

Didcot North East P15/S2902/O – Addendum to Report

Further Neighbour representations:

Two further representations have been received

- i) A neighbour is querying the scale and height of properties in relation to residential properties to the south
- ii) Didcot Netball Club have asked if netball facilities will be available on this site

Officer response i) The design codes will examine the relationship of the new development to existing properties. With regard to southern boundary and the dwellings south of the northern perimeter road, care will need to be taken that the scale is appropriate in character. However the nearest residential properties are 30m from the boundary of the site (not including the highway) and accordingly there is unlikely to be any un-neighbourliness to properties to nearby residential properties

Officer response ii) The leisure centre will be subject to a separate planning application which will detail the facilities to be provided. The Leisure Service advise that the facility mix for the leisure centre is still being considered and the design of the facility is not yet complete. However the desire for additional netball facilities in Didcot by this club is acknowledged and reflected in the current draft of South's leisure facilities strategy. Options are currently being explored.

Clarification and corrections

Para 2.1 – Clarification that the footpath passes over the top of the A4130, the Ladygrove Brook is under Hopkins Bridge

Para 3.8 – Reference should be to B4016

Para 7.4 – In addition add the following sentence after 'weight' in the fifth line. The site is liable to flood in parts however the scheme has been designed to accord with the relevant advice and guidance for development in area liable to flood. The scheme meets the sequential tests in the NPPF and the uses in the planning practice guidance and is considered acceptable.

Community centre

Paras 6.69 and 6.70: Clarification on the size of the community centre:

The total amounts referred to in this paragraph refer to volumes. To emphasise these dimensions relate to a community centre for 2500 people. In terms of area, a community centre for 2500 people should provide two halls 180 sq. m plus 100 sq. m (280 sq. m). However this development will not serve 2500 people but c. 4900 people. The centre should also provide at least two other meeting rooms, space for police and health professionals, a reception, admin office and first aid room, youth space, a commercial kitchen and café area, storage, toilets including baby changing,

disabled toilets, circulation area plus outside space. Having reviewed again, an appropriate community centre size would be 750 sq. m GIA plus outdoor space and parking. A site of around 0.5 ha is still appropriate however a smaller site of 0.45 ha would probably suffice allowing for 40 car parking spaces, delivery area etc. and a small outdoor space. The issues regarding viability are still relevant and officers will seek a larger site and centre when finalising the S106 agreement, however a minimum size of 504 sq. m will be secured.

Viability:

The report states that officers will update on the viability and the final recommendation.

Para 6.22 sets out the applicants offer at the time of writing the report. Following further discussions including an assessment of growth the applicants have revised their offer to:

- 25% Affordable Housing
- AH tenure 25% affordable rented / 75% intermediate
- Value of Infrastructure 45,614,578 (equivalent to £24,263 per dwelling) plus monitoring fees

This would result in a current day deficit of c. £8.9 million.

The viability consultants DVS and Savills have discussed potential growth and also the timing by when any deficit would need to be eliminated to make the level of risk acceptable. On the basis of no growth in the first year and growth of 2.5% thereafter the deficit is eliminated halfway through the development. If the deficit is not eliminated halfway there is a disincentive to deliver the scheme. Therefore a larger deficit (or an increased cost of affordable housing) would be unacceptable to the applicants. Officer are therefore recommending that these heads of terms are agreed, subject to below.

The current position with a higher percentage overall but a lower percentage of rented actually reduces the amount of affordable rented units. A total of 470 affordable units would be provided and of these 118 would be rented (47 extra care and 71 general needs housing). To ensure that the amount of affordable rented could increase if external funding were available i.e. switch intermediate to affordable rented it will be important to ensure that there is no restriction on intermediate units becoming affordable rented. It is recommended that this is allowed for in the s106 so as to enable the council to better meet the housing needs of the district.

Housing Mix

Further to Para 6.53, the following mix will be provided. The market mix complies with SHMA and the affordable mix is acceptable, in view of the welfare reforms referred to in para 6.51.

	Market	Affordable
1 bed	5.7%	32.6%
2 bed	26.7%	35.5%

3 bed	43.4%	29.3%
4 bed plus	24.2%	2.7%

Infrastructure

Table 3 Infrastructure Items Total Values

This table replaces both Table 3 and Table 4 in the Committee report. All items to be indexed linked.

S106 with 25% affordable housing	
COUNTY	
Strategic transport contribution	£5,239,703
Other Highway works value	£8,535,501
Travel Plan and TRO	£372,505
TRO contribution	£10,101
PROW contribution towards Clumps	£124,695
Secondary education	£7,602,592
Primary education	8,781,972
Special needs education	£465,560
Monitoring	£16,879
DISTRICT	
Leisure centre	£2,882,864
Community Hall (value)	£1,365,442
Public Art – off site contribution	£193,332
Playing fields and Pavilion (value)	£2,265,802
Playing fields and pavilion maintenance	£3,547,014
Parks and landscaping (incl play areas)	£781,600
Parks and landscaping maintenance (incl play areas)	£681,905
Green Infrastructure corridors	£555,389
Green Infrastructure maintenance	£786,515
Nature park	£571,553
Nature park maintenance	£666,965
Allotments	£183,568
Monitoring	£16,879

Total District: £14,481,949 (excluding monitoring)

Total County: £31,132,629 (excluding monitoring)

Overall Total: £45,614,578 - equivalent to £24,263 per dwelling

RECOMMENDATION

To delegate to the Head of Planning to grant planning permission, subject to:

- i) The completion of a S106 agreement to include:**
- 25% Affordable housing**
 - An affordable tenure minimum 25% affordable rented**
 - No restrictions on tenure changes should additional funding become available to increase affordable rented**
 - A matrix approach to contributions applied in the event of an increase in large market homes.**
 - S106 Infrastructure as identified in the report as updated by the addendum**

ii) The conditions listed in the report plus two further conditions:

- Details of works to gas pipeline

- Residential Properties Lifetime Homes – 10% market dwellings – all affordable dwellings with ground floor entrances

Also:

Condition 6 to include reference to ‘No raising of levels, unless agreed’

Condition 19 to include reference to ‘Principles for Secure by Design’

Condition 22 to include reference to ‘Management of Ladygrove Brook, Moor Ditch and 10 m buffer zones’