

## **LU/61/06 - Table of Further Recommendations (without prejudice)**

[as revised by the Development Control Committee on 31<sup>st</sup> July 2006]

Number	Issue	Comment	Policies (Structure Plan policies underlined)	Recommendation
FR1.	Affordable Housing	The proposed provision of 30% affordable dwellings is acceptable and should be secured by means of a S106 agreement	SITE7, DEV17, <u>NE2</u>	Agree
FR2	Affordable Housing	The proposed distribution of affordable housing is acceptable. A planning condition should be used to specify an approved drawing number and S106 agreement can specify the distribution in accordance with the drawing.	SITE7, DEV17, <u>NE2</u>	Agree
FR3	Affordable Housing	The mix of dwelling sizes would be controlled by S106 agreement to ensure that the provision meets local needs to the satisfaction of the Council's Housing officer	SITE7, DEV17, <u>NE2</u>	Agree
FR4	Affordable Housing	The mix of dwelling tenures would be controlled by S106 agreement to ensure that the provision meets local needs to the satisfaction of the Council's Housing officer	SITE7, DEV17, <u>NE2</u>	Agree
FR5	Affordable Housing	Provision would be phased by means of a S106 agreement to the satisfaction of the Council's Housing officer	SITE7, DEV17, <u>NE2</u>	Agree
FR8	Open Space / SUDs	Maintenance contributions would be required to the satisfaction of the Council's Parks & Greenspace officer. S106 agreement	SITE7, GEN20, DEV8, <u>GEN3</u>	Agree
FR9	Play Facilities	3 LEAPS on-site are acceptable as one single LEAP and one double LEAP. S106 agreement.	SITE7, GEN20, DEV8, <u>GEN3</u>	Agree
FR10	Play Facilities	1 LEAP off-site within 5 minutes walk of the site is acceptable.. Should not involve crossing of A259. S106 agreement	SITE7, GEN20, DEV8, <u>GEN3</u>	Agree
FR11	Play Facilities	1 NEAP off-site within 5 minutes walk of the site is acceptable. Should not involve crossing of A259. S106 agreement	SITE7, GEN20, DEV8, <u>GEN3</u>	Agree

## **LU/61/06 - Table of Further Recommendations (without prejudice)**

[as revised by the Development Control Committee on 31<sup>st</sup> July 2006]

**Page 2 of 2**

FR12	Play Facilities	Provision of an Open Space enhancement contribution in lieu of 1 NEAP is acceptable. This should be spent following consultation with residents of the development at an advanced stage of the development and at the final discretion of the District Council. S106 agreement	SITE7, GEN20, DEV8, <u>GEN3</u>	Agree
FR13	Play Facilities	Maintenance contributions are required for all play areas on/off site. S106 agreement.	SITE7, GEN20, DEV8, <u>GEN3</u>	Agree
FR14	Sport Pitches	In lieu of the provision of 2 sports pitches, a contribution for works to pitches and maintenance within 1km of the site, is acceptable. S106 agreement	SITE7, GEN20, DEV8, <u>GEN3</u>	Agree
FR15	Sports Changing facilities	Sports changing facilities are required by means to be agreed (for instance by upgrading, extending or replacing existing facilities or equivalent financial contribution) sufficient to meet sports pitch needs. S106 agreement	SITE7, GEN20, DEV8, <u>GEN3</u>	Agree
FR16	Community Building	Officers to pursue the provision of a small scale building for use by community organisations within the site or on a nearby site	SITE7, DEV8, <u>GEN3</u>	Agree
FR17	Health Facilities	A financial contribution is acceptable towards the provision of off-site health facilities within an area to be identified. S106 agreement	SITE7, DEV8, <u>GEN3</u>	Agree
FR19	General Requirement	Where the provision of facilities or elements of the S106 would be triggered by a specific number of dwellings or the attainment of a milestone in the development programme, negative covenants would be required to achieve this (for example 'not to occupy x no. of properties until the [facility] is provided...')		Agree