 Reigate & Banstead BOROUGH COUNCIL Banstead Horley Redhill Reigate	TO:	PLANNING COMMITTEE
	DATE:	19 December 2012
	REPORT OF:	HEAD OF POLICY, DEVELOPMENT AND PROPERTY
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AGENDA ITEM:	12	WARD: Earlswood and Whitebushes

APPLICATION NUMBER:	10/02138/F	VALID:	26 September 2012
APPLICANT:	Inland Homes Ltd	AGENT:	
LOCATION:	THE CAUSEWAY PUBLIC HOUSE, 1 HORLEY ROAD, REDHILL		
DESCRIPTION:	Erection of 28 dwellings with access road, car parking and landscaping		
All plans in this report have been reproduced, are not to scale, and are for illustrative purposes only. The original plans should be viewed/referenced for detail.			

SUMMARY

In May 2011 the Planning Committee resolved to grant permission for a development of 28 dwellings at the former Causeway public house site. This was subject to a Section 106 agreement to provide seven units of affordable housing.

In July of this year the developer, Inland Homes, wrote to the Council explaining the difficulties they had been experiencing finding a Registered Provider (Housing Association) to take on the seven units of affordable housing. Having been declined by the ten Registered Providers approached they requested that the Council accept a commuted sum in lieu of on-site affordable housing provision.

Rather than agreeing to an in-lieu contribution immediately, discussions were held between Officers and developers aimed at amending the triggers for affordable housing provision and the tenure of accommodation to be provided. A variation to the S106 Agreement was agreed in September which allowed for all of the units to be provided as shared ownership in an attempt to make them more appealing to a Registered Provider.

Unfortunately even with the previously agreed variation to the S106 Agreement, the developers have been unable to reach agreement with a Registered Provider to take the seven units of accommodation on. This is partly a result of the relatively small number of units on offer; the fact that many Providers are pursuing larger-scale

developments within the Borough and the reduction in funding available to them for affordable housing.

A commuted sum in-lieu of on-site affordable housing provision should normally only be acceptable as a last resort and provision is not made for this within the Council's Borough Local Plan Policy Ho2. However, the National Planning Policy Framework does make exception stating provision should be made "on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified."

In this case the developer has worked closely with the Council to explore potential avenues which would allow on site provision. Over ten Registered Providers have been approached without success and the terms of the provision have been relaxed. These measures have proved unsuccessful and the development is at a relatively advanced stage. On this basis Officers are satisfied that all reasonable efforts have been made to secure on site provision without success and therefore a commuted sum towards off site provision is considered acceptable in-lieu.

The amount that would be payable as a commuted sum has been calculated in line with the formula in the RBBC Affordable Housing Study 2007 (Adams Integra). The figure is based on the asking prices for each of the 28 dwellings meaning the commuted sum that will be secured amounts to £594,787.00.

