

**Development Management Committee
18 July 2017**

Additional Information

SB1 – S14/2169

Proposal: Application for outline planning permission to develop the site as a mixed use urban extension comprising: up to 3700 dwellings including sheltered housing for the elderly and extra care accommodation in Class C2. Up to 110,000 sq m of employment space within use classes B1, B2 and B8. B1 30%, B2 35%, B8 35%. Educational facilities including a primary school and a secondary school. A local centre up to 8,000sq m including use classes A1 shops, A2 financial and professional offices, A3 restaurant, A4 public house, A5 takeaway, B1 police room, D1 health centre and crèche, D2 community hall and gym. Associated open space, playing fields and changing rooms, childrens' play areas, allotments, woodlands, wildlife habitat areas and sustainable urban drainage system. Roads, footpaths, cycleways, car and cycle parking. Utility services including electricity substations and pumping stations. (ALL MATTERS RESERVED)

Summary of Information Received:

For clarification, paragraph 10.4 of the report should read:

“Education: The Planning Obligations SPD requires a financial contribution to be made in addition to the provision of a served site for school facilities. LCC have confirmed that a serviced site is acceptable in itself with no guaranteed financial contribution except through overage since they will forward fund the school through other means.”

The following paragraphs in the report: 9.5.21, 9.6.7 refer to paragraph 14.3 later in the report. This should read paragraph 14.4.

To assist Members with the terminology of Use Classes used within the description of the application:

Class A1: The retail sales of goods to the public: Shops, Retail Warehouses, Hairdressers, Undertakers, Travel and ticket agencies, Pet shops, Sandwich bars, Showrooms, Domestic hire shops, Dry cleaners, Internet cafes

Class A2: Financial services: Banks, Building societies, Bureau de change. Professional services: Estate agents, employment agencies. Other services: Betting shops, Pay day loan shops.

Class A3: Places where the primary purpose is the sale and consumption of food and light refreshment on the premises.

Class A4: Places where the primary purpose is the sale and consumption of alcoholic drinks on the premises. Public house, Wine bar or other Drinking establishment.

Class A5: Premises where the primary purpose is the sale of hot food for consumption off the premises.

Class B1: a) Offices, other than a use within Class A2 (financial services), b) Research and development of products or processes and c) Light industry

Class B2: Use for the carrying out of an industrial process other than one falling in Class B1

Class B8: Use for storage or distribution centre

Class D1: Clinics, Health Centres, Creches, Day nurseries, Day centres, Museums, Public libraries, Art galleries, Exhibition Halls, Law court, Non-residential education and training centres, Places of worship, Religious Instruction, Church Halls.

Class D2: Cinema, Concert hall, Bingo hall, Dance hall, Swimming bath, Skating rink, Gymnasium, Area of Indoor or outdoor sports or recreation, not involving motor vehicles or firearms.

Changes to Recommendation:

No change to recommendation.