

## APPENDIX C (cont)

- .. It is noted that the proposal does not include any affordable housing provision. The scheme proposed would generate a requirement for affordable housing provision equivalent to 30% of the total development. This provision would be expected to be made on-site.
- Whilst the Local Planning Authority (LPA) is mindful of the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) (Amended) Order 2012 and ordinarily seeks to work proactively with applicants to resolve issues in order to secure sustainable development, in this instance the development of the site is considered to be fundamentally unacceptable in principle and the LPA has been unable to identify any amendments to the scheme that would enable it to support the application.
- The Local Planning Authority has had regard to the requirements of Article 31 of the Town and Country Planning (Development Management Procedure) (England) (Amended) Order 2012 and has met the requirement of paragraph 187 of the National Planning Policy Framework to work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area by working with applicants to find solutions to any problems that have arisen in this planning application details of which are expanded upon in the officers report.

Signed:



David Thow  
Head of Planning Services  
Date: 15 January 2015

---

Please read the notes attached to this notice with great care. They will help you to understand this decision and your rights.