

**Item. 9(h): pages 96-103**

**Location:** Land to the rear of 35-61 Westfield Road, Dereham

**Proposal:** Modification of S106 - 3PL/2017/0563/O - Schedule 2: 'Affordable Housing Provision' is the construction & provision of Affordable Dwellings on the site equating to 40% of the total number of dwellings (or such other lower percentage as the Council may agree in its absolute discretion)

**REFERENCE:** 3OB/2019/0010/OB

**Applicant:** Persimmon Homes Limited

**Author:** Fiona Hunter

**CONSULTEE COMMENTS**

Comments from the Parish Council were received on 15<sup>th</sup> May 2019 and are summarised below:

- The independent district valuer found that 40% affordable housing was viable under the applications for the site.
- At appeal, the applicant never stated the development is unviable
- No justification for the reduction has been provided by the applicant
- The applicant are cherry picking emerging policies which suit them, but ignoring less favourable ones
- There should be a new application, or all emerging policies should be applied

An objection was received on 23<sup>rd</sup> May 2018 from CPRE Norfolk endorsing the Town Council's comments.

**ASSESSMENT**

The relevant matters are detailed in the Committee Report. In respect of application of the emerging policies, this is addressed at paragraph 1.1 of said report.