

PLANNING COMMITTEE – 14 NOVEMBER 2018

MILFORD ON SEA (MOS1 SITE) APPEAL – Statement of Case

1. INTRODUCTION

- 1.1 On 11 July 2018, the Planning Committee refused an application for 42 dwellings, a public playing field and allotments on land at School Lane in Milford on Sea.
- 1.2 The application was refused permission on the basis that the proportion of affordable housing proposed falls significantly below that specified in Policy CS15 of the Local Plan Part 1 and Policy MOS1 of the Local Plan Part 2 and that the market housing was not low cost market housing. The decision reflected the fact that the site was only released from the Green Belt and allocated for housing on the basis that its development would meet local housing needs. A copy of the decision notice is attached as Appendix 1.
- 1.3 In August 2018 an appeal was lodged against the Council's refusal of permission. The appeal will be considered at a public inquiry which is scheduled for 3 days commencing 12 February 2019. The Council's statement of case is due to be submitted by 19 November 2018.

2. CURRENT POSITION

- 2.1 On 24 July 2018 the Government published its revised National Planning Policy Framework (NPPF) and associated Planning Practice Guidance (PPG) which included new advice on viability. In the light of this, and in preparing for the case, a further viability appraisal was commissioned from an independent valuation consultancy - Vail Williams to re-assess the appellant's viability case for the provision of 45% affordable housing, as against a policy target of 70%.
- 2.2 The new viability evidence from Vail Williams indicates that the site could reasonably provide not less than 60% affordable housing. The 45% scheme presented for determination by the Planning Committee proposed 23 open market houses with 19 affordable units comprising 6 flats and 13 terraced houses. The Vail Williams appraisal considers that 25 affordable units comprising 6 flats, 13 terraced houses and 6 semi-detached houses could be viably provided, under a 60% affordable housing scheme, together with 17 open market houses.

3.1 RECOMMENDATION

That Members endorse the Statement of Case, as set out in Appendix 2 to this report, for submission to the Planning Inspectorate.

FOR FURTHER INFORMATION CONTACT

Nicholas Straw
Senior Planning Officer (Appeals and
Major Proposals)
Telephone: 023 8028 5588
E-mail: Nicholas.straw@nfdc.gov.uk

BACKGROUND PAPERS

Published Documents