

OFFICER REPORT FOR COMMITTEE

DATE: 18/03/2020

Q/0012/20

STEVEN RICHARD DUNLEAVY SSAS

SARISBURY

**AGENT: BRYAN JEZEPH
CONSULTANCY**

DEED OF VARIATION TO S106 AGREEMENT DATED 19 DECEMBER 2018
RELATING TO APPROVED PLANNING APPLICATION P/17/1317/OA
(AFFORDABLE HOUSING CONTRIBUTION)

LAND TO THE EAST OF BYE ROAD, SWANWICK

Report By

Peter Kneen – direct dial 01329 824363

1.0 Introduction

- 1.1 The above legal agreement secured the provision of an off-site affordable housing contribution to support the development of seven custom built houses with associated parking and access from Bye Road (permitted under application P/17/1317/OA and varied under application P/19/0061/VC).
- 1.2 A significant level of on-site work needs to take place in order to provide the seven serviced custom built plots, including;
- a) the construction and laying of the access road;
 - b) installation of the sewage pipes to be connected to the mains drains;
 - c) the laying of water, gas, electricity, and telecommunication cables and pipework.
- 1.3 These have all been costed by the applicant and has resulted in higher initial outlay that was originally forecast.
- 1.4 The current S106 agreement requires the full payment of the affordable housing contribution, some £198,419.00, within 28 days of the completion of the transfer of the third serviced plot. The applicant is not questioning the viability of bringing forward the development with the affordable housing contribution, however the higher initial costings has resulted in the request for a delay to the affordable housing contribution until the completion of the transfer of the sixth serviced plot. This was not considered to be acceptable to Officers, and therefore a phased payment has been put forward providing for the payment of instalments following the completion of the transfer of the

fourth and fifth plots, until the Council receives the full off-site affordable housing contribution.

2.0 Recommendation

2.1 That Members authorise the deed of variation to the legal agreement be agreed along the following lines:

- i) To pay an initial payment of £100,000.00 of the Affordable Housing Contribution to the Council within 28 days of completion of the transfer of the fourth Serviced Plot; and,
- ii) To pay the remaining £98,419.00 of the Affordable Housing Contribution to the Council within 28 days of completion of the transfer of the fifth Serviced Plot.
- iii) Not to complete the transfer of more than five Serviced Plots until the Affordable Housing Contribution has been paid in full to the Council.

10.0 Background Papers

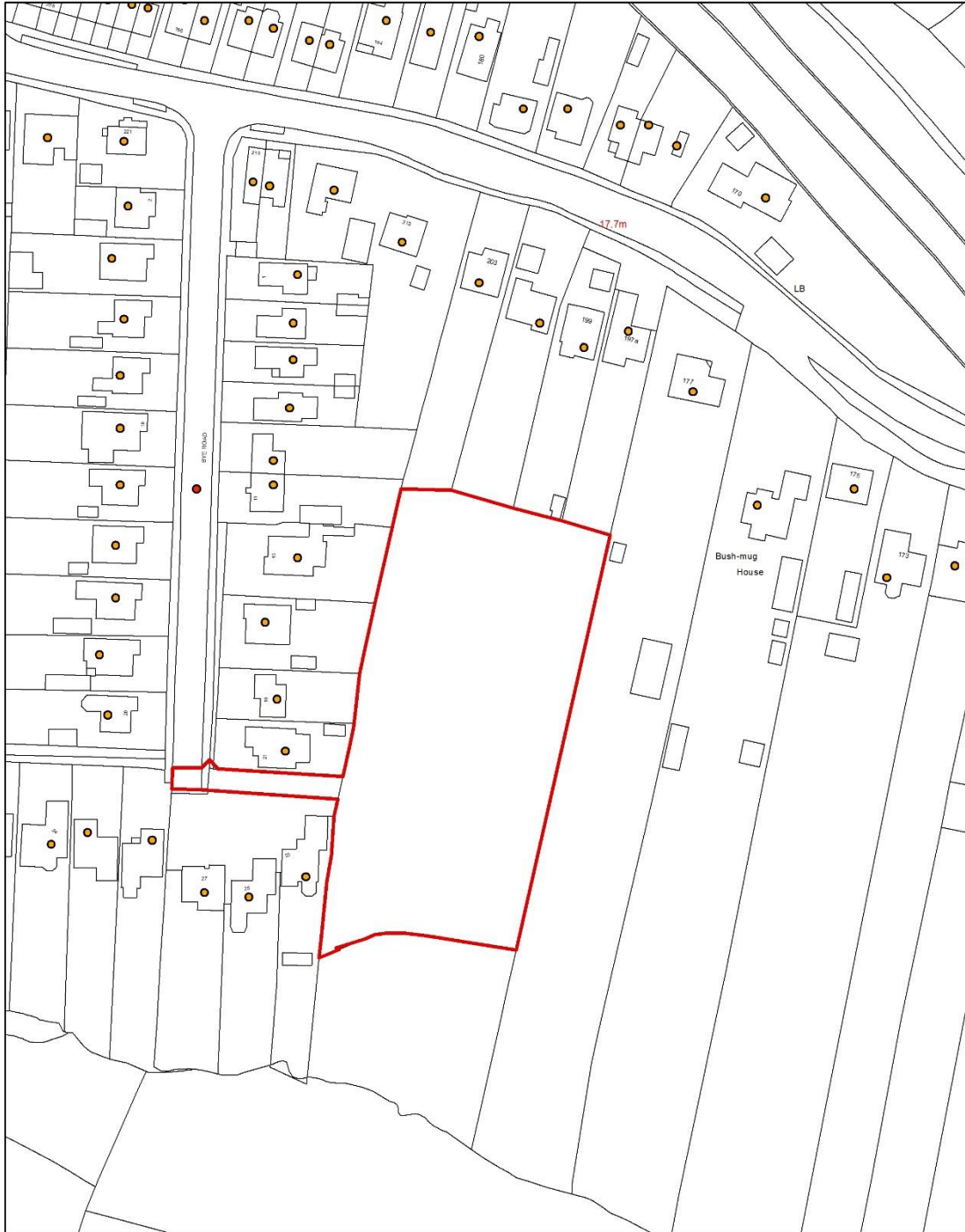
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P/17/1317/OA

P/19/0061/VC

FAREHAM

BOROUGH COUNCIL



Land to the East of Bye Road
Scale: 1:1,250



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