

**TABLED UPDATE FOR DEFERRED ITEM: 16/506946/FULL – Bell House, Bell Road, Sittingbourne**

- The Council's Strategic Housing and Health Manager has commented on the application as referred to in paragraph 5.07 of the report (see Page 4). She is of the view that although 10% (17 units) would usually be sought on a scheme of this scale, due to the on-going viability issues with this site, the current affordable housing offer of 12, one and two bedroom units above the medical centre is acceptable. In addition, the Strategic Housing and Health Manager is happy to accept all 12 units as Affordable Rent tenure to enable better management for the successful Registered Provider, as referred to in paragraph 5.08 of the report (see page 4 to 5).
- For clarity, the offer for 12 affordable housing units is in addition to the £250,000 for developer contributions as set out in paragraph 8.49 of the original report (see page 33).
- In conclusion, officers are of the view that the offer of 12 affordable units further tips the balance towards the granting of planning permission for this development on the basis of conditions as set out in the report (see Pages 7 to 14) and the signing of a suitably-worded Section 106 agreement. Members will have noted Paragraph 8.49 of the original report (on Page 33), which sets out the offer that the developer has made in respect of developer contributions, and authority is sought to negotiate the Section 106 Agreement and as part of that process to decide how the money offered should be distributed between the various items (as summarised at Paragraph 8.43 on page 32) for which contributions have been sought. For the avoidance of doubt, as also set out at paragraph 8.49, the SAMMS payment (£49,688.10) is non-negotiable and as such would be required to be taken from the total figure.

PG – 11<sup>th</sup> September 2018