

Planning Committee: 22 June 2022

Item Number: 4

Application No: [W/14/0967](#)

Town/Parish Council: Warwick

Case Officer: Dan Charles

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Land North of Gallows Hill, Warwick, CV34 6SJ

Development of up to 425 residential dwellings (Use Class C3), medical centre, community hall, formal and informal green spaces, sports and recreation provision, structural landscaping, new roads, footpaths and cycle ways, site access and ancillary works (outline application including details of access)

FOR: Vistry Partnerships

Proposed Deed of Variation to the signed Section 106 Agreement

RELEVANT POLICIES

- National Planning Policy Framework
- H2 – Affordable Housing
- DM1 – Infrastructure Contributions

INTRODUCTION

This report relates to outline planning permission W/14/0967 which received a resolution by planning committee to grant planning permission subject to the signing of a Section 106 Agreement on 31.03.2015.

Following the resolution to grant, the Section 106 Agreements was subsequently signed and the decision issued on 03.04.2015.

Following the grant of the outline permission, reserved matters applications were submitted and approved for 375 dwellings and the applicants have actively pursued the permissions and the works are well advanced on the site.

This proposal seeks the inclusion of First Homes within the Legal Agreement.

First Homes are a specific kind of discounted market sale housing and should be considered to meet the definition of 'affordable housing' for planning purposes.

Specifically, First Homes are discounted market sale units which:

- a) must be discounted by a minimum of 30% against the market value;
- b) are sold to a person or persons meeting the First Homes eligibility criteria (see below);
- c) on their first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount (as a percentage of current market value) and certain other restrictions are passed on at each subsequent title transfer; and,

d) after the discount has been applied, the first sale must be at a price no higher than £250,000 (or £420,000 in Greater London).

First Homes are the government's preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations.

In this case, the provision of First Homes will be in addition to the existing 40% Affordable Home provision. In total, a potential 26 plots will be provided under the First Homes regulations. This would increase the overall provision of affordable housing on the site to a maximum of 46.9%.

The applicant has noted that this figure may be subject to change but they will be actively seeking to provide as many first homes on the site as possible.

This report seeks the agreement from Committee to enter into and complete a Supplementary Deed/Deed of Variation to incorporate the required definitions into the Section 106 Agreement to satisfactorily secure the requirements for the dwellings to be secured under the First Homes regulations.

ASSESSMENT

The proposal would result in an increase over and above the required standard of 40% Affordable Housing provision and would also allow for an additional route for the residents of the District to acquire an affordable property.

An increase in the provision of affordable housing within the District is to be welcomed and this scheme will secure these units through the appropriate Legal Agreement.

CONCLUSION

The revisions are not affected by the CIL regulations.

There would be no difference to the overall number of dwellings on the site and the existing level of contributions to be received through the Section 106 Agreement would not be affected. The changes have the agreement and full support of the Warwick District Council Housing Team who are working with the applicants to deliver the First Homes and as such, there is no objection from Officers.

The associated Legal costs in providing the Deed of Variation would be met by the applicants so there is no cost to the Local Planning Authority.

RECOMMENDATION

That Committee approve the proposal to allow the First Homes to be secured on the development through a Supplemental Deed/Deed of Variation to the Section 106 Agreement.