

From: Crane, Hayley
Sent: 19 August 2015 10:20
To: Gibbons, Kelly
Subject: RE: 151698 – Land at Former Yeomans Caoch Depot – Canon Pyon

Hi Kelly

Housing would look to negotiate 35% of the development equating to 4 dwellings. 2 x 2 bed and 2 x 3 bed for Intermediate tenure, ideally Low Cost Market housing to be sold at the levels set with in the SPD Technical Data.

All dwellings to be allocated to those with a local connection to Canon Pyon in the first instance.

Kind regards

Hayley

From: Gibbons, Kelly
Sent: 12 August 2015 17:14
To: Gilbert, Lindsay; Jackson, Ruth; Smith, Adrian; Crane, Hayley
Subject: 151698 – Land at Former Yeomans Caoch Depot – Canon Pyon

REF: 151698 – Land at Former Yeomans Coach Depot – Canon Pyon

As you probably know by now we received notification recently that the following page (Planning Obligations) of the Planning Practice Guidance has been modified:

Paragraph number: 030

URI: <http://planningguidance.planningportal.gov.uk/revisions/23b/030/>

A new paragraph was added that states: *Please note that paragraphs 012-023 of the guidance on planning obligations will be removed following the judgment in R (on the application of West Berkshire District Council and Reading Borough Council) v Secretary of State for Communities and Local Government [2015] EWHC 2222 (Admin).*

This change in legislation effectively has removed, with immediate effect, the ability for developers to rely on those paragraphs in negotiations as to affordable housing and tariff style infrastructure contributions. As such we will revert to the previous position in respect of the need for affordable housing (Policy H9) and the thresholds within this policy (0.2 hectares or 6 or more units for villages and 0.5 hectares or 15 Units or more in Hereford City and Market towns (except Kington). We can continue to rely upon the '1 year commencement' approach for the time being (schemes 5 or less units) but I will need to now prepare Heads of Terms for a number of applications.

This application is for 10 dwellings on land that is 0.5 hectares in size and therefore would attract **both contributions and affordable housing** and I would appreciate your requests / comments for this outline application so that I can forward these to the applicant in due course.

<https://www.herefordshire.gov.uk/planning-and-building-control/development-control/planning-applications/details?id=151698&search=151698>

Kind Regards

Kelly

Kelly Gibbons

Principal Planning Officer | Development Management

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