

BRECKLAND COUNCIL

PLANNING COMMITTEE – 28th October 2013

REPORT OF THE DIRECTOR OF COMMISSIONING (Author: Jemima Dean, Senior Planner)

**WEETING: Land to east of The Beeches, Lynn Road: 24 dwellings: Outline application (Phase II)
Applicant: Childerhouse Lodge Farms
Reference: 3PL/2013/0258/O**

DEFERRED ITEM REPORT

At the Planning Committee on the 29th of July 2013 Members agreed to defer the application to allow for negotiation regarding viability.

Affordable Housing

The Viability Report carried out by Daniel Connal Partnership on behalf of the applicant proposed that if 40% affordable housing was provided (as required by Policy DC4 of the Breckland Core Strategy) on either Phase I or this application site then neither project would be viable, and that to make Phase I viable only 10 units could be affordable and for both phases a total of 12 units would be affordable. This would equate to 21% affordable housing. Since the Committee resolution was made in July, an appraisal of the Viability Report has been carried out by the District Valuer. This has concluded that a 21% affordable housing contribution is the most that can be secured in this instance

Other Matters

Following the committee resolution in July, a revised scheme has been submitted setting out the public open space that is to be provided as part of the application. The revised scheme also confirms that the provision of the allotments has been withdrawn. The amended plan illustrates the location of two Local Areas of Play (LAP's) and the community woodland to be provided as part of the application. The public open spaces offered are sufficiently sized, shaped and located so as to satisfy the requirements of Policy DC11. A legal agreement would secure their provision and subsequent management.

Further consultation has taken place and the following comments have been received:

Natural England does not object to the removal of the allotment land. Weeting Parish Council has raised issues relating to the allotments. These issues are no longer relevant as the allotments have been deleted from the scheme.

Conclusion

It is considered that the affordable housing contribution is acceptable in this instance and Public Open Space provisions have been successfully highlighted. On this basis the Planning Committee is invited again to approve the application subject to conditions and a Section 106 Agreement. The proposed Section 106 agreement would include obligations relating to: affordable housing; public open space; community woodland; and mitigation.