

PLANNING COMMITTEE DATE: 28th March 2018
APPLICATION NO: F/YR17/0875/O

Further comments received from:

Manea Parish Council confirmed it does not object in principle but the council would like to see the proposed development include a mix of house types; principally some smaller (more affordable) dwellings.

FDC Head of Assets & Projects suggests a contribution towards the Rail Development Strategy may be appropriate.

Section 106 Officer A viability appraisal was submitted for 11-21 Park Road Manea. The applicant submitted 3 Homes & Communities Agency Development Appraisal Toolkit (HCA DAT) appraisals with the following scenarios:

- Appraisal 1 Affordable Housing Commuted sum of £240,000 and £155 for Public Realm with industry standard level of Profit
- Appraisal 2 No Affordable Housing Commuted sum nor any other S106 Contribution with industry standard level of Profit
- Appraisal 3 No Affordable Housing Commuted sum nor any other S106 Contribution with less than a industry standard level of Profit

A comprehensive review of the submission was completed which established that:

- A review of comparable evidence confirming that the anticipated gross development value of the proposal is reasonable.
- The Build Costs are in accordance with published Royal Institute of Chartered Surveyors Build Cost Information Service values.
- The Land Value adopted in the appraisal is in accordance with Fenland District Benchmark Land Value.
- The cost breakdown for the External Works and Services were within acceptable benchmark values.
- The Design and Professional Fees, Contingency, Interest assumptions are all within acceptable benchmark values.

In the case of all three appraisals it was found that the development could not afford to make any Section 106 contributions. Notwithstanding this conclusion the applicant was asked whether there was any scope to make some sort of contribution towards infrastructure provision. In this case the applicant was unable to do so.

Officer Response: In respect of the Parish Council's comments in respect of the house types proposed, this is an outline application only and the consideration of layout and design would be matters for future consideration. An informative could be placed on any decision granting outline planning permission to advise the developer that a different mix of housing could be considered.

In terms of the Parish Council's comments regarding affordable housing, if this is interpreted as social housing, and the Head of Assets and Projects request for a rail contribution, these are addressed by the Section 106 Officer's assessment of the viability of the scheme which concludes that delivering any Section 106 contributions would render the scheme unviable.

Recommendation remains unaltered.