

PLANNING COMMITTEE

Thursday 5th October 2017

- ADDENDUM TO AGENDA -

Item 6.3 17/02998/FUL – 23 Tavistock Road, Croydon, CR0 2AL

Paragraph 2.2 of the Officer's report should be removed (as no legal agreement is required for this scheme).

Reference to 'north-west' in paragraph 8.9 should read 'north-east'.

'Westburn Close' in paragraph 8.10 should read 'Westburn Court'.

Item 8.1 Lombard House, 2 Purley Way, Croydon, CR0 3JP

Further to the publication of the Officer's report, the applicant has had additional discussions with a Registered Provider (Hexagon) and Council Officers. This has led to an increased provision of on-site affordable housing.

An additional four flats are now proposed to be provided as affordable housing. This includes:

- Affordable Rented
 - 1 x one-bed wheelchair unit
 - 2 x three-bed duplex units

- Shared Ownership
 - 1 x three-bed duplex unit.

With this addition, the Deed of Variation would secure a total of 19 units as on-site affordable housing. This equates to 25% of the total habitable rooms (and 20% of the total units).

The developer has been in touch with Hexagon Housing about the increased provision and proposed mix. It is understood that Hexagon has confirmed their support with the increased provision.

The updated proposal therefore includes the following affordable housing provision:

	1 bed	2 bed	3 bed	4 bed
Affordable Rented	3	1	6	2
Shared ownership	3	2	2	0
Totals	6	3	8	2

The split would remain as close as possible (for an odd number of flats) to a policy compliant 60/40 split (with 12 affordable rent and 7 shared ownership equating to a 63/37 split).

The additional four units being provided as affordable housing is a welcome increase from the original proposal (of 15 units, equating 19% by total habitable room and 15.6% by total units). However, given the affordable housing provision would not equate to 30% of the total habitable rooms, the Deed of Variation would continue to include a Review Mechanism (in line with CLP1.1 draft policy SP2.5).

The Review Mechanism will therefore mean that any improvement in the scheme's viability – which would be re-assessed as the development progresses – would be captured. Any uplift in viability would be secured in the form of a commuted sum from the developer. It would go towards the delivery of additional affordable housing (up to the equivalent of 50% overall provision) elsewhere in the borough.

The increased provision of affordable housing is welcome and further supports the Officer's recommendation to allow a Deed of Variation. The split between affordable rent and shared ownership/intermediate housing is also considered acceptable, as is the mix of affordable units which includes 10 family sized units.

The Officer recommendation is therefore for that Planning Committee resolve to allow a Deed of Variation to the Section 106 Agreement attached to permission 15/01236/P.