

Planning Obligations and
Affordable Housing Statement

on behalf of

Omaha Properties

relating to a

Class D2 and Residential Development

at

9 King Street, Twickenham, TW1 3SD

June 2013

WITHOUT PREJUDICE

The applicant acknowledges that the Council are likely to require a planning obligation to be completed as a consequence of their development proposals for the application site.

The proposals include four new residential dwellings (2x2 bed and 2x1 bed flats) and a D2 Assembly and Leisure use. The applicant has completed the Council's s106 calculator which indicates that contributions may be due for:

- Education

The calculator indicates, including the management charge applied by the Council, a total contribution of £6,885.90.

The applicant is however willing to engage with the Council to discuss the precise nature and scope of any obligations necessary that may be associated with the application proposals.

As part of any obligation however the applicant would wish the issue of viability to be considered and addressed. Viability analysis is acknowledged in the Council's Planning Obligation Strategy as necessary to assess if any scheme would remain acceptable in planning terms with a reduced level of contributions.

However, the applicant is not seeking to directly assess viability at this stage but will covenant, following negotiation with the Council, any items deemed necessary to be part of any obligation.

In relation to affordable housing, the Council has published its draft Affordable Housing SPD, dated March 2012 and is the guidance that the Council currently operates to.

In a recent appeal on the current application site (11/3695/FUL / APP/L5810/A/12/2179082) for broadly similar proposals to the current application scheme, the Council adopted the position that as the development was a small site conversion with no loss of employment space the proposals did not trigger the need to provide any affordable housing contributions.

~~~~~