

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 06 February 2018 08:55
To: Planning Scanning
Subject: FW: Consultation response in respect of application BE/135/17/PL

From: Andy Elder
Sent: 05 February 2018 14:34
To: Planning.Responses
Cc: Richard Temple; Satnam Kaur
Subject: Consultation response in respect of application BE/135/17/PL

Housing Strategy and Enabling (further) comments in respect of application BE/135/17/PL – Shrimpney Garden Caravan Site, Shrimpney Road.

This application is for 12 new residential permanent dwellings for all year round living. The caravans are already in operational use having being sold individually but have use only for holiday purposes in line with condition 4 of BE/151/11. The current application is to remove or vary that condition. It is reasonable therefore that the Council seeks to apply its Affordable Housing policy in respect of this application.

The default requirement for a Planning Obligation commuted sum payable in lieu of on-site affordable housing is £80,000 for each foregone unit, in this case the calculation is as follows;

12 residential dwellings @ 30% affordable housing = 3.6 units

3.6 x £80,000 = £288,000

The commuted sum, payable in lieu of on-site affordable housing, is **£288,000**. This sum would be required to meet the conditions of the Council's Affordable Housing policy unless suitable viability evidence can be presented to the Council to review this specific requirement. Any review will be subject to a referral fee payable direct to the Council's affordable housing viability consultants.

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