

**EASTERN AREA PLANNING COMMITTEE
ON 7TH NOVEMBER 2018**

UPDATE REPORT

Item No: (2) **Application No:** 18/00833/FULD **Page No.** 77-110
Site: Lawrence Building, Newbury Road, Hermitage

Planning Officer Presenting: Dave Pearson

Member Presenting:

Parish Representative speaking: N/A

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: N/A

Ward Member(s): Councillor Quentin Webb
Councillor Graham Pask

Update Information:

1. Further to the publication of the updated NPPF in July 2018, and subsequent revisions to the NPPG also in July 2018, the submitted information with regard to the viability of the provision of affordable housing on the site, and the responses provided by the Council's consultant Dixon Searle has been made available on the Council's website.
2. The report contained within the agenda sets out the conclusion that the viability information submitted by the applicants had indicated that the provision of two of the dwellings on the site, as required by policy CS6 would not be financially viable. The Council's agent Dixon Searle did not accept all of the calculations and assumptions made in the reports, however, the differences in values from their own calculations and the submitted information, were not significantly different to the overall viability of the site, and concluded that the offer of one unit, should be accepted. As indicated in the report the offer of one of the three bedroom houses on a social rent tenure, whilst below the level specified within policy C6, has been justified in accordance with the economic viability of the site.

