

PLANNING DEVELOPMENT CONTROL COMMITTEE

5 February 2004

BEECHCROFT, BOURNEFIELDS, TWYFORD

REPORT OF DIRECTOR OF DEVELOPMENT SERVICES

Contact Officer: Sian Proudlock Tel No: 01962 848271

RECENT REFERENCES:

PDC 211 Items 22, 23, 24 – 25 July 2002

PDC 337 Item 12 – 27 August 2003

EXECUTIVE SUMMARY:

Outline permission was resolved to be permitted by Planning Development Control Committee at land adj. Beechcroft on 25th July 2002, subject to the applicant entering into a Section 106 legal agreement to ensure the appropriate provision for affordable social housing that planning permission be granted.

Full Planning permission was resolved to be granted for 6no. dwellings at land to the north of Northfields Farm as an “exception site” on 27th August 2003.

The intention is to transfer the two affordable units from the Beechcroft site to the Northfields site. In addition, a financial contribution towards the provision of more affordable housing elsewhere would be made.

Your Officers consider that there are a number of benefits in allowing the transfer and accepting an off site contribution and the recommendation is that the legal agreement be varied accordingly.

RECOMMENDATIONS:

1 That the variation be approved.

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LAND ADJ. BEEHCROFT, BOURNEFIELDS, TWYFORD

Report Of Director of Development Services

DETAIL:

1 Introduction

- 1.1 Outline permission was resolved to be permitted by Planning Development Control Committee at land adj. Beechcroft on 25th July 2002, subject to the applicant entering into a Section 106 legal agreement to ensure the appropriate provision for affordable social housing that planning permission be granted.
- 1.2 Full Planning permission was resolved to be granted for 6no. dwellings at land to the north of Northfields Farm as an "exception site" on 27th August 2003.
- 1.3 The two sites are currently in the same ownership and the intention is to transfer the two affordable units from the Beechcroft site to the Northfields site. This will also help fund the construction of the Northfields site.
- 1.4 Your Officers are of the view that the two sites are closely related and a map is attached to indicate the proximity.
- 1.5 There are currently three S106 Agreements in place which provide for two units of affordable housing to be constructed on the Beechcroft site as part of the development of that site.
- 1.6 If the latest Northfields report is approved, the proposal is for the two affordable units from Beechcroft to be transported across to the Northfields "exception" and form part of that development of six affordable units. In addition, a financial contribution towards the provision of more affordable housing elsewhere would be made.
- 1.7 Funding for the exception scheme has been identified via the Housing Corporation and by the provision of the Beechcroft offsite contribution of the land and a further £8,200. The land has been valued to be worth £60,000 (£10,000 per plot) therefore making the total contribution £68,200
- 1.8 It is intended that the agreement to an off site contribution would be conditional on the land at Northfields being sold to Winchester Housing Group at the time that the payment is made. If there is no agreement on the sale of the land then the off site contribution would not be accepted and it would be expected that 2 units of affordable accommodation would be built at the Beechcroft site.
- 1.9 Officers feel that the acceptance of an off site contribution for the Beechcroft development and its subsequent reuse for the development at an exception site at Northfields, Twyford brings a number of benefits:
 - The net gain of 4 affordable housing units

- The retention of the affordable housing contribution within the parish in perpetuity
 - Housing for local people
 - The ability to use the available funding. If the monetary contribution is not agreed the grant will be lost and it will be another 18 months before even a bid for a further grant can be made
 - To produce housing that will be affordable for a wide group of people. If the proposal does not proceed the 2 units at Beechcroft may be developed but with a lack of grant this will be on a shared equity basis which many people in need may not be able to afford.
- 2.0 To effect this, the existing Section 106 Agreements would be varied by means of a supplemental agreement. That supplemental agreement would be completed simultaneously with the S106 Agreement relating to the Northfields site which will provide that all six units on Northfields are to be affordable dwellings.
- 2.1 Should the Northfields site not be developed, the existing S106 Agreements, providing for two affordable units to be constructed on the Beechcroft site, would subsist.
- 2.2 The Housing Enablement Officer supports this approach and will attend Planning Development Control Committee to answer Members questions.

3. Conclusion

- 3.1 Your Officers recommend that approval be granted.

BACKGROUND DOCUMENTS:

File W9262/2, /3, /4, W01091/22 held in the Planning Department.

APPENDICES:

Site Plan