



## REGULATORY SERVICES COMMITTEE

26 April 2017

**Subject Heading:**

**P0183.17: Queens Moat House, St  
Edwards Way, Romford**

**Variation of condition 2 of P0183.17 -  
Accordance with plans. Retention of  
existing main entrance and stairs, new  
substation to western corner of site.  
(Application received 7 December  
2017)**

**Ward:**

**Romford Town**

**SLT Lead:**

**Steve Moore  
Director of Neighbourhoods**

**Report Author and contact details:**

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**Policy context:**

**Local Development Framework  
The London Plan  
National Planning Policy Framework**

**Financial summary:**

**None**

**The subject matter of this report deals with the following Council Objectives**

Communities making Havering	[X]
Places making Havering	[X]
Opportunities making Havering	[X]
Connections making Havering	[X]

## SUMMARY

Planning permission P0183.17 was granted in August 2017 for the construction of a roof extension comprising 4no. residential flats and shared gym facility; plus, renovation works to the existing building façade and landscaping works.

This application is seeking to vary condition 2 (Accordance with plans) of the planning permission under Section 73 of the Town and Country Planning Act, 1990. The proposed revisions would involve the retention of the existing main entrance and stairs and the erection of a new substation to the western corner of site.

The proposed amendments are judged to be of a reasonable nature and the variation of condition 2 is considered to be acceptable. It is therefore recommended that planning permission is granted subject to the same conditions as the previous consent and the applicant entering into a deed of variation to the existing section 106 agreement.

## RECOMMENDATIONS

That it be noted that proposed development is liable for the Mayors Community Infrastructure Levy (CIL) in accordance with London Plan Policy 8.3. The applicable fee is based on 241.4 square metres of new gross internal floor space. The proposal would therefore give rise to the requirement of £4,828 Mayoral CIL payment (subject to indexation).

That the variation of condition 2 of planning permission P0183.17 under Section 73 of the Town and Country Planning Act, 1990 is unacceptable as it stands but would be acceptable subject to the applicant entering into a Legal Agreement under Section 106 of the Town and Country Planning Act, 1990 (as amended) to vary the existing legal agreement, completed on 17 August 2017, in respect of the previous planning permission P0183.17 by varying the definition of Planning Permission, which shall mean either planning permission P0183.17 as originally granted or planning permission P1996.17 and any other changes as may be required from this, to secure the following obligations, by 24 August 2018, and in the event that the deed of variation is not completed by such date then the Planning Manager has delegated authority to refuse planning permission:

- A financial contribution of £24,000 to be used for educational purposes.
- All contribution sums shall include interest to the due date of expenditure and all contribution sums to be subject to indexation from the date of

completion of the Section 106 agreement to the date of receipt by the Council.

- Save for the holders of blue badges that the future occupiers of the proposal will be prevented from purchasing parking permits for their own vehicles for any existing, revised or new permit controlled parking scheme.
- The Developer/Owner to pay the Council's reasonable legal costs associated with the Legal Agreement prior to the completion of the agreement irrespective of whether the agreement is completed.
- Payment of the appropriate planning obligations monitoring fee prior to the completion of the agreement.

That the Planning Manager be authorised to enter into a legal agreement to secure the above and upon completion of that agreement, grant planning permission subject to the conditions set out below:

1. Time Limit

The development to which this permission relates must be commenced not later than three years from the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. In Accordance with Plans

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans (as set out on page one of this decision notice).

Reason: The Local Planning Authority consider it essential that the whole of the development is carried out and that no departure whatsoever is made from the details approved, since the development would not necessarily be acceptable if partly carried out or carried out differently in any degree from the details submitted. Also, in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

3. External Materials

The external elements of the development shall be constructed in the materials approved under condition 3 of P0183.17; under discharge of condition reference Q0027.18.

Reason: To ensure that the appearance of the proposed development will harmonise with the character of the surrounding area and comply with Policy DC61 of the Development Control Policies Development Plan Document..

#### 4. Construction Methodology

The Construction Methodology shall be carried out in accordance with the details approved under condition 4 of P0183.17; under discharge of condition reference Q0005.18, as detailed in the Construction Method Statement/Management Plan, prepared by Mark Pattengell, and dated December 2017.

