

PLANNING COMMITTEE
Thursday 2nd November 2017

- ADDENDUM TO AGENDA -

Item 6.1: 17/02680/FUL 28-30 Addiscombe Grove, CR0 5LP

1. Further to the comments at paragraph 6.4, Transport for London have confirmed that further information provided by the applicant has overcome their concerns with the scheme. They have also requested a contribution to the DIFS towards transport infrastructure and improvements to capacity. The final contribution is subject to negotiations and will be secured by s106.
2. Paragraph 9.10 sets out the restrictions to be placed on the Pocket units. The s106 would include some exceptions to these restrictions as follows:

- If following 3 months marketing of a property to eligible persons (first time buyers who are workers or residents in LB Croydon at £45,000), the restriction would revert to 3 months marketing to first time buyers who are workers or residents of Greater London who earn less than the Mayoral Affordable Housing Threshold income currently £90,000. Following this period any remaining units can be sold to eligible persons (First time buyers who met London Mayoral income restrictions within the UK). In all cases, the next purchaser would be bound by the s106 restrictions as to eligibility and the unit would remain affordable following the next sale.

3. Paragraph 9.18 refers to a valuation taking place at the time of sale to determine the market value of the Pocket units through use of RICS Red Book valuations secured through s106. This should be amended to read:

A Marketing Methods Plan shall be secured through s106 agreement. As part of this, a RICS Red Book valuation shall take place at least 6 months prior to completion of the development. If agreement is not reached with regards to the valuation, a second independent valuation would be undertaken.

4. Paragraph 9.19 is amended as follows:

The applicant has updated their offer for restricting the eligibility of the proposed flats for the first 3 months to a maximum salary of £45,000. After 3 months, the maximum salary threshold will rise to the Mayor's threshold (currently £90,000). In addition review mechanisms would be required to capture any uplift in viability.