

Update to Committee Item 2.1

22/505618/FULL – Land at School Lane Newington

1. The Heads of Terms table has been updated to reflect additional contributions being sought. These are:
 - Increase of SAMMs payment per dwelling from £250.39 to £275.88
 - Inclusion of the £13,000 payment towards mitigation of air quality impact to be spent on Travel Plan, Welcome Packs, Car Club, etc
 - Inclusion of £5,000 payment towards e-bikes
 - Monitoring fee of 5%
 - The Secondary School Land element is something yet to be agreed with the applicant, and therefore may need to be removed from the HoTs should sufficient evidence be provided that the requirement does not meet the tests.

2. Condition 25 is to be amended to read:

Prior to the occupation of any units as approved by the development hereby approved the off-site highway works to provide a footway and the carriageway widening along School Lane as shown on drawing 15058-H-01 Rev P8 shall have been completed.

Reason: In the interest of highway safety.

Reason for the change relates to the removal of references to external processes associated with the speed restrictions.

3. Some minor corrections to the text:
 - Paragraph 2.8 and 11.8 should reference Policy ST3 no ST2.
 - Paragraph 9.105 should read “**not** harmful...”

4. The following section should be added:

“7. BACKGROUND PAPERS AND PLANS

7.1 Plans and documents provided as part of application 22/50618/FULL.”

5. Finally, following the publishing of the agenda, there has been further correspondence with the Parish Council and Counillor, who expressed concerns about the manner in which the Parish Council’s comments on the scheme were presented within the report.

To re-iterate here what has previously been articulated to them, the Parish Council’s comments on this scheme were fully considered and form the basis of the discussion within

the Officer's Report. Though the Parish Council's submission included individual reports written for them by external bodies, the whole response was summarised at Paragraph 7.3.

The Parish Council felt that the entirety of their submission should have been included within the report – as their comments to the previous had been, as an Appendix. The previous refusal is, of course, a material consideration – and a suitable level of weight has been afforded it when considering this slightly amended resubmission.

The Case Officer has explained that the summary of the comments contained at Paragraph 7.3 covers all of the specific issues referred to in the consultation response, and that the relevant sections within the report detail the consideration more thoroughly.

Notwithstanding this, however, so as to ensure that there Parish Council does not feel under reflected in the decision-making process, the most up to date response, including the additional reports, are therefore included here as an Appendix to the Officer's Report.