Reason: To ensure that the method of construction protects residential amenity. It will also ensure that the development accords the Development Control Policies Development Plan Document Policy DC61.

#### 5. Hours of Construction

All building operations in connection with the construction of external walls, roof, and foundations; site excavation or other external site works; works involving the use of plant or machinery; the erection of scaffolding; the delivery of materials; the removal of materials and spoil from the site, and the playing of amplified music shall only take place between the hours of 8.00am and 6.00pm Monday to Friday, and between 8.00am and 1.00pm on Saturdays and not at all on Sundays and Bank Holidays/Public Holidays.

Reason: To protect residential amenity, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC61.

#### 6. Refuse and Recycling

No building shall be occupied or use commenced until refuse and recycling facilities are provided in accordance with details which shall previously have been submitted to and approved in writing by the Local Planning Authority. The refuse and recycling facilities shall be permanently retained thereafter.

Reason: Insufficient information has been supplied with the application to judge how refuse and recycling will be managed on site. Submission of this detail prior to occupation in the case of new building works or prior to the use commencing in the case of changes of use will protect the amenity of occupiers of the development and also the locality generally and ensure that the development accords with the Development Control Policies Development Plan Document Policy DC61.

#### 7. Cycle Storage

No building shall be occupied or use commenced until cycle storage is provided in accordance with details previously submitted to and approved in writing by the

Local Planning Authority. The cycle storage shall be permanently retained thereafter.

Reason: Insufficient information has been supplied with the application to demonstrate what facilities will be available for cycle parking. Submission of this detail prior to occupation in the case of new building works or prior to the use commencing in the case of changes of use is in the interests of providing a wide range of facilities for non-motor car residents and sustainability.

#### 8. Accessible and Adaptable Dwellings

All dwellings hereby approved shall be constructed to comply with Part M4(2) of the Building Regulations - Accessible and Adaptable Dwellings.

Reason: In order to comply with Policy DC7 of the Local Development Framework and Policy 3.8 of the London Plan.

#### 9. New Plant and Machinery

No building shall be occupied or use commenced until a scheme for the new plant or machinery is submitted to and approved in writing by the Local Planning Authority to achieve the following standard - Noise levels expressed as the equivalent continuous sound level LAeq (1 hour) when calculated at the boundary with the nearest noise sensitive property shall not exceed LA90 -10dB. Plant and machinery shall be maintained thereafter in accordance with the approved scheme.

Reason: Insufficient information has been supplied with the application to assess the noise levels of the plant or machinery to be used on site. Submission of this detail prior to occupation in the case of new building works or prior to the use commencing in the case of changes of use, will prevent noise nuisance to adjoining properties in accordance with the Development Control Policies Development Plan Document Policies DC55 and DC61.

#### 10. Noise Insulation

No building shall be occupied or use commenced until a scheme for protecting the proposed dwellings from noise from nearby restaurants and commercial premises at North Street, has been previously submitted to and approved by the Local Planning Authority. Any works which form part of the scheme shall be completed before any of the permitted dwellings are occupied.

Reason: Insufficient information has been supplied with the application to judge the impact of noise upon the proposed development. Submission of an assessment prior to commencement will protect future residents against the impact of noise in accordance with Development Control Policies Development Plan Document Policy DC61.

#### 11. Water Efficiency

All dwellings hereby approved shall comply with Regulation 36 (2)(b) and Part G2 of the Building Regulations - Water Efficiency.

Reason: In order to comply with Policy 5.15 of the London Plan.

#### 12. Parking Provision

Before any part of the dwelling hereby permitted is first occupied the car parking provision as indicated in drawings 'P.12.01 Rev D' and 'P.12.02 Rev E' shall be laid out and implemented to the full satisfaction of the Local Planning Authority and thereafter this car parking provision shall remain unobstructed and permanently available for use, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that car parking accommodation is made permanently available to the standards adopted by the Local Planning Authority in the interest of highway safety, and that the development accords with the Development Control Policies Development Plan Document Policy DC33.

