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Planning Committee

Item
8

Date: 8th March 2018

Report of	Assistant Director Policy and Corporate	Author	Sue Jackson 01206 282450
Title	Change to the Affordable Housing plots at Rowhedge Wharf		
Wards affected	Old Heath and the Hythe		

This report concerns a change to the affordable housing plots at the Hills Development at Rowhedge Wharf

1.0 Decision(s) Required

- 1.1 Members are requested to endorse the proposal from developer Hills to change the housing plots allocated as affordable homes on their site at Rowhedge Wharf from plots 77/78 to plots 61/62.

2.0 Reasons for Decision(s)

- 2.1 The legal agreement with application reference 160551 secures plots 77/78 as Affordable Housing. The agreement also requires that "No more than 50% of the Market Dwellings are occupied until the Affordable Units have been constructed and are available for occupation and are transferred to the Affordable Housing Provider". Hills have indicated that due to their build programme plots 77/78 would not be delivered until after more than 50% of the Market Dwellings were occupied. Hills have suggested the Affordable plots are changed plots to plots 61/62 so the Affordable Units can be delivered in accordance with the provisions of the legal requirement.
- 2.3 Plots 77/78 and 61/62 are all 3 bedroomed units of similar size and layout.

3.0 Alternative Options

- 3.1 The alternative is not to agree the change to the plots to be provided as Affordable Housing, plots 77/78 would still be provided as Affordable Housing.

4.0 Strategic Plan References

- 4.1 The Strategic Plan seeks to provide opportunities to increase the number of homes available including those that are affordable for local people. The amendment to the legal agreement will ensure the Affordable Units are delivered in accordance with the agreed time scale.

5.0 Consultation

- 5.1 The Affordable Housing Development Officer has no objection to the change.

6.0 Publicity Considerations

6.1 None directly arising from this report.

7.0 Financial Implications

7.1 None directly arising from this report.

8.0 Equality, Diversity and Human Rights Implications

8.1 None directly arising from this report.

9.0 Community Safety Implications

9.1 None directly arising from this report.

10.0 Health and Safety Implications

10.1 None directly arising from this report.

11.0 Risk Management Implications

11.1 None directly arising from this report.

12.0 Background Papers

12.1 Planning Application Reference 160551 Rowhedge Wharf

12.2 Planning committee report Agenda 10.06.2016