

**2016/024/FUL Redditch Trades And Labour Club, 38 - 40 Bromsgrove Road****Viability Report**

The Viability Advisor is currently finalising their response to the Financial Viability Assessment that has been submitted by the Agent. The likely conclusion will be that the applicant can afford affordable housing as stated in the report, contributions for open space, domestic waste, and Town Centre enhancements as stated in the report although this would result in a low profit margin for the scheme.

The Viability Advisor considers that the additional contribution requested by NHS would result in an even lower profit margin, making the scheme unviable. For these reasons, the NHS contribution will not form part of the S106 Agreement.

**Other matters**

Sections 100ZA(4-6) of the Town and Country Planning Act 1990 requires the applicant's written agreement to the terms of a pre-commencement condition. Written agreement to the terms of relevant recommended conditions has been sought and agreed by the applicant.

The recommendation shall be amended to as follows:-

**RECOMMENDATION:**

That having regard to the development plan and to all other material considerations, authority be delegated to the Head of Planning and Regeneration to **GRANT** planning permission subject to the receipt of the Viability Advisor's report:-

- a) The satisfactory completion of a S106 planning obligation ensuring that:

Contributions are paid to the Borough Council in respect to off-site open space, and equipped play and sport provision in accordance with the Councils adopted SPD.

Contributions are paid to the Borough Council towards the provision of domestic and recycling bins for the new development in accordance with the County's Waste Strategy.

Contributions are paid towards Town Centre enhancement in accordance with the Town Centre Strategy.

Affordable housing be provided as part of the scheme - 6 affordable units (4 No. 1 bed units and 2 No. 2 bed units to be sold with 20% discount).

And

- b) Conditions and informatives as summarised in the main report.