

Planning Obligations Statement: Proposed Development at Wellington Way, Waterloooville

- 1.1 Under Section 106 of the Town and Country Planning Act (1990), as amended by the Planning and Compensation Act 1991, planning obligations can be used as part of the planning application process to address specific planning issues arising from a development proposal.
- 1.2 The NPPF notes that planning obligations should only be sought where they meet all of the following tests:
- Necessary to make the development acceptable in planning terms;
 - Directly related to the development; and,
 - Fairly and reasonably related in scale and kind to the development.
- 1.3 The NPPG states that local authorities should ensure that the combined total impact of CIL, Section 106 and conditions does not threaten the viability of sites and scale of development identified in the Development Plan.
- 1.4 It is acknowledged that Section 106 Heads of Terms will be discussed with the Council during the determination stage but are likely to comprise:
- CIL payment;
 - Contribution to the management of the SPA.

CIL Payment

- 1.5 Due to viability, it is considered that there will be no affordable housing provision. An Affordable Housing Statement has been submitted as part of this planning application.
- 1.6 The CIL contribution is £80 per sq. m. However, indexation increases this figure to approximately £100 per sq. m.

Contribution to the management of the SPA

- 1.7 Whilst it is acknowledged that there will be a contribution made towards the management of the SPA, the total figure should form part of a negotiation with Natural England.
- 1.8 Paragraph 6.5 of The Solent Recreation Mitigation Strategy (SRMS) (2017) advises that a case by case approach is taken to the SPA contribution required by self-contained student accommodation, as due to the characteristics of this kind of residential development, specifically the absence of car parking and the inability of those living in purpose built student accommodation to have pets, the level of disturbance created, and thus the increase in bird disturbance and associated bird mortality, will be less than dwelling houses. It is stated that the *level of impact from purpose built student accommodation would be half that of C3 housing and thus the scale of the mitigation package should also be half that of traditional housing.*
- 1.9 The proposed scheme should be viewed as akin to self-contained student housing. The proposal at Wellington Way would arguably have significantly less impact on the SPA than a typical market scheme as the studios are more likely to be 1 bed 1 person accommodation rather than a standard 1 bed 2 person property; the limited car parking related to the scheme; and also the management of a build to rent scheme would exclude residents from having pets.

Other

- 1.10 Non-financial obligations may also be included in a Section 106 Agreement following discussions during the course of the application.