

**APPLICATION NO: F/YR16/0335/F**

**SITE LOCATION: Land West of Cedar Way Accessed from Grove Gardens, Elm.**

## **UPDATES**

1. The report incorrectly states that Elm Parish Council have not provided comments on the application. The Parish Council object to the application on the following grounds;
  - would contribute, through cumulative impact of current and planned residential development, to overdevelopment of the village of Elm.
  - the current community infrastructure (including lack of capacity at Elm Primary School, insufficient medical facilities and inadequate local road network) is insufficient to support the continued development within the village.
  - the application site provides insufficient facilities for the off-road parking of vehicles likely to be generated by occupiers of the proposed dwellings.
  - a part of the application site is subject to a Section 106 Planning Obligation requiring its use, once adopted by Fenland District Council, as community land.
  - approval of the proposal could be in conflict with Policy LP12 of the Fenland Local Plan (adopted in May 2014).

**It is considered that the Officer report adequately addresses these concerns.**

2. The applicant has undertaken a viability assessment for the 20 house scheme currently under appeal (F/YR15/0514/F) which is essentially a consolidated scheme for this application (9 units) and that previously recommended for approval by the planning committee in May 2016 (F/YR15/0907/F) for 11 units. The viability assessment has identified that the 2 schemes totalling 20 units would enable a financial contribution of £65,520.00 which the Council's s.106/ Viability Officers concur with.

Financial contributions have been identified as follows;

- £3,600.00 towards CCC Strategic Waste
- Financial contribution toward off-site Affordable Housing
- Financial contribution toward off-site Open Space Improvements

The specific apportioned sums towards affordable housing and open space are yet to be agreed. The Council's Parks and Open Spaces

Manager has identified improvement projects in the Elm Parish towards play equipment, landscaping and furniture. Any off-site affordable housing contribution would be managed by the Council's Neighbourhood Housing Service for allocating towards specific District affordable housing projects.

The County Council has confirmed that there would be a nil requirement for Primary School contributions due to a reduction in birth rates and consequently an increased capacity at the school anticipated in the future. As such, to seek financial contributions towards this would not meet the CIL tests.

3. Paragraph 11 of the Officer's report proposes a recommendation to approve the application subject to conditions and the completion of the s.106 agreement.

**Officers propose to amend this to read;**

Grant subject to:

- (i) Completion of s106 agreement. Should the applicant be unwilling or unable to complete s.106 agreement, that delegated powers be passed to Officers to refuse the application.
- (ii) Conditions

**Resolution: Grant as per pages 40 – 43 of the Agenda and amended paragraph 11 of the Officers report as detailed under section 3 above.**