

Planning Committee: 8 November 2016

Item Number: 10

Application No: W/02/1472

Town/Parish Council: Warwick

Case Officer: Gary Fisher

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Portobello Works, Emscote Road, Warwick, CV34 5QU

Residential and Office Development; New road bridge across the River Avon together with appropriate supporting infrastructure

For Gallagher and Pettifer Estates

INTRODUCTION

This report relates to the above planning permission which was granted by Planning Committee in August 2004. That permission was subject to a Section 106 Agreement which imposed a range of obligations on the developer. This included a requirement for affordable housing. The applicant has requested that the provisions of the Section 106 agreement in relation to affordable housing are varied.

RECOMMENDATION

Planning Committee are recommended to resolve to vary the Section 106 agreement to allow changes to the affordable housing provision as requested by the applicant.

DETAILS OF THE VARIATION

The applicant has requested that the affordable housing provisions of the Section 106 Agreement be revised to enable the provision of the last 2 affordable homes to be provided by way of a financial contribution of £150,000 towards the provision of affordable housing within the District as opposed to their provision within the site as required by the agreement.

RELEVANT POLICIES

- National Planning Policy Framework
- SC1 - Securing a Greater Choice of Housing (Warwick District Local Plan 1996 - 2011)
- SC11 - Affordable Housing (Warwick District Local Plan 1996 - 2011)
- Affordable Housing (Supplementary Planning Document - January 2008)
- H2 - Affordable Housing (Warwick District Local Plan 2011-2029 Publication Draft - published April 2014)

ASSESSMENT

The main issue relevant to the consideration of this matter is whether the amended proposals would continue to enable the provision of an adequate amount and type of affordable housing, having regard to the Council's policies and national planning guidance.

Since the grant of planning permission, over the last 10 years the development of the site has proceeded in a protracted manner which has included long periods when works have ceased and the development has remained part complete along with changes in ownership. Nevertheless, notwithstanding those difficulties, affordable housing has been provided as part of the wider development at the level agreed.

The Council's Housing Strategy and Development Manager has been working in close partnership with the owners and developers of the site to ensure that the required provision has been made. As part of that collaboration, this proposal has arisen because the 2 x 4 bedroomed properties allocated as the final element of the affordable housing provision for the scheme have not been taken up by any registered social housing providers.

This is because there is considered to be a greater need for 3 bed houses to meet current demand but is also linked to the higher level of rent that would be payable for such larger houses which also make them less attractive to prospective occupants.

Your Housing Strategy and Development Manager considers the alternative of the contribution of £150,000 to comprise an appropriate solution in the circumstances which will ensure that appropriate provision is made, albeit not within the application site itself which will be in compliance with the Council's policies.

SUMMARY / CONCLUSION

The proposed changes to the affordable housing provisions of the Section 106 Agreement are considered to be in accordance with the Council's policies and it is therefore it is recommended that the Section 106 Agreement is amended as requested.