

Welcome to Breckland Councils first Planning Obligations Newsletter. This Newsletter provides information about the delivery of planning obligations in Breckland.

Planning obligations are planning benefits secured through a voluntary legal agreement (known as a Section 106 Agreement) between the Council and a developer or landowner. Planning obligations are used to ensure that new development does not put a strain on existing services and facilities like open space, recreation and leisure facilities, roads, schools, libraries or other community services. Obligations can be used to secure community benefits such as the provision of affordable housing and public open space.

Affordable Housing

Current planning policies require 35 per cent of new housing developments to be provided as affordable housing. This requirement applies to all developments of 15+ dwellings in towns and 5+ dwellings in villages.

Examples of developments where affordable housing has been provided include:-

- ⊙ 45 dwellings at Blenheim Grange, Carbrooke
- ⊙ 28 dwellings at Cadence Park, Dereham
- ⊙ 12 dwellings at School Green, Mattishall
- ⊙ 65 dwellings constructed by Broadland Housing Association at Norwich Road, Dereham
- ⊙ 16 units on the development by Bovis Homes, Lynn Road, Swaffham
- ⊙ 5 units on the development by Bennett Homes, Former Egg Packing Station, Kenninghall



The development of 65 affordable homes by Broadland Housing, Norwich Road, Dereham.

Section 106 Agreements that are currently