

Amended Recommendation (to replace that on pages 94 and 95):

That having regard to the environmental information contained in the application, the accompanying Environmental Statement and responses to it, together with proposals for mitigation of environmental effects it is recommended that:-

- A. Planning permission be granted subject to the conditions and any other necessary conditions, in appendix G of the agenda report (Pages 175 – 189 as updated);

And subject to:

(1) The referral of the application to the Government Office for the South East under the Shopping Direction and because the application is:

- (a) Accompanied by an Environmental Statement and
- (b) Because the following policies SEP, EN1, SSP, SE2, WBLP, D7, H10, BE1, are not complied with and provided that no direction is received calling-in the application for determination by the Secretary of State for Communities and Local Government, and

2) The completion of appropriate planning and highway agreements, as set out in the draft heads of terms at Appendix H (pages 190-192 in the Agenda report), concerning:

- (a) Provision of affordable housing
- (b) Provision and maintenance of open space, town square etc
- (c) Infrastructure contributions (education, CCTV, Open Space)
- (d) Thames Basin Heaths SPA mitigation contribution
- (e) Financial contribution towards sport and leisure
- (f) Financial contribution in lieu of on-site provision of children's playspace
- (g) Funding and making highway orders
- (h) Funding further transport studies
- (i) On site highway, cycle and pedestrian works
- (j) Off-site highway works
- (k) Intelligent bus service information systems
- (l) Provision and maintenance of a car club
- (m) Residents and employers Travel Plans and provision of Travel Co-ordinator
- (n) Any other requirements; and

The Head of Planning and Solicitor to the Council, in consultation with the Chairman and Vice-Chairman of the Joint Planning Committee be authorised to agree the precise details of any such planning agreement; and

- B. If the Committee is minded to agree recommendation A above then the Committee authorise the making of the necessary Orders for the diversion and stopping up of footpaths under section 257 of the Town and Country Planning Act 1990 (As amended), which are needed to enable the East Street development to be carried out.