

Planning Committee: 27 May 2014

Item Number: 21

Application No: W 03 1254

Registration Date: N/A

Town/Parish Council: Warwick
Case Officer: Rajinder Lalli
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Expiry Date: N/A

5 Hawkes Hill Close, New Road Norton Lindsey

Non-compliance with Unilateral Undertaking requiring provision of 3 low cost homes for sale.

This application is being reported to Planning Committee because it is recommended that the current or any future owner/occupier of the above property be released from obligations included within the unilateral undertaking.

RECOMMENDATION

Planning Committee are recommended to resolve to release the current and any future owner/occupier of 5 Hawkes Hill Close from the requirements of the unilateral undertaking.

PLANNING HISTORY

W/03/1254: Planning permission granted on appeal for the erection of 11 residential properties subject to a unilateral undertaking requiring 3 specified units to be provided for low cost housing for sale.

THE SITE AND ITS LOCATION

The application site comprises a terraced property within a small group of modern dwellings within the north eastern area of Norton Lindsey within the Green Belt and is one of the properties required to be provided for low cost housing.

RELEVANT POLICIES

- National Planning Policy Framework
- RAP4: Providing Affordable Rural Housing.
- The emerging Warwick District Local Plan 2011 – 2014.

SUMMARY OF REPRESENTATIONS

Norton Lindsay Parish Council: Strongly object to the application for a deed of release.

WDC Housing Strategy: The NPPF sets out that affordable housing comprises either social rented, affordable rented or intermediate housing provided to eligible households whose needs are not met by the market. In contrast this unilateral undertaking requires that should the property in question be offered for sale, it must be offered for sale for a period of 3 months to somebody who is on the housing register. As such the undertaking does not provide a practicable means of ensuring that the property contributes towards the provision of affordable housing in the terms set out in the NPPF and is therefore of no benefit in making such provision.

ASSESSMENT

In allowing the appeal for the housing scheme in relation to which the unilateral undertaking subsists, the Inspector was mindful of the contribution of 3 low cost housing units to the mix of housing in this area.



Whilst existing and emerging Local Plan policies continue to require the provision of affordable housing as part of residential development schemes, the terms of the unilateral undertaking the subject of this report are impractical in that respect and in today's terms do not assist in requiring the residential units concerned being retained in such affordable residential use.

Further, the Norton Lindsey Housing Needs survey which was undertaken in November 2011 and is therefore still within its operational lifespan of 5 years, whilst identifying a need for 3 rented properties within that area did not identify any need for low cost housing for sale.

SUMMARY/CONCLUSION

For the above reasons, it is considered that the unilateral undertaking does not assist in the provision for affordable housing needs within Norton Lindsey and therefore that in the particular circumstances of this case, it would be appropriate for the applicant to be released from its requirements.



	<p>Scale: 1:1250 @A4 Drawn By: _____ Date: 18 May 2014</p> <p>Riverside House, Milverton Hill, Royal Leamington Spa, Warwickshire. CV32 5HZ Tel: 01926 410410</p>	
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