

**BRECKLAND COUNCIL**

**PLANNING COMMITTEE - 16<sup>th</sup> DECEMBER 2013**

**REPORT OF THE DIRECTOR OF COMMISSIONING**

**(Author: Chris Raine, Principal Planner)**

**DEREHAM: 220 HOMES WITH ASSOCIATED LANDSCAPING AND  
INFRASTRUCTURE AT GREENFIELDS ROAD/WHEATCROFT WAY,  
DEREHAM**

**Applicant: Mr R Green**

**Reference: 3PL/2011/0898/O**

**DEFERRED ITEM REPORT**

At the Planning Committee on the 31<sup>st</sup> October 2011 Members agreed to defer the application, and, subject to satisfactory conclusion of discussion with the Highway Authority, officers grant approval subject to conditions and a S106 agreement. (See previous report attached)

Firstly, since this resolution was made, the Site Specific Policies & Proposals Development Plan Document has been formally adopted which includes the site within the Settlement Boundary for Dereham and allocates the site for housing under Policy D2. The current outline proposal is consistent with the aims of this document including this particular policy.

Secondly, officers have been made aware that the previously indicated affordable housing contribution (40% as sought in accordance with Policy DC11 of the Adopted Breckland Core Strategy) is not viable and that the scheme can only support a figure of 15%; this conclusion having been supported by the submission of a full viability appraisal by the applicant. Consequently, the appraisal has been assessed and verified by the District Valuer who has confirmed that the conclusions are correct. On this basis, it is considered that the contribution is acceptable.

**Conclusion**

It is considered that the revised affordable housing contribution is acceptable in this instance and the Planning Committee is invited again to approve the application subject to the finalisation of the associated S106 legal agreement and relevant conditions.