

**HARROW COUNCIL**

**ADDENDUM**

**PLANNING COMMITTEE**

**DATE: 18<sup>th</sup> January 2023**

<b>1/01</b>	<p><b>Ref: P/1304/20 - WAXWELL LANE CAR PARK</b></p> <p>For the purposes of clarity and avoiding duplication, Condition 29 is proposed to be removed and the following changes are proposed to Conditions 27:</p> <p><u>27. Financial Viability Review Mechanism **</u></p> <p>This permission shall have the effect of varying condition 27 on planning permission P/5680/17 dated 14/06/2018:</p> <p>An Affordable Housing Scheme for the site shall be submitted to, and approved in writing by the Local Planning Authority, prior to the development herein approved exceeding 80% occupation of market sale properties. The Affordable Housing Scheme shall include:</p> <ol style="list-style-type: none"><li>1. Comprehensive details of the location of four affordable homes at the site (two for affordable rent and two in an intermediate tenure) and agreement on the rent levels for the affordable rent units (i.e., LAR levels); and</li><li>2. Comprehensive details of a Financial Viability Review Mechanism (FVRM). The FVRM shall set out the process whereby a fully open book approach to development costs and values (i.e., build costs / sales values) respectively incurred and received (or projected to be incurred or received) by the developer will be adopted in order to determine whether a financial contribution towards off-site affordable housing provision should and can be made and if a contribution should and can be made, what that contribution should be; and</li><li>3. Comprehensive details of how any financial contribution identified as being required through the FVRM will be provided by way of a commuted sum to provide affordable housing off-site.</li></ol> <p>The above details shall be submitted within three months of the date of this permission or such extended time as may be agreed in writing by the Local Planning Authority.</p> <p>The development shall be carried out in accordance with the approved Affordable Housing Scheme, and any financial contribution identified as being required as a result of the FVRM shall be paid in full within 10 Working Days of the date the contribution was agreed and not prior to the occupancy of more than 85% per cent of the Residential Units, unless otherwise agreed in writing by the Local Planning Authority.</p> <p><b>REASON:</b> In order to secure the maximum reasonable affordable housing units and/or construction and secure the public benefit thereof.</p>
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