

Item 9 (i)

Location: Land off Whissonsett Road, Colkirk

Proposal: Erection of 21 dwellings

REFERENCE: 3PL/2017/1354/F

Applicant: Breckland Bridge

Author: Rebecca Collins

Further Consultation(s) Responses

NCC Ecology

If you are minded to approve this application, we recommend that you condition:

- A method statement for great crested newts needs to be submitted to and approved in writing by the local planning authority. A model condition is included in these comments below.
- Any vegetation clearance needs to be subject to a timing constraint. A model condition is included in these comments below.
- An Ecological Management Plan (EMP) shall be submitted to, and approved in writing by the LPA prior to commencement of development. A model condition is included in these comments below.

District Valuer report

Conclusions

- 1) The methodology adopted by PDC - i.e. a full residual development appraisal of the scheme is the normal way of assessing a development and we have tested the appraisal including all inputs.
- 2) All assumptions and inputs which are the subject of this report have been considered. Where we have not adopted inputs adopted by PDC we have explained our reasoning.
- 3) An opinion on the outcome of the 25% Affordable Compliant Scheme appraisal - PDC conclude that the compliant scheme comprising 16 Market units & 5 Affordable units generates a Residual Land Value of £18,474 as stated in their appraisal (Note: the report states a figure of £88,811) which is below their assessment of Benchmark Land Value of £371,250. They conclude that the scheme is not viable allowing for the provision of 5 Affordable units. The owner may not be incentivised to sell the site at this level of Residual Land Value so potentially the site will not be brought forward for residential development due to lack of viability.

Our Compliant Scheme appraisal (Appendix 1) generates a positive Residual Land Value of £366,695. This results in a surplus of £166,695 when adopting a Benchmark Land Value of £200,000. The scheme is therefore economically viable on this basis and can proceed providing 5 Affordable units.

The main reason for our conclusions varying from PDC is the difference in build cost, the Cost Estimate varying significantly from our benchmarked BCIS figures, along with other adjustments including the calculation of GDV and the BLV. Note also that the scheme we have appraised varies slightly from that appraised by PDC.

ASSESSMENT AND RECOMMENDATION

The recommended ecology conditions will be added to any subsequent approval.

The application is recommended for approval subject to conditions and the signing of a section 106 agreement for open space **and affordable housing contributions in line with District Valuers recommendation (5 dwellings) with appropriate review mechanism.**