

**SUPPLEMENTARY DOCUMENT FOR
DEVELOPMENT MANAGEMENT COMMITTEE
Wednesday 13 November 2019 at 7.30 pm
Council Chamber - Civic Centre**

The attached document is due to be considered at the meeting listed above and was unavailable for circulation when the agenda for the meeting was published. The agenda item to which the document relates is noted below.

AGENDA

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Agenda Item 7

Development Management Committee – 13 November 2019

Update 2 – 13/11/2019

HW/FUL/19/00291 – 15 – 29 Westgate

Provision of Affordable Housing:

The applicant is prepared to offer 5% of the residential units as affordable housing (8 units), despite the proposal being confirmed as being unviable, to show commitment to the regeneration of the wider town centre.

The tenure type proposed is Discount Market Sale, which is a form of affordable housing recognised by the National Planning Policy Framework.

The applicant has also said they will commit to 10% affordable housing in relation to their wider masterplan for the town, however, that commitment is not relevant to the planning application currently being considered.

It is considered that this offer should be accepted, but clearly as the scheme is unviable, it would not be appropriate to require any contributions beyond this. The clawback mechanism detailed within the Committee Report would enable the remainder of the affordable housing and other contributions to be provided if the scheme became sufficiently profitable in the future.

Recommendation:

It is recommended that the application is approved, subject to:

- an appropriately worded Section 106 Legal Agreement on the terms set out within the Committee Report, but which would also secure the provision of 8 affordable units, as set out above, and include within the clawback mechanism a contribution towards the Sustainable Transport Corridors, as set out in the Committee Update from 12th November 2019; and
- the conditions set out within the Committee Report, but as updated by the Committee Update from 12th November 2019.