

Amended officer Recommendation

Subject to the completion of a legal agreement / legally binding obligation in respect of:

- (i) The provision of 40 per cent affordable housing
- (ii) A minimum provision on site of 0.18 hectares of formal open space (excluding the wooded area on the Eastern boundary) and the provision of a commuted sum for the continued maintenance and upkeep of the open space and the wooded area.
- (iii) A contribution towards off site open space (R2)
- (iv) Waste and recycling scheme provision
- (v) The achievement of an environmentally-friendly sustainable scheme, including at least a code three code for sustainable homes rating.
- (vi) A financial contribution towards the provision of off site highway improvement works along Pembroke Road and/or other sustainable highway measures.

It is recommended that planning permission is GRANTED for the reasons set out in the officer report and subject to the additional condition below –

19) No part of the development other than the council affordable housing shall be commenced until the local planning authority has approved in writing a scheme to secure the provision of affordable housing, the provision and management of open space, the woodland on the Eastern boundary of the site, waste and recycling provision, sustainability measures and highway improvements.

REASON: In the interests of securing affordable housing

INFORMATIVE

The details of the planning benefits referred to in condition 19 will be/have been approved by the local planning authority. A scheme to secure the provision of these approved benefits needs to be submitted and approved by the local planning authority.

