

<b>ITEM:</b>		<b>RECOMMENDATION:</b> Allowed
<b>REF NO:</b>	3OB/2018/0008/OB	<b>CASE OFFICER:</b> Fiona Hunter
<b>LOCATION:</b>	WATTON The Stables, Norwich Road Watton	<b>APPNTYPE:</b> Planning Obligation <b>POLICY:</b> In Settlemnt Bndry <b>ALLOCATION:</b> N <b>CONS AREA:</b> N <b>LB GRADE:</b> N <b>TPO:</b> N
<b>APPLICANT:</b>	Abel Homes Ltd Neaton Business Park (North) Norwich Road	
<b>AGENT:</b>	Abel Homes Ltd Neaton Business Park (North) Norwich Road	
<b>PROPOSAL:</b>	Variation of S106 agreement on 3PL/2008/1042/F to allow an additional 12 months to use the Affordable Housing Contribution	

**REASON FOR COMMITTEE CONSIDERATION**

The application is a variation to a S106 relating to a major.

**KEY ISSUES**

Whether the changes to the S106 are acceptable.

**DESCRIPTION OF DEVELOPMENT**

Variation of the S106 dated 12th May 2011 in relation to planning permission ref: 3PL/2008/1042/F, as varied by Deed of Variation dated 21st August 2014.

The variation seeks to extend the length of time Breckland District Council have by 1 year to spend the affordable housing contribution. This requires clause 6.1 of the S106 to be varied.

**SITE AND LOCATION**

Land to the north of Norwich Road, Watton. The site has been developed for residential following the grant of planning permission under reference: 3PL/2008/1042/F.

The roads within the developments are Shire Horse Way, Saddlers Drive, Horse Shoe Close and Paddock Close.

**EIA REQUIRED**

No

**RELEVANT SITE HISTORY**

3PL/2008/1042/F                      Permission                      03-10-08

Demolition of existing premises and erection of residential development together with ancillary works.

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**POLICY CONSIDERATIONS**

The following policies of the adopted Breckland Core Strategy and Development Control Policies and the adopted Site Specific Policies and Proposals Document, including the Proposals Maps, have been taken into consideration in the determination of this application. The provisions of the National Planning Policy Framework and National Planning Policy Guidance have also been taken into account, where appropriate

CP.05	Developer Obligations
DC.04	Affordable Housing Principles
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

**OBLIGATIONS/CIL**

S106 agreed under application reference: 3PL/2008/1042/F.

**CONSULTATIONS**

<b>HOUSING ENABLING OFFICER</b>	No Comments Received
<b>NO CONSULTATIONS REQUIRED</b>	No Comments Received

**REPRESENTATIONS**

None

**ASSESSMENT NOTES**

1.1 The Deed of Variation would result in an additional 12 months for Breckland District Council to spend the off-site affordable housing monies, resulting in a total of 6 years from when the S106 was completed. To enable this, clause 6.1 of the agreement needs to be varied.

1.2 The application has been submitted by the developer, Abel Homes Ltd whom do not object to the variation. The length of time is considered reasonable, given that many S106 planning agreements allow for 10 years for monies to be spent.

1.3 The variation is considered acceptable as it would allow the Council more time utilise the funding

available, and it recommended to be allowed.

**RECOMMENDATION**

**Allowed**

**CONDITIONS**