

Item 9 (I): Watton (pages 128-139)

Location: Land off Town Green Road, Watton

Proposal: Residential development of 98 dwellings, open space and play areas (Revised Location Plan)

REFERENCE: 3PL/2017/1358/D

Applicant: Abel Homes Ltd

Author: Fiona Hunter

CONSULTATIONS

Three additional consultee comments have been received for the application and are detailed below.

Consultee comment was received on 28-03-2018 from the Council's Housing Enabling Officer, which was subsequently amended by email on 04-04-2018 raising the following points:

- If the S106 specifies 20% affordable housing and this is not complied with, please re-consult the team.
- Mix of affordable housing is satisfactory.
- Plots 11 -16 are below the 76sqm minimum internal space requirement.
- Concerns about the layout, the affordable homes are shown to be located in 3 clusters, but are affectively in two clusters.

The Contaminated Land Officer made a consultee comment on 29-03-2018 raising the following points:

- A discharge of condition application has been submitted (reference: 3DC/2018/0050/DOC) for the associated Outline Planning Application (reference: 3PL/2015/1191/O) in relation to condition 12 (Contaminated Land - Site Investigation/Remediation).
- It has been recommended that parts A (site investigation) and B (remediation scheme) of condition 12 can be discharged based on the condition supporting information.
- The submitted information for the condition indicates the presence of asbestos.

The response did not include an objection or recommendation for conditions or informatives.

The Environmental Health Officer made a consultee comment on 04-04-2018 raising the following points:

- Based on the amendment submitted, no objection or further comments on the grounds of environmental protection.
- Request that any previous informative recommended by Environmental Health that relates to the existing development and its usage is included should the permission for the current application be given.

ASSESSMENT

Plots 11 – 16 are two bedroom two storey affordable houses. Due to the nature of the current universal benefits scheme, the housing officer has advised these are likely to be occupied with families with two children. Therefore, there is a need for these units to be 2 bedroom 4 persons homes. The proposed floor space is 69sqm, whereas the Council's "Affordable Housing Space Standards – Breckland and West Norfolk" is 76sqm. In comparison the National Internal Space Standard is 70sqm.

However, written ministerial guidance advises that decision takers should only require compliance with the new national technical standards where there is a relevant current Local Plan policy. At the current time the "Affordable Housing Space Standards – Breckland and West Norfolk" is not adopted and has only been consulted with Registered Providers. On this basis, the document carries little weight as a material consideration. Given that 14 of the 20 affordable dwellings meet the non-adopted standards, the non compliance of 6 units is considered acceptable.

There are three affordable housing clusters, two of which are adjoined. However, whilst physically adjoined, the access from the street is provided from different locations which assists in integrating the affordable units into the development. The approach is considered satisfactory and practical for the future affordable housing operator.

There was no Environmental Health informative applied to the Outline consent, and therefore none to be re-applied to the Reserved Matters consent if approved.

RECOMMENDATION

Application continues to be recommended for approval in accordance with the Committee Report.