Application Number: 16/00644/FUL

Applicant: Westward Housing Group Limited

Pages: 55 - 74

S106 Contributions

Officers are now in a position to advise Members that the negotiations between the LPA and the applicant have been concluded. Officers have been advised by the Councils Viability Officer that the development should be considered as 'Viability Neutral', thus there is no surplus available for the applicant in the viability appraisal. Therefore, any requirement by the Council for a S.106 contribution from the applicant will assess the development to be un-viable.

Officers have taken into account the advice from the Viability Officer, and considered the impact of the development against the clear need for Affordable Housing in the City. Therefore, on balance, officers conclude that the recommendation of conditional approval should remain subject to the signing of a S106 agreement to capture the Affordable Housing.

Drainage

Officers can advise members that a revised flood routing plan has been submitted to the LPA, and has been accepted by the Lead Local Flood Authority. For reference, I can advise members that waters will be contained at the low point of the site and would ultimately discharge into the ditch adjacent to the north east corner of the site in events greater than the 100yr +30%. The onsite systems are to be designed for all events up to this event and there is not any requirement for above ground storage of storm water. Officers therefore recommend the following alterations to conditions:-

Condition 2 shall now read:

CONDITION: APPROVED PLANS

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan P1314-002-A; Site Layout as proposed P1314-001-revH; Tree Constraints and Protection Plan 16.13.1.TCP; Street Scene Elevations and Site Cross-Section P1314-003(1); Typical Floor Plans and Elevations for Housetype FT-01 P1314-FT-01; Typical Floor Plans and Elevations for Housetype 13 P1314-HT-13; Typical Floorplans and Elevations for Housetype 14 P1314-HT-14; Typical Floor Plans and Elevations for Housetype 01 P1314-HT-01; External Work Details P1314-015; External Work Details P1314-016-A; External Work Details P1314-017; External Work Details P1314-018; Proximity Plan P1314 SK-77; Ecological Appraisal 0299-EA-AS; Arboricultural Appraisal; P1314 - GROUND INVESTIGATION-CONTAMINATION Part 1; P1314 - GROUND INVESTIGATION-CONTAMINATION Part 2; Energy Statement; T7071.Flood Risk Assessment part1; T7071.Flood Risk Assessment part2; T7071.Flood Risk

Assessment part3; T7071.Addendum to FRA and Drainage Strategy; T7071_FRA03_PI Flood Routing Plan; T7071.HIGHWAY DESIGN PHILOSOPHY; Design and Access Statement; Garden Area Schedule; Geo-Environmental and Geotechnical Assessment; Transport Statement; Surface Water Management and Maintenance Plan; Technical Response: CASE Consultants Letter dated June 20th 2016;

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61-66 of the National Planning Policy Framework 2012.

Condition 6 shall now read:

PRE-DPC: Construction Environment Management Plan (CEMP)

(6) The development hereby approved shall not proceed past the DPC level until a Construction Environment Management Plan (CEMP) incorporating method statements has been submitted to and approved in writing by the Local Planning Authority. The CEMP will demonstrate how the new drainage system is protected during both the demolition and construction phases.

Reason:

To enable consideration to be given to any effects of changes in the drainage regime on landscape features in accordance with Policy CS21 and Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 94 and 100-103 of the National Planning Policy Framework 2012.

New Condition:

PRE-OCCUPATION CONDITION: DRAINAGE AND SURFACE WATER DISPOSAL

() The development hereby approved shall be carried out in strict accordance with approved drainage strategy unless otherwise agreed in writing by the Local Planning Authority. The approved details shall be implemented before the dwellings hereby permitted are first occupied.

Reason:

To ensure effective drainage and surface water disposal in accordance with Policy CS21 and Policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 94 and 100-103 of the National Planning Policy Framework 2012.