Supplementary Information

The following information was verbally reported to the Planning Committee at its

meeting on 2nd February 2016

Agenda Item No.4 Application No. 15/00441/DOAHR Land South of West Avenue, West of Church Street and Congleton Road, and North of Linley Road, Butt Lane, Kidsgrove

Since the preparation of the main agenda report on the 22nd January, and the supplementary report that was published on the 29th January (as part of the Second supplementary agenda) it has not been possible to yet obtain from the District Valuer confirmation of the number of affordable housing units he considers the scheme can support. Officers have provided him with various items of information since the 29th, but he does not expect to be in a position to provide the required confirmation until the end of this week.

The Developer Contributions Supplementary Planning Document, adopted in 2007, prior to the introduction of this type of application, does indicate that decisions on departures from policy compliant contributions are for the Planning Committee to make.

Bearing in mind the key conclusion of the District Valuer – that a reduction in the amount of affordable housing is indeed justified and that this conclusion has been reached after extensive and thorough scrutiny of the viability of the scheme, taking into account national planning practice guidance, your Officer's view is that there is an overwhelming case to reduce the amount of affordable housing here.

By how much that reduction should be should it suggested be based upon the still awaited advice of the District Valuer.

If members accept that position then your Officer would suggest that in this case the Committee could delegate the decision on this application. The District Valuer has already indicated that he thinks that there will need to be a reduction in the number of affordable units by between 10 and 15 units, whilst the applicant's consultant has suggested the reduction may need to be about 14. This information gives members a good idea of the likely decision should the matter be delegated to your Officer to determine

Recommendation

That the application to modify (reduce) the number of affordable units required by the Section 106 agreement be approved (with social rented dwellings being replaced with affordable rented dwellings) for a period of 3 years after which it would revert to the original affordable housing obligation, such modification only relating to those dwellings completed within that period, your officer determining, on the basis of advice yet to be received from the District Valuer, the exact reduction in the number of affordable units to be provided within the development.