

BRECKLAND COUNCIL

PLANNING COMMITTEE - 3rd JUNE 2013

REPORT OF THE DIRECTOR OF COMMISSIONING (Author: Chris Raine, Senior Planner)

NARBOROUGH: 55 DWELLINGS, OPEN SPACE AND ASSOCIATED ACCESS (OUTLINE) AT CHALK LANE, ATTLEBOROUGH
Applicant: Gooderstone Farming Company
Reference: 3PL/2012/1093/O

DEFERRED ITEM REPORT

At the Planning Committee on the 14th of January 2013 Members agreed to defer the application, and, subject to receipt of the District Valuer's approval of the affordable housing figures, and the satisfactory resolution of outstanding issues relating to traffic calming, the officers be authorised to grant approval on the completion of a S106 agreement.

Affordable Housing

Since the committee resolution was made in January, it has become apparent that whilst the application as submitted indicated that a figure of 35% affordable housing could be achieved, the financial appraisal concluded that only 25% could be provided. This having arisen as a result of the assessment undertaken by the District Valuer of the financial appraisal. It is considered that whilst the figure is less than the policy requirement set out in DC4 of the Core Strategy (which seeks to achieve 40% unless it is unviable) and indeed the figure originally anticipated (35%), the figure offered is the most that can be secured when considering the "viability" of the scheme, this has been verified by the District Valuer and is broadly consistent with that secured on other sites within the District. For this reason it is considered that the contribution is acceptable.

Highway Safety

Following the committee resolution in January, the agent has been in discussion with the Highway Authority (Norfolk County Council) regarding highway improvements, specifically relating to managing speed on the adjacent stretch of Chalk Lane. These discussions have resulted in an agreement being reached with the Highway Authority to pay £15,000, secured by way of S106 legal agreement to pay for the implementation of a scheme of works which will provide new road markings ('30' and 'SLOW' in either direction) along with a new VAS (Vehicle Activated Sign). It is considered that these proposed measures are an appropriate response to the issues raised regarding vehicle speeds along Chalk Lane.

Conclusion

It is considered that the revised affordable housing contribution is acceptable in this instance and the negotiations regarding highway improvements have been successfully concluded. On this basis the Planning Committee is invited again to approve the application subject to the finalisation of the associated S106 legal agreement.