#### 13. Landscaping

No works shall take place in relation to any of the development hereby approved until there has been submitted to and approved by the Local Planning Authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and shrubs on the site, and details of any to be retained, together with measures for the protection in the course of development. All planting, seeding or turfing comprised within the scheme shall be carried out in the first planting season following completion of the development and any trees or plants which within a period of 5 years from completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local Planning Authority.

Reason: Insufficient information has been supplied with the application to judge the appropriateness of the hard and soft landscaping proposed. Submission of a scheme prior to commencement will ensure that the development accords with the Development Control Policies Development Plan Document Policy DC61. It will also ensure accordance with Section 197 of the Town and Country Planning Act 1990.

#### 14. Car Parking Management Scheme

No part of the development hereby permitted shall be occupied until details to show how car parking is to be managed within the site and spaces allocated to

visitors and existing tenants has been submitted to the Local Planning Authority for approval in writing. The submission shall include details of measures to be used to manage and maintain the service road free from obstruction by parked vehicles. The car parking management strategy shall be provided in accordance with the approved details prior to the first occupation of any dwelling. Such facilities shall be permanently retained thereafter for the lifetime of the development.

Reason: Insufficient information has been submitted with the application to demonstrate how the service road that serves the development would be managed and parking controlled so as to avoid access for residents, service and emergency vehicles being restricted and the access to the electricity sub-station and flood water storage area being obstructed. The approval and provision of the management scheme is considered necessary prior to first occupation in the interest of highway safety and in order that the development accords with the LDF Development Control Policies Development Plan Document Policies DC32 and DC33.

#### 15. Road Traffic Noise Assessment

The dwellings shall be constructed in strict accordance with the measures set out in the Noise Statement (Doc No: REP(00)U002), dated 11/5/17, submitted in relation to condition 15 of P0183.17 and approved under discharge of condition application reference Q0230.17.

Reason: To protect future residents against the impact of transportation noise and vibration, in accordance with Development Control Policies Development Plan Document Policies DC55 and DC61.

#### 16. Substation Noise Impact Assessment

Before any development is commenced, an assessment shall be undertaken of the impact of noise and vibration emanating from the proposed substation and a scheme for protecting the surrounding dwellings from noise and vibration shall be submitted to and approved by the Local Planning Authority. Any works which form part of the scheme shall be completed before any of the permitted dwellings are occupied.

Reason: Insufficient information has been supplied with the application to judge the impact of noise and vibration upon the proposed development and surrounding occupiers. Submission of an assessment prior to commencement will protect future residents against the impact of noise, in accordance with Development Control Policies Development Plan Document Policies DC55 and DC61.

## **INFORMATIVES**

1. Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: No

significant problems were identified during the consideration of the application, and therefore it has been determined in accordance with paragraphs 186-187 of the National Planning Policy Framework 2012.

2. The proposal is liable for the Mayor of London Community Infrastructure Levy (CIL). Based upon the information supplied with the application, the CIL payable would be £4,828 (this figure may go up or down, subject to indexation). CIL is payable within 60 days of commencement of development. A Liability Notice will be sent to the applicant (or anyone else who has assumed liability) shortly and you are required to notify the Council of the commencement of the development before works begin. Further details with regard to CIL are available from the Council's website.
3. With regards to surface water drainage it is the responsibility of the developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.
4. A fee is required when submitting details pursuant to the discharge of conditions. In order to comply with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012, which came into force from 22.11.2012, a fee of £97 per request or £28 where the related permission was for extending or altering a dwellinghouse, is needed.
5. Any offloading of scaffolding from St. Edwards Way will require a separate permit from the Council's Street Works team.
6. Before occupation of the residential units hereby approved, it is a requirement to have the property/properties officially Street Named and Numbered by our Street Naming and Numbering Team. Official Street Naming and Numbering will ensure that that Council has record of the property/properties so that future occupants can access our services. Registration will also ensure that emergency services, Land Registry and the Royal Mail have accurate address details. Proof of having officially gone through the Street Naming and Numbering process may also be required for the connection of utilities. For further details on how to apply for registration see:

<https://www.haverling.gov.uk/Pages/Services/Street-names-and-numbering.aspx>



## REPORT DETAIL

### **1. Site Description**

- 1.1 The application relates to the premises at Queens Moat House, St Edwards Way, Romford. This is a large detached four-storey office block located within Romford town centre.
- 1.2 The building is positioned with a prominent frontage onto the A118 St. Edwards Way and backs onto the two storey residential accommodation at Haysoms Close to the rear.
- 1.3 The land is not designated for any specific purposes in the Local Development Framework (LDF) and the site is surrounded by a mixture of uses including commercial and residential.

