

BRECKLAND COUNCIL

DEVELOPMENT CONTROL COMMITTEE 19th MAY 2008

REPORT OF DEVELOPMENT SERVICES MANAGER

(Author: Nick Moys, Principal Planning Officer (Major Projects))

SWAFFHAM: PROPOSED RESIDENTIAL DEVELOPMENT, BRANDON ROAD

APPLICANT: Gladedale Homes

REFERENCE: 3PL/2007/1436/H

1. This report concerns a planning application to develop approximately 400 dwellings on 10.7 hectares of land at Brandon Road, Swaffham. Further details of the proposal are set out in the original committee report, which is attached.
2. The application was approved by Committee in November 2007 subject to conditions and the completion of a section 106 agreement requiring affordable housing, public open space, sustainable construction standards, and financial contributions towards: i) off-site sports facilities, ii) a local bus service, iii) a footway/cycleway link, iv) the provision of public art, and v) local education and library services.
3. Following further consideration of the development, the applicant has proposed a number of revisions to the terms of the section 106 agreement. The principal changes suggested concern the mix of the proposed affordable housing. It is also proposed that the obligation to construct dwellings to Code Level 3 should apply only to the social rented affordable housing and not the entire development. Alternatively, it is suggested that the previous commitment to build at Code Level 3 across the scheme could be maintained, if commuted sum payments towards outdoor sports provision, open space maintenance and public were significantly reduced or deleted. Some minor amendments are also proposed to the layout of the development in order to accommodate the changes in affordable housing mix.
4. The implications of these changes are currently under consideration.
5. **RECOMMENDATION:** A verbal recommendation will be made.