

SCHEDULE OF PLANNING APPLICATIONS

Item. 9(c)

Location: Site to south of The Street, Beachamwell

Proposal: Proposed Residential Development

REFERENCE: 3PL/2019/0345/O

Applicant: M G Property Developments Ltd

Author: Carl Griffiths

ASSESSMENT

Members are advised that Section 7.0 of the report incorrectly asserts that no affordable housing has been offered by the applicant. A Supplementary Housing Note submitted with the application outlines that the development would provide 8 of the 19 dwellings as affordable which represents 42% of the overall units.

As stated within the report, emerging Policy HOU7 requires only 25% of units to be provided as affordable by relevant developments. 25% would represent 4.75 homes which could be secured by S106 if the application were granted with an additional £37,500 sought for the fractional element of the requirement.

Given that the affordable housing proposed within the application could be secured through Section 106, it is inappropriate for lack of affordable housing provision to be included as a reason for refusal of the application.

RECOMMENDATION

The second reason for refusal of the application currently reads as follows:

- 2) *The proposed development would fail to provide an adequate level of affordable housing, contrary to Policy DC4 of the Adopted Core Strategy and Development Control Policies Development Plan Document, Policy HOU7 of the emerging Breckland Local Plan and Paragraphs 62, 63 and 64 of the NPPF (2018).*

This reason for refusal shall be DELETED.

In addition to the above, in line with paragraph 3.3 of the report, an additional reason for refusal relating to the landscape impact of the development is recommended.

Notwithstanding the above, the application remains as recommended for refusal on the basis of the other three reasons for refusal.