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Reference no. MA/13/0115

Officer Comment

I wish to correct some errors and clarify other matters in the report.

First sentence of Paragraph 5.3.2 should read
'The site is located in the countryside outside the defined settlement boundary of Marden.'

The scheme as now revised is for 110 units and the new mix of dwellings is as follows.

	Affordable rent	Affordable Shared equity	Private	Total
1 bed flat	4	-	-	4
2 bed flat	-	6	-	6
2 bed house	6	6	-	12
3 bed house	10	6	20	36
4 bed house	6	-	42	48
5 bed house	-	-	4	4
Total	26	18	66	110

As a result of the change there is now a total of 44 affordable units.
Paragraphs 5.2.3 and 5.9.3 of the report are therefore also amended accordingly.

The KCC contributions also require amendment to reflect the lower number of units. (The requested education contributions are correct as stated in the report.)

Library contribution (£19.33 per dwelling) = **£2,126.30** previously £2164.99
Community learning contribution (£28.71 per dwelling) = **£3158.10** previously £3215.38
Adult Social Services (£15.95 per dwelling) = **£1754.50** previously £1785.95

The relevant s106 Heads of Terms should be amended accordingly.

For Members' information parking provision within the site is broken down as follows:

Allocated Parking Spaces: 222
Allocated Garage Spaces: 62
Total Allocated Spaces: 284
Visitor Spaces: 30
Overall Parking Spaces: 314 i.e. an average of 2.8 per unit

Amendments to recommendation

Amend the following S106 Heads of Terms to read as follows:

- Library contribution of £2126.30 toward the provision of bookstock and services at the local library for the additional demand on the resource.
- Community learning contribution of £3158.10 towards new/expanded facilities and services for adult education centres and outreach community learning facilities.
- Adult Social Services: £1754.50 to be used towards provision of Telecare and enhancement of local community facilities to ensure full DDA compliant access to clients.