

HAMBLETON DISTRICT COUNCIL

Report To: Planning Committee
23 June 2011

From: Head of Regulatory Services

Subject: **BRIDGE STREET, BEDALE**

Bedale Ward

1.0 PURPOSE AND BACKGROUND:

- 1.1 To consider whether a reduced financial contribution towards the provision of Open Space, Sport and Recreation facilities is acceptable noting particularly an increased level of provision of affordable housing.
- 1.2 The scheme for the provision of flats and retail units at Bridge Street Bedale was granted planning permission (reference 10/01895/FUL "Demolition of existing buildings and construction of 3 retail units and 27 apartments as amended by plans and e mail received by Hambleton District Council on 2 March 2011" granted 15 March 2011) subject to condition requiring a contribution towards the provision of Open Space, Sport and Recreation facilities off-site.
- 1.3 The scheme has stalled, a solution to start the works has been found by means of a deal with Broadacres Housing Association who will provide all 27 flats as affordable housing units. However the finances of the site are tight, such that a contribution of only £20,000 is available against a Supplementary Planning Document calculation of about £50,000.
- 1.4 The scheme does however increase the number of affordable units from about 11 units to 27. It has previously been noted that an affordable housing unit is worth in the region of £100,000. As such the increased value to the community of an increased supply of affordable housing is considered to more than outweigh the reduction in the contribution towards Open Space, Sport and Recreation facilities.
- 1.5 Whilst the Bridge Street scheme has come about through positive planning efforts by the District Council and others the scheme is nonetheless a 'wind-fall' and a reduced contribution towards Open Space, Sport and Recreation will not have a significant impact upon any strategic plans of the Council.

2.0 DECISIONS SOUGHT:

- 2.1 To confirm that the contribution of £20,000 towards Open Space, Sport and Recreation facilities (by means of a Planning Obligation in this case a Unilateral Undertaking under Section 106 of the Planning Act) is acceptable provided that the developer commits within the Planning Obligation to supply the housing as 'affordable housing' in accordance with the definitions in PPS3 (2011).

3.0 LINK TO CORPORATE PRIORITIES:

- 3.1 The commencement of the development on the site will assist in the creation of new smaller homes within a sustainable location where there is a recorded shortage of smaller units of

affordable homes. The new smaller homes will also represent a significant increased in the quantity of new affordable housing units in the Bedale area.

- 3.2 The new homes will, in order to meet the rules of the Homes and Communities Agency (HCA) will be required to achieve higher environmental performance standards than would be required for open market homes.

4.0 RISK ASSESSMENT

4.1 Risk in approving the recommendation(s)

Risk	Implication	Prob*	Imp*	Total	Preventative action
Reduction in the level of funding available for Open Space, Sport and Recreation	Some schemes may be delayed whilst alternative funding is achieved	5	2	10	Anticipate reduced amount of funding that is available and review forthcoming schemes to manage expectations.

4.2 Risk in not approving the recommendation(s)

Risk	Implication	Prob*	Imp*	Total	Preventative action
Development does not commence and the premises remain vacant for an extended period and deteriorates further	New housing is not provided. Negative impact on the image of Bedale	4	4	16	Consider use of Section 105 powers to ensure buildings do not deteriorate to a point of causing significant harm to the amenity of the area

Prob = Probability, Imp = Impact, Score range is Low = 1, High = 5

Overall the risk of agreeing with the recommendations which have scope to manage the impacts outweighs the risks of not agreeing them which will leave the site stalled and is considered acceptable in the current policy and financial environment.

5.0 FINANCIAL IMPLICATIONS AND EFFICIENCIES:

- 5.1 None beyond financial implications of reduced contribution towards Open Space, Sport and Recreation facilities and the increased value of affordable housing provision noted above.

6.0 LEGAL IMPLICATIONS:

- 6.1 None

7.0 SECTION 17 CRIME AND DISORDER ACT 1998:

- 7.1 None

8.0 EQUALITY/DIVERSITY ISSUES:

- 8.1 None

9.0 RECOMMENDATION(S):

- 9.1 That a contribution of £20,000 towards Open Space, Sport and Recreation facilities be accepted to discharge the requirements of the planning condition, subject to the developer

committing within the Planning Obligation to supply the housing as 'affordable housing' in accordance with the definitions in PPS3 (2011).

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Background papers: None other than the planning application details on 10/01895/FUL

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