### **2. Description of Proposal**

- 2.1 Planning permission P0183.17 was granted in August 2017 for the construction of a roof extension comprising 4no. residential flats and shared gym facility; plus, renovation works to the existing building façade and landscaping works. The accommodation comprises 1no. one-bedroom unit and 3no. two-bedroom units.
- 2.2 This application is seeking to vary condition 2 (Accordance with plans) of planning permission P0183.17 under Section 73 of the Town and Country Planning Act, 1990. The proposed revisions would involve the retention of the existing main entrance and stairs and the erection of a new single storey substation building to western corner of site involving the reconfiguration of the car park layout to accommodate the new structure.
- 2.3 The application proposes no other changes to the previously approved scheme.

### **3. Relevant History**

- 3.1 P0183.17 - Rooftop extension comprising 4no. self-contained flats and shared gym facility; plus, renovation works to existing building facade; and, landscaping works - Approved, 17 August 2017

- 3.2 J0004.17 - Prior approval for the change of use of offices (B1a) to provide 41no. residential units (C3) arranged over ground, first, second and third floors - Granted, 3 April 2017
- 3.3 J0017.16 - Change of use of offices (class B1) to C3, to provide 32 residential units over ground, first, second and third floors - Granted, 16 December 2016

#### **4. Consultations/Representations**

- 4.1 Notification letters were sent to 110 properties and no representations have been received.
- 4.2 The following consultation responses have been received:
- London Fire and Emergency Planning Authority - no objection.
  - Environmental Health - no objection, recommended conditions relating to noise levels and noise insulation.
  - Local Highway Authority - no objection, recommended that a S106 be provided to prevent future occupiers obtaining resident's parking permits.

#### **5. Relevant Policies**

- 5.1 Policies CP1 (Housing Supply), CP2 (Sustainable Communities), CP17 (Design), DC2 (Housing Mix and Density), DC11 (Non-designated Sites), DC29 (Educational Premises), DC33 (Car Parking), DC34 (Walking), DC35 (Cycling), DC36 (Servicing), DC53 (Contaminated Land), DC55 (Noise), DC61 (Urban Design), DC63 (Delivering Safer Places), DC66 (Tall Buildings and Structures) and DC72 (Planning Obligations) of the Local Development Framework Core Strategy and Development Control Policies Development Plan Document are considered to be relevant.
- 5.2 Other relevant documents include the Romford Town Centre Development Framework, the Residential Design SPD, Designing Safer Places SPD, Romford Area Action Plan (ROM13) Planning Obligations SPD (technical appendices) and the Sustainable Design and Construction SPD.
- 5.3 Policies 3.3 (increasing housing supply), 3.4 (optimising housing potential), 3.5 (quality and design of housing developments), 3.8 (housing choice), 3.9 (mixed and balanced communities), 5.2 (minimising carbon dioxide emissions), 5.3 (sustainable design and construction), 5.7 (renewable energy), 6.9 (cycling), 6.10 (walking), 6.13 (parking), 7.3 (designing out crime), 7.4 (local character), 7.6 (architecture), 7.14 (improving air quality), 7.15 (reducing noise and enhancing soundscapes), and 8.2 (planning obligations) of the London Plan, are material considerations.

- 5.4 The National Planning Policy Framework, specifically Sections 6 (Delivering a wide choice of high quality homes) and 7 (Requiring good design), are relevant to these proposals.

## **6. Staff Comments**

- 6.1 When considering the previous application for the roof extension, Staff took into consideration issues in relation to the principle of development, the density and layout, the design and impact on the streetscene, the impact on amenity, and the implications for parking and highways. These considerations were assessed and judged to be acceptable in all material respects, which in turn led to planning permission being granted.
- 6.2 This application concerns the retention of the existing main entrance and stairs and the erection of a new single storey substation building to western corner of site involving the reconfiguration of the car park layout to accommodate the new structure. Staff note that these are the only matters for consideration.

