

ADDENDUM TO WORTHING PLANNING COMMITTEE AGENDA

MEETING DATE - 26th August 2015

The following agenda item has updates to the original Committee report.

AWDM/0844/15; Land South Of 1-8 Field Place Parade The Causeway Worthing West Sussex

Mixed Use redevelopment of the Former Lloyds PLC Banking Hall Site, comprising 81 apartments (Use Class C3) and a 611 sq.m flexible commercial space (Use Classes A1, A2, A3, D1 and B1) arranged as part 5, part 6 and part single storey block around courtyard, together with associated works to access roads, including Field Place Parade, provision of 86 parking spaces, landscaping and including the partial demolition and refurbishment of the existing multi-storey car park

Representations

A representation has been received from Field Place Area Residents Association (FPARA);

FPARA welcomes the Rocco Homes plans generally as part of the re-generation of The Causeway area. However members have two serious concerns we wish you to consider:

1) *Lack of adequate Parking Provision and consequent spillage onto nearby already congested roads.*

The Lloyds Tower will have 68 flats (increased from the original 44) but still only 44 parking spaces for them in the Multi-Storey

The smaller blocks will comprise 81 flats, but will have 86 spaces in the Multi-Storey

This is a total of 130 parking spaces for a total of 149 flats.

This is less than 1:1 and appears woefully inadequate even if 'unallocated'.

The remainder of the spaces in the existing but truncated Multi –Storey,

we understand are on long leases mainly to the NHS but also the Council.

This lack of Parking Provision will cause serious spillage into adjacent roads.

2) *Impact on the local Strand Medical Group Practice.*

This GP Surgery, on its own admission, is already under pressure from patient numbers and these will inevitably increase as the very large and nearby Barratt Homes 'Cissbury Chase' Development is completed.

Another 149 homes within the Rocco Development will increase the pressure still further yet there appears to be no reference in the Application as to how this lack of important supporting Infrastructure will be overcome.

Do Officers plan to address this vital issue in their response to the Application/ Recommendation to the Planning Committee?

Officer response

The Highway Authority is satisfied that there is adequate parking for the proposal (and other parts of the overall former Lloyds site), given the site's excellent transport links and access to facilities generally and taking account the dwelling mix.

Concerns over wider impacts on community services are recognised but, as explained in the substantive report and amplified below, the scheme cannot support even the development contributions already requested.

Development contributions

Informed by the independent expert advice of the District Valuer, Officers have already accepted that the proposal was unviable with the full development contributions.

Following negotiations, the applicants have, nonetheless, offered to make the following development contributions;

1. West Sussex County Council; £176k
2. Affordable housing off site commuted sum;£50k

Total; £226k

In addition, the applicants retain their offer to fund the S.278 works (i.e. works to the highway directly necessary to accommodate the scheme)

Putting aside the S278 contribution (which is a core scheme cost), this amounts to an overall development contribution shortfall of £1,180,186 (Total development contribution required £1,406,186 - £226,000 offered).

The applicants have also suggested that the "overage" "clawback" mechanism in the S106 legal agreement to recover any excesses profits towards the development contribution shortfall should not apply if either the consent is not implemented within 18-months, or, the 1st residential dwelling is not completed within 36-months.

Officer response

In the circumstances the overall sum offered of £226k is acceptable.

In terms of the division of the sum, West Sussex County Council has indicated that they would, in these special circumstances, be prepared to receive just £64,398, (being the sum assigned for First and Middle School education) and to set aside their other requirements.

This leaves £161,602 available for Council development contributions. In view of the pressing need, officers suggest this balance is assigned for offsite affordable housing.

The approach suggested by the applicants to the necessary “clawback” mechanism appears to be sensible but such details are more appropriately left to officers to negotiate as part of the details of the S106 legal agreement.

Other Transport, Ecology and Land Contamination matters

A Stage 1 Road Safety Audit and Designer’s Response has been submitted by the applicants. Negotiations on details continue but this is generally endorsed by the Highway Authority.

A bat survey of the multi deck car park has been submitted demonstrating no prospect for bat roosting.

Officer Response

Recommended Condition 6 provides the flexibility to address the Stage 1 Road Safety Audit and Designer’s Response and related issues.

Recommended Condition 17 should be amended to delete reference to the now completed bat survey but require incorporation of ecological enhancement measures referred to in Appendices 1 and 2 of the submitted Ecology Report in respect of planting of landscaping to encourage moths and foraging bats and provision of swift nesting boxes on the south and west facing aspects of the multi deck car park.

A precautionary condition in respect of land contamination is required to be added to address the comments of the Environmental Health Officer.

Changes to the Recommendations

That the decision in this case be delegated to the Director of Economy to await the completion of a legal agreement to secure the development contributions on the basis of £64,398 for First and Middle School education and £161,602 for affordable housing and incorporation of a suitable clawback mechanism should profitability

improve with a view to planning permission being granted subject to the following conditions

As substantive report except;

Amend Condition 17 in respect of ecology as above.

Add new condition 22 in respect of land contamination

Director of Economy 25.8.15