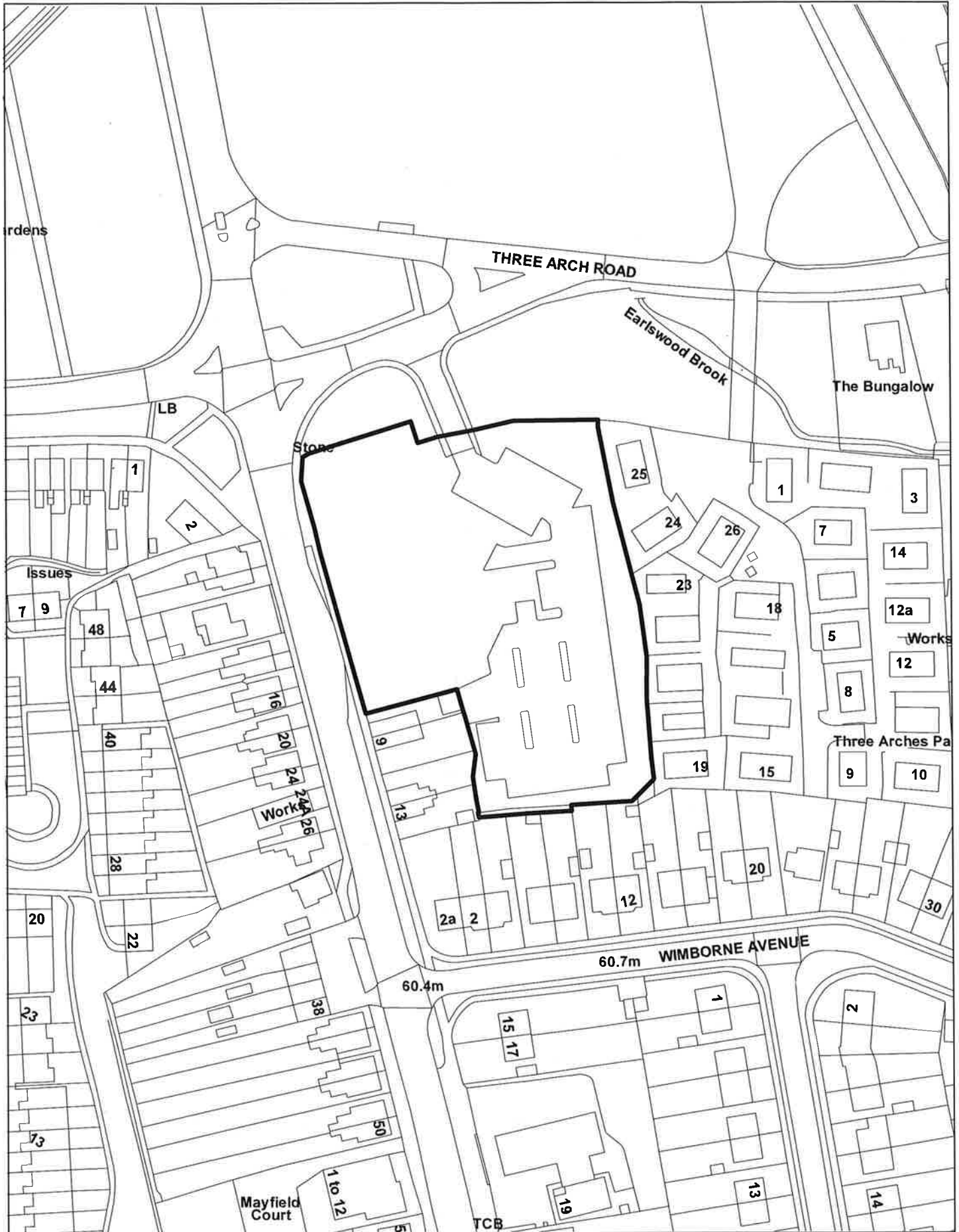
It is considered reasonable to require this payment on occupation of the 20th dwelling and the Council will have 10 years in which to spend the money.

RECOMMENDATION

A variation to the Section 106 Agreement be AGREED to allow:

- A commuted sum of £594,787.00 towards off-site affordable housing in lieu of on-site provision.

10/02138/F - SITE OF FORMER CAUSEWAY PUBLIC HOUSE,
1 HORLEY ROAD, REDHILL



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LEGEND

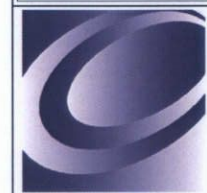
- Existing tree to be retained
- Existing tree to be removed
- Proposed indicative tree and shrub planting
- Grassed area
- Concrete block paving - laid herringbone style
- Granite setts
- 1.8m high brickwork screen wall
- 1.8m high close boarded fence
- 1.2m high railings
- Gate
- Refuse / Cycle Store

RevA Plots 5 & 6 detached from Block A and added to plots 3 & 4 to form terrace along Horley Road. 31.10.11



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Inlandhomes

Site
Proposed Development
The Causeway
Three Arch Road
REDHILL
Surrey

Drawing Title
Site Layout

Scale	Date	Drawing No.
1: 250@A1	Sept.'10	1596/01A