### ***Principle of Development***

- 6.3 The principle of the development was established under planning permission P0183.17. As with the previous application the provision of additional housing is consistent with the NPPF and Policy CP1 as the application site is within a sustainable location in an established urban area.

### ***Density/Layout***

- 6.4 The density and layout of the scheme was assessed under planning application P0183.17 and judged to be acceptable. This application proposes no alteration to the previously approved details concerning the roof extension.
- 6.5 The amendment to the site layout would involve the erection of a relatively modest single storey substation building to western corner of site, which currently forms a grassed verge to the service road to the rear of the building. The siting of the proposed sub-station structure, which would involve the deletion of 2no. parking spaces from the previously approved scheme, would not unduly affect the vehicle access or the turning and manoeuvring areas within the site.
- 6.6 The acceptability of deleting two of the parking spaces from the previously approved scheme is discussed in more detail in the 'Parking and Highway Issues' section of the report.

### ***Design/Impact on Streetscene***

- 6.7 The design and impact on the streetscene was assessed under planning application P0183.17 and judged to be acceptable. This application proposes no alteration to the previously approved details concerning the roof extension.
- 6.8 The proposed single storey flat roof substation building would form an unobtrusive and inconspicuous feature within car park setting at the rear of the site.
- 6.9 Planning permission P0183.17 proposed replacing the front doorway and entrance steps at St. Edwards Way. The existing front door and entrance steps are in good condition providing a functional and practical means of entry. The retention of these features in the proposed conversion of Queens Moat House would not undermine the wider renovation works to the front facade of the property or unduly harm the character and appearance of the streetscene at St. Edwards Way.

### ***Impact on Amenity***

- 6.10 The impact on the amenity of neighbouring residents was assessed under planning application P0183.17 and judged to be acceptable. This application proposes no alteration to the previously approved details concerning the roof extension.
- 6.11 It is recognised that the proposed substation building would lie some 15 metres from the residential properties at Haysoms Close, raising some concerns in relation to noise and disturbance. As such Staff will include an additional condition requiring a full noise impact assessment to be undertaken specifically in relation to the substation, prior to the commencement of works, in order to ensure that suitable noise insulation and mitigation measures are incorporated into this element of the development.

### ***Parking and Highway Issues***

- 6.12 The parking provision and highways implications were assessed under planning application P0183.17 and judged to be acceptable. The previous scheme proposed a total of 32 off-street parking spaces to be used by the 45 flats granted consent through the prior approval process and planning permission.
- 6.13 In order to accommodate the substation building two of the proposed parking bays in the western corner of the site would be deleted from the scheme, resulting in a total of 30 spaces.

- 6.14 The site has a Public Transport Accessibility Level (PTAL) rating of 6a; meaning that the premises has very good access to a variety of public transport facilities. Government guidance encourages a relaxation in parking and other standards in town centre locations, particularly where there is good access to public transport and the proposal accords with this advice.
- 6.15 As set out with planning permission P0183.17; given the central location and the good public transport links there is no policy requirement for the scheme to provide dedicated off street residents' car parking provision and the reduction of two spaces is considered to be acceptable. A condition will be carried over from the earlier planning permission requiring the applicant to provide further details of how the parking space allocation will be managed once the flats are occupied.
- 6.16 The Local Highway Authority have raised no objection subject to the applicant once again entering into a legal agreement to prevent future occupiers from applying for parking permits. This will be incorporated into the deed of variation. Subject to the completion of this agreement, the proposal would be acceptable in highway terms and it is not considered that the proposed change of use would result in any parking or highway safety issues. The legal agreement would be consistent with the earlier legal agreements completed for the recently granted prior approval applications for residential conversion in the existing floors of Queens Moat House.

### ***Mayoral Community Infrastructure Levy***

- 6.17 The proposed development will create 4no. new residential units with 241.4 square metres of new gross internal floorspace. Therefore the proposal is liable for Mayoral CIL and will incur a charge of £4,828 (this may go up or down, subject to indexation) based on the calculation of £20.00 per square metre.

### ***Infrastructure Impact of Development***

- 6.18 Regulation 122 of the Community Infrastructure Levy Regulations 2010 (CIL Regs) states that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is:
- (a) necessary to make the development acceptable in planning terms;
  - (b) directly related to the development; and
  - (c) fairly and reasonably related in scale and kind to the development.
- 6.19 Policy DC72 of the Council's LDF states that in order to comply with the principles as set out in several of the Policies in the Plan, contributions may be sought and secured through a Planning Obligation. Policy DC29 states that the Council will seek payments from developers required to meet the educational need generated by the residential development. Policy 8.2 of

the Further Alterations to the London Plan states that development proposals should address strategic as well as local priorities in planning obligations.

- 6.20 In 2013, the Council adopted its Planning Obligations Supplementary Planning Document which sought to apply a tariff style contribution to all development that resulted in additional residential dwellings, with the contributions being pooled for use on identified infrastructure.
- 6.21 There has been a recent change to the effect of the CIL Regs in that from 6th April 2015, Regulation 123 of the CIL Regs states that no more than 5 obligations can be used to fund particular infrastructure projects or infrastructure types. As such, the SPD, in terms of pooling contributions, is now out of date, although the underlying evidence base is still relevant and up to date for the purposes of calculating the revised S106 contributions.
- 6.22 The evidence background to the SPD, contained in the technical appendices is still considered relevant. The evidence clearly show the impact of new residential development upon infrastructure - at 2013, this was that each additional dwelling in the Borough has a need for at least £20,444 of infrastructure. Therefore, it is considered that the impact on infrastructure as a result of the proposed development would be significant and without suitable mitigation would be contrary to Policy DC72 of the LDF and Policy 8.2 of the London Plan.
- 6.23 Furthermore, evidence clearly shows a shortage of school places in the Borough - (London Borough of Havering Draft Commissioning Plan for Education Provision 2015/16-2019/20). The Commissioning report identifies that there is no spare capacity to accommodate demand for secondary, primary and early years school places generated by new development. The cost of mitigating new development in respect to all education provision is £8,672 (2013 figure from Technical Appendix to SPD). On that basis, it is necessary to continue to require contributions to mitigate the impact of additional dwellings in the Borough, in accordance with Policy DC29 of the LDF.
- 6.24 Previously, in accordance with the SPD, a contribution of £6000 per dwelling was sought, based on a viability testing of the £20,444 infrastructure impact. It is considered that, in this case, £6000 towards education projects required as a result of increased demand for school places is reasonable when compared to the need arising as a result of the development.
- 6.25 It would therefore be necessary to require a contribution to be used for educational purposes. Separate monitoring of contributions would take place to ensure that no more than 5 contributions are pooled for individual projects, in accordance with CIL legislation. It is considered that a contribution equating to £24,000 for educational purposes would be appropriate.

## **7. Conclusion**

- 7.1 Having regard to all relevant factors and material planning considerations Staff are of the view that this proposal would be acceptable subject to conditions differing from those subject to which the previous permission was granted and a deed of variation to the existing section 106 agreement.
- 7.2 Staff consider that the proposal is acceptable in all material respects.
- 7.3 Staff are of the view that the siting, scale and location of the proposal would not be disproportionate or have a harmful impact on the character of the streetscene or result in a loss of amenity to neighbouring occupiers. The proposal is considered to be acceptable in all other respects and it is therefore recommended that planning permission be granted subject to conditions and the completion of a deed of variation legal agreement.

## **IMPLICATIONS AND RISKS**

### **Financial implications and risks:**

Financial contributions will be sought through the legal agreement.

### **Legal implications and risks:**

Legal resources will be required to prepare and complete the S106 legal agreement. The S106 contribution is lawfully required to mitigate the harm of the development, and comply with the Council's planning policies. Officers are satisfied that the contribution required is compliant with the statutory tests set out in the CIL Regulations relations to planning obligations.

### **Human Resources implications and risks:**

None.

### **Equalities implications and risks:**

The Council's planning policies are implemented with regard to equality and diversity.

## **BACKGROUND PAPERS**

Application form, drawings and supporting statements received on 7 December 2017.