

UPDATES

for Committee Meeting to be held on 18 July 2018

ZONE 2 - FAREHAM

(4) **P/18/0067/OA** **FAREHAM NORTH**
LAND TO THE SOUTH OF FUNTLEY ROAD FUNTLEY FAREHAM

The applicant has confirmed the level of financial contribution towards the community park and community/shop building elements of the proposal which will be secured through the Section 106 legal agreement.

The applicant has agreed to a financial contribution of £802,000 towards the associated ongoing maintenance of the community park. This figure provides sufficient funding for a period of approximately 30 years and is based on costings provided by the Council's Head of Streetscene within whose service the responsibility for countryside park management lies.

The applicant's proposal is that the community/shop building on the site would have a maximum size of 250 sq m. The building could be used for a range of uses as set out in the application (Use Classes A1, A3, D1 & D2). This could for example allow the building to be used entirely as a community use or as a combination of a community use and shop. The precise location, size, specification and type of community use facility required would be determined by the applicant and the Council. Those details would be a subject of the reserved matters application which would follow the grant of outline consent.

It is proposed to transfer 0.1 hectares of land within the site to the Council for the building and associated car parking and landscaping. Funding for the building would be provided on a pro-rata basis of £2,000 per sq m. for the community use element only. In the event the Council determined that improvements or provision of additional community facilities elsewhere in Funtley was more beneficial the applicant agrees to provide the same sum on a pro-rata basis minus the floorspace of any remaining shop use on the application site.

The heads of terms d) and k) listed in the Officer recommendation of the original report are therefore amended to read as follows:

d) To secure provision of, laying out (including provision of capital equipment required to establish the park) and transfer of community park land to Fareham Borough Council and a financial contribution of £802,000 towards the associated ongoing maintenance costs of operating the community park;

k) To secure details of the delivery of the community building, the transfer of land 0.1 hectares in size on application site and funding on a pro-rata basis of £2,000 per sq. m of community use floorspace (to a maximum of £500,000) for provision of community/shop building and associated management arrangements for community use element along with pedestrian and vehicular access rights between the site of the community building and Funtley Road, or at the request of the local planning authority the same sum for the provision or improvement of community facilities within Funtley calculated on a pro-rata basis minus the floorspace of any remaining shop use on the application site.
