

**Tabled Update for Item 2.5**

**20/502715/OUT – Bobbing Car Breakers, Sheppey Way, Bobbing, Sittingbourne, Kent, ME9 8QX**

1. Recommendation wording:

1.1 Further to the committee report at pages 87 to 133 of the agenda the recommendation is to read: *'Grant subject to conditions and Section 106 agreement with delegated authority to amend the wording of the s106 agreement and of conditions as may reasonably be required'*.

2. Affordable Housing:

2.2 Paragraphs 8.93 to 8.98 of the committee report discuss Affordable Housing Provision. The Housing Officer has provided an update on the proposal in regard to the provision of First Homes which are now required as part of policy DM 8 40% Section 106 affordable Housing contribution.

2.3 The Housing Officer has indicated that due to a Written Ministerial Statement and amendments to the National Planning Policy Guidance a minimum of 25% of all affordable housing units should be provided as First Homes.

2.4 The NPPG defines First Homes as discounted market sales units which:

- (a) 'Must be discounted by a minimum of 30% against the market value,
- (b) Are sold to a person or persons meeting the First Homes eligibility criteria;
- (c) On their first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount (as a percentage of current market value) and certain other restrictions are passed on at each subsequent title transfer; and
- (d) After the discount has been applied, the first sale must be at a price no higher than £250, 000 (or £420, 000 in Greater London)'

2.5 As a result, the affordable tenure sought under a Section 106 would seek 2 properties provided as First Homes and the remaining 5 units provided as Social Rented Housing. In accord with the First Homes policy "Once a minimum of 25% of First Homes has been accounted for, social rent should be delivered in the same percentage as set out in the local plan". The Council's adopted local plan (7.3) requires a tenure split of 10% intermediate housing with 90% affordable/social rented housing. This now means that when taking account of the new First Homes requirements, the remaining 75% of s106 affordable housing should be secured as social rented.

3. Developer Contributions:

3.1 The Open Spaces Manager has commented on the application and has reopened with the following:

*‘Small site with no real opportunity for public open space apart from the main road frontage to Sheppey Way that includes reasonable buffer planting.*

*Confirm the Council will not adopt any open spaces and as indicated in documentation Management Company to maintain in the future.*

*You have correctly identified the need and level of off site contributions toward enhancement of capacity of play and formal sports facilities at Milton Recreation Ground’.*

3.2 As identified in the Open Space and Play Strategy 2018-2022, a contribution of £593.00 per dwelling toward formal sport and £446.00 per dwelling toward play provision would be required.

4. Concluding remarks:

4.1 The proposal is considered to make efficient use of Previously Developed Land, contribute towards an identified housing need and have benefits to the landscape, biodiversity and air quality. The proposal is considered acceptable against local and national planning policy.