

PLANNING COMMITTEE MEETING: 12 November 2009

PLANNING APPLICATION FOR DETERMINATION BY THE LTGDC

ADDENDUM REPORT

UDC CASE NUMBER:	LTGDC-09-058-FUL	DATE MADE VALID:	21/08/2009
APPLICATION NUMBER:	09/00652/REG3/LBBD	TARGET DATE:	Subject to a PPA

APPLICANT:	London Borough of Barking and Dagenham Housing Strategy and Property Services
AGENT:	Halcrow
PROPOSAL:	Residential development comprising the erection of 14 No. 4-bedroom houses and 17 No. 3-bedroom houses.
LOCATION:	Former site of the Lintons, Linton Road, Barking, Essex

1. LTGDC TARIFF

- 1.1 On 9 November 2009, the applicant submitted a viability assessment for the proposed scheme and advised that they could not afford the £186,000 tariff payment (£6,000 per residential unit).
- 1.2 The viability assessment has been reviewed by LTGDC officers and it is believed that savings could well be achieved in respect of construction costs and professional fees in order to support the required tariff payment of £6,000 per residential unit.
- 1.3 Accordingly, the recommendation remains that the S106 Agreement should secure payment of the discounted standard charge of £6,000 per residential unit, including provision for recapturing the discount in line with the LTGDC Planning Obligations and Community Benefit Strategy.
- 1.4 Discussions with the applicant will continue on this matter and if it is concluded that they cannot afford the tariff payment of £6,000 per

residential unit, then the application will be referred back to Committee.

2. REVISED TENURE MIX

- 2.1 The applicant has requested a change to the tenure mix of the scheme to improve the viability position.
- 2.2 This new mix would place 6 of the 3-bed 5-person homes in social rent tenure rather than in intermediate tenure.
- 2.3 This improves the applicant's National Affordable Housing Programme (NAHP) grant position and the Homes and Communities Agency (HCA) has approved on this basis.
- 2.4 The revised tenure mix for the scheme is as follows:
- 20 No. social rent homes (6 No. 3-bed 5-person and 14 No. 4-bed 7-person); and
 - 11 No. intermediate homes (11 No. 3-bed 5-person).
- 2.5 The applicant has requested flexibility in the S106 Agreement to convert 6 No. of the intermediate homes to open market in the future.
- 2.6 This revised tenure mix and the requested flexibility in the S106 Agreement are both considered acceptable, having regard to development plan policies.

3. PLAY SPACE PROVISION

- 3.1 The applicant has confirmed that it has £60,000 allocated from Play England under the Playbuilder grant for the play space north of the Northern Relief Road. It should be noted that this money has to be spent this financial year.

CASE OFFICER: Adele Williamson