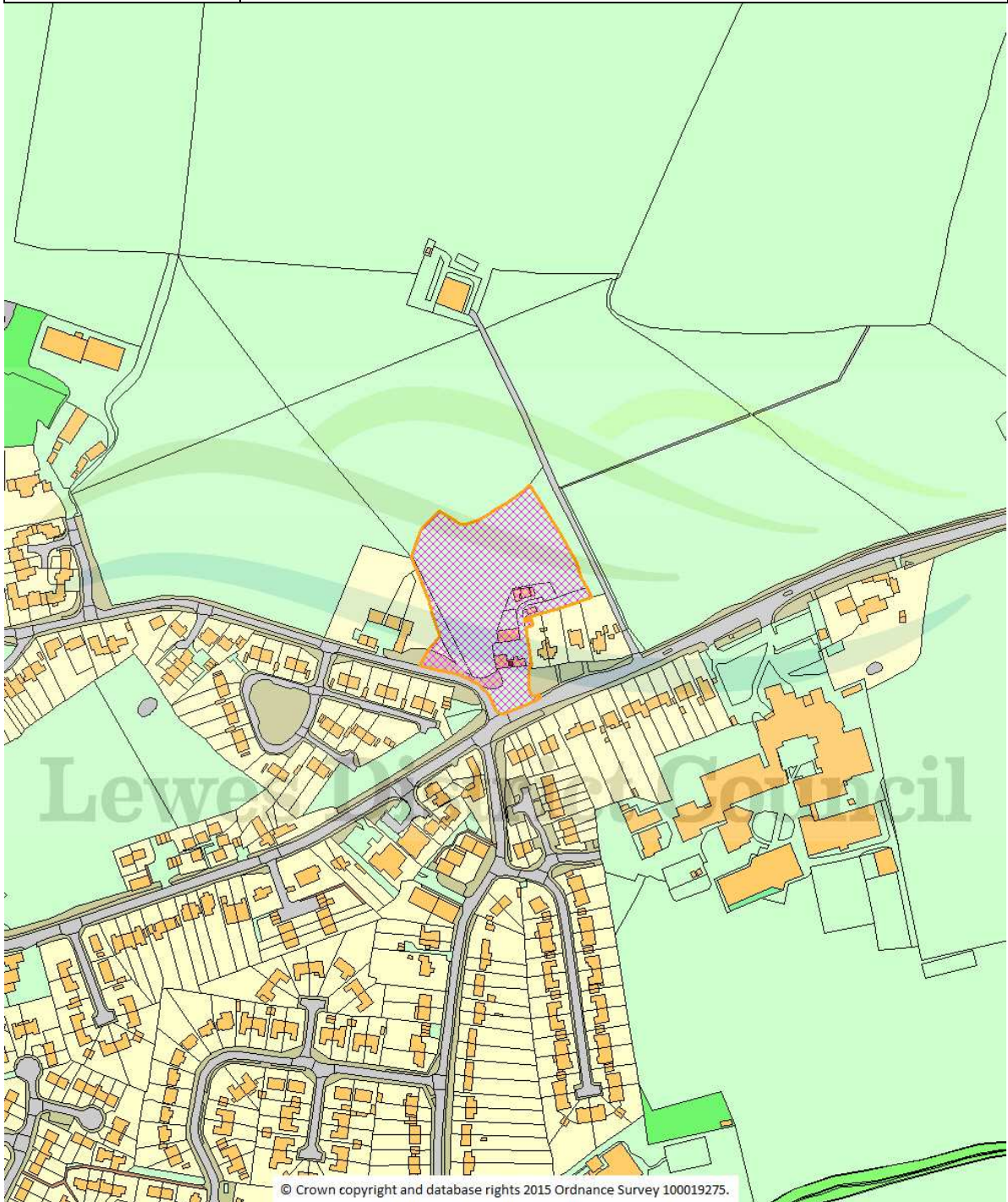


APPLICATION NUMBER:	LW/17/0262	ITEM NUMBER:	15
APPLICANTS NAME(S):	Amicus Horizon	PARISH / WARD:	Ringmer / Ouse Valley & Ringmer
PROPOSAL:	Modification of Planning Obligation for Application to vary the Section 106 agreement of outline planning application LW/15/0318		
SITE ADDRESS:	The Forge Lewes Road Ringmer East Sussex BN8 5NB		
GRID REF:	TQ 45 12		



1. SITE DESCRIPTION / PROPOSAL

1.1 In 2015 an application (LW/15/0318) was submitted to the Local Planning Authority for the development of this site with 21 new dwellings comprising 8 affordable dwellings and 13 open-market dwellings, including 6 x 3-bed open market houses, 7 x 4-bed open market houses, 5 x 2-bed affordable houses and 3 x 1-bed affordable flats, plus associated garaging/parking, formation of new access road onto Bishops Lane, a single-storey front extension to The Forge pine shop, demolition of ancillary buildings associated with The Forge located to the rear and layout of the extensive forecourt area for parking, circulation and amenity.

1.2 The application was approved on 11th November 2015, subject to a Section 106 Agreement, and the reserved matters in relation to the application were subsequently approved under application LW/16/0177.

2. RELEVANT POLICIES

LDLP: – CP1 – Affordable Housing

LDLP: – RNP62 – Policy 6.2-Affordable Units

3. PLANNING HISTORY

LW/16/0979 - Installation of sustainable drainage attenuation basin - **Approved**

LW/16/0921 - Section 73A retrospective application for the retention of a non illuminated sign measuring 2440mm x 1220mm - **Approved**

LW/15/0318 - Erection of a residential development of 21 new dwellings comprising 8 affordable dwellings and 13 open-market dwellings, including 6 x 3-bed open market houses, 7 x 4-bed open market houses, 5 x 2-bed affordable houses and 3 x 1-bed affordable flats, plus associated garaging/parking, formation of new access road onto Bishops Lane, a single-storey front extension to The Forge pine shop, demolition of ancillary buildings associated with The Forge located to the rear and layout of the extensive forecourt area for parking, circulation and amenity - **Approved**

4. REPRESENTATIONS FROM STANDARD CONSULTEES

Ringmer Parish Council – Ringmer Parish Council does not object to the variation of the Section 106 agreement on the proviso that the 8 affordable houses originally proposed are retained and delivered. Members would object to this if the affordable houses were to change.

Ringmer Parish Council would like to request that District Councillor Peter Gardiner calls this application in, so that Members of the Planning Applications Committee are made aware of the amendment so that it is guaranteed that the affordable houses will be delivered.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

None.

6. PLANNING CONSIDERATIONS

6.1 An application seeking a Deed of Variation (DoV) to the original legal agreement has been submitted which is seeking to cover a number of alterations to the agreement which would allow greater flexibility to source development finance. Officers are satisfied that the negotiated DOV provides adequate controls to ensure that the on-site affordable housing is retained as affordable housing.

6.2 There are no proposed changes to the number or mix of affordable units already agreed with the Council's Housing Manager, and which are clearly set out within the S106 agreement. The objectives of the S106 agreement as originally agreed will therefore be honoured and remain.

7. RECOMMENDATION

7.1 The application for the DoV is therefore recommended for approval.

This decision is based on the following submitted plans/documents:

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Location Plan	22 March 2017	1:1250
Additional Documents	22 March 2017	LAND AGREEMENT
Additional Documents	18 April 2017	DETAILS OF VARIATION
Additional Documents	18 April 2017	DRAFT DEED OF VARIATION