

WEST AND NORTH AREA COMMITTEE: 26th March 2013

SUPPLEMENTARY INFORMATION

PLANNING APPLICATIONS

1. Application Number: 13/00131/COND

Site Of Loxley College, Wood Lane, Sheffield, S6 5HF

Additional Information

Further comments have been received from Loxley Valley Protection Society (LVPS). They have commented that the majority of their members consider that the offer of 9% affordable units is unacceptable and agree with the position of Campaign for the Protection of Rural England (CPRE) that is set out in the report. In summary, they consider that:-

- Policy CS40 of the Core Strategy details that between 30-40% of the units should be affordable (ie 21-28 units): The applicant's offer of 6 units falls significantly short of this number;
- Concerned that SCC are arguing against its own policy;
- Concerned that if this is agreed, a precedent will be set that will mean developers will feel that they only have to provide a small fraction of affordable units;
- Concerned about the quantity of affordable housing provision in the Stannington area and Sheffield as a whole;
- Refer to the Castle College site, an application for 84 homes that is evidently going to provide 25 affordable units (just over 30%); and
- The argument that the developer could 'walk away from the site' holds no fears for the people who do not want housing in the Green Belt.

In response to these comments, Members are advised that the provision of 30-40% affordable housing units is a target for all developments of 15 units or more as set out within the Affordable Housing Interim Planning Guidance (IPG). However, the IPG also details that where the applicant cannot meet the 30-40%, agreement will need to be reached on an appropriate level of affordable housing, determined through a Development Appraisal Viability Process. Similarly, Policy CS40 advises that developers of all new housing developments will be required to contribute towards the provision of affordable housing where this is practically and financially viable. This is the process that has been followed in this case, in accordance with the Council's guidance. Furthermore, it is noted that the appraisal of the District Valuer that the site can deliver 11 affordable still remains short of the policy target of 30-40% affordable housing.

It is not considered that Members decision to accept 6 units as a compromise of 11 units would set an undesirable precedent on the delivery of affordable housing on other development sites of 15 units. Members are advised that every application

must be considered on their own individual merits and be assessed entirely upon the information provided at that time.

The recommendation of approval of this application will lead to the development of the Loxley college site and the avoidance of any further deterioration of the site. The existing buildings are considered to significantly harm the open character of the Green Belt and the site's redevelopment at the earliest opportunity should therefore be encouraged and will contribute to the Council's 5-year housing supply.