

BRECKLAND COUNCIL - PLANNING COMMITTEE - 01-07-2013

ITEM	1	RECOMMENDATION : APPROVAL
REF NO:	3OB/2012/0004/OB	CASE OFFICER: Nick Moys
LOCATION:	WATTON 119 Norwich Road	APPN TYPE: Planning Obligation POLICY: ALLOCATION: CONS AREA: N TPO: N LB GRADE: N
APPLICANT:	S & A Jones Developments Ltd c/o agent	
AGENT:	David Futter Associates Ltd Arkitech House 35 Whiffler Road	
PROPOSAL:	Revocation of Section 106 on pp 3PL/2009/1084/F	

KEY ISSUES

Development viability

DESCRIPTION OF DEVELOPMENT

A request has been submitted to vary the terms of an existing section 106 agreement relating to a housing development in Watton. The section 106 agreement requires the payment of financial contributions towards affordable housing (£247,684), off-site recreation (£13,400) and public transport (£3,000). It is requested that these requirements are lifted.

SITE AND LOCATION

The application site is located within an established residential area on Norwich Road, Watton, and extends to 0.8 hectares. The site originally comprised a bungalow and garden, and adjacent paddock. Following the grant of permission, the bungalow has been demolished and the site cleared. No further development has taken place to date.

EIA REQUIRED

No

RELEVANT SITE HISTORY

Planning permission was granted in August 2010 for a development of 14 dwellings.

BRECKLAND COUNCIL - PLANNING COMMITTEE - 01-07-2013

POLICY CONSIDERATIONS

The following policies of the adopted Breckland Core Strategy and Development Control Policies and the adopted Site Specific Policies and Proposals Document, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework have also been taken into account, where appropriate

DC.04	Affordable Housing Principles
DC.11	Open Space
NPPF	With particular regard to paragraph 205

CONSULTATIONS

WATTON TOWN CLERK -

No objection.

HOUSING ENABLING OFFICER

The scheme which has been assessed by the District Valuer includes properties of a significant size (<259 sqm) with higher specifications on design and materials with costs which are at variance with figures on comparable schemes. However, the District Valuer in this instance has accepted the property size and specification figures and in all other respects the costs associated with the scheme are similar to those recognised by the Council on developments elsewhere in the District. It is regrettable that a scheme of this scale cannot secure an affordable housing contribution but National policy has recognised that to enable development to come forward in current market conditions will require Local Planning Authorities to respond positively and proactively to requests to renegotiate Affordable Housing contributions to ensure that development provides competitive returns to a willing land owner and a willing developer.

REPRESENTATIONS

None

ASSESSMENT NOTES

* Planning permission was granted in August 2010 for a development of 14 dwellings on land at Norwich Road, Watton. The permission was subject to a requirement to make financial contributions towards affordable housing, recreation and public transport.

* A financial contribution towards affordable housing off-site was required in this case, rather than on-site provision, due to the nature of the development proposed. Recreation contributions were required in accordance with Core Strategy Policy DC11. The public transport contribution was sought to provide improved bus stop facilities.

* The application submitted includes a Viability Appraisal which seeks to show that the approved development would not be economically viable with the required contributions. It is requested therefore that all of the current planning obligations requiring payment of financial contributions are lifted.

BRECKLAND COUNCIL - PLANNING COMMITTEE - 01-07-2013

* The submitted Viability Appraisal has been referred to the District Valuer for assessment and independent scrutiny. The District Valuer's report concludes that the proposed development would not be viable with the current planning obligations.

* National planning policy and guidance encourages local planning authorities to adopt a positive approach to the review of section 106 requirements to enable stalled schemes to come forward and to deliver more homes and to promote construction and economic growth.

* On the basis of the advice received about viability, and taking into the wider benefits of promoting sustainable development, it is recommended that the current obligations are lifted, subject to a requirement for a viability review in case market conditions improve.

RECOMMENDATION

Planning Permission

CONDITIONS