

PLANNING DEVELOPMENT CONTROL COMMITTEE

25 May 2005

AFFORDABLE HOUSING PROVISION IN RELATION TO PLANNING APPLICATION
REFERENCE W00519/22

REPORT OF DIRECTOR OF COMMUNITIES

Contact Officer: Nigel Baldwin Tel No: 01962 848210

RECENT REFERENCES:

Planning Development Control (Peek PLC, Headbourne Worthy) Sub-Committee minutes of meeting held on 22 November 2004.

Planning Development Control Committee minutes of 8 December 2004 (Minute 588 refers).

EXECUTIVE SUMMARY:

It was resolved by the Planning Development Control Committee on 8 December 2004 that outline planning permission be granted for the redevelopment of the Peek plc site at London Road, Kings Worthy. This was subject to various conditions and the completion of legal agreements. An element of the legal agreements concerns affordable housing. Eight units of affordable housing were to be secured as well as a financial contribution of £48,902 towards affordable housing. At the meeting of the Planning Development Control Committee on 8 December 2005 Members asked about the affordable housing mix that would be provided. This report provides information to the effect that the correct number of units and the financial contribution are to be provided but that the developer is proposing that a 3 bed unit be lost from the affordable housing mix to be replaced with a 1 bed apartment.

RECOMMENDATIONS:

That delegated authority be given to the Director of Communities (in consultation with the Director of Development and the City Secretary and Solicitor) to agree an appropriate mix of affordable housing, for inclusion in the Section 106 legal agreements relating to the proposal.

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DETAIL:

1. Introduction

1.1. This report relates to a resolution to grant outline planning permission for the redevelopment of the Peek plc site at Kingsworthy. The Housing Enabling Officer has prepared this report because at the time the application was being considered, Members were advised of a mix of affordable housing that had been agreed with the agent for the developer. There is now a proposal to slightly change this mix and it was felt that Members should be aware of this situation, especially as they will be discussing a full application for the housing element of the development in due course.

2. Previously Agreed Affordable Housing Mix

2.1. At the Planning Development Control Committee of 8 December 2004 it was resolved that outline planning permission be granted for the redevelopment of the Peek plc site at Kings Worthy. The resolution required the conclusion of a legal agreement which, among other matters, would secure 8 affordable housing units. As at the date of writing this report, this legal agreement is still under negotiation.

2.2. The applicant had previously indicated to the Council, stating that the 8 affordable housing units would consist of 4 x one bedroom units, 3 x two bedroom units and 1 x 3 bedroom unit.

2.3. In response to questions asked by Members at the Planning Development Control (Peek PLC, Headbourne Worthy) Sub Committee an explanation concerning the affordable housing mix was provided by the Housing Enabling Officer. It was reported verbally at the 8 December 2004 Planning Development Control Committee that the mix would be as set out in paragraph 2.2 above, that this mix had been negotiated based on the assessed needs of the Kings Worthy area and that the proposal was therefore satisfactory.

2.4. The applicant subsequently confirmed the proposed mix on 23 December 2004.

3. Revision to Affordable Housing Mix

3.1. On 25 February 2005, at a meeting with the applicant, it was suggested by the applicant that the affordable housing mix should be changed such that the 8 units would now consist of 5 x one bedroom units and 3 x two bedroom units.

4. Consideration of Revised Mix

- 4.1. The Housing Enablement Section was concerned that the proposed change to the affordable housing mix did not provide the balance of properties that would have been preferred. The informal views of other Council directorates were therefore canvassed.
- 4.2. The City Secretary and Solicitor was mindful of the Appeal decision of 25 February 2004 from Planning Inspector Anthony Thickett relating to the site at 1-2 Court Road, Kings Worthy which is opposite the Peek PLC site. In relation to affordable housing this decision seemed to suggest that if there is an expressed demand for the affordable housing that is proposed, then even if there is greater expressed demand for a different type of property then the developer is making adequate provision with their proposals.
- 4.3. Given this decision, and the relatively small change in the proposed mix, officers consider that there is little benefit in arguing against the proposed changes, and that the legal agreement should therefore reflect the altered mix.

5. Conclusion

- 5.1. It is considered by Officers that the Council would not be successful in defending an appeal only on the basis of a disagreement over the affordable housing mix. Officers would normally decide the issue without reference to Members; however, a full planning application for residential development at the Peek site will be considered by the Planning Development Control Committee in due course and this consideration will be governed by the parameters of the outline planning permission. The issue has therefore been raised and Members are therefore requested to agree the recommendations so that progress can be made in issuing the outline planning permission.

OTHER CONSIDERATIONS:

6. CORPORATE STRATEGY (RELEVANCE TO):

- 6.1. The content of this report relates to the Council's priority of providing affordable homes for all sections of the community.

7. RESOURCE IMPLICATIONS:

- 7.1. None

BACKGROUND DOCUMENTS:

Correspondence in Housing Enablement Section with developer's agent on affordable housing mix.

Appeal Decision 25 February 2004

APPENDICES

Appeal Decision 25 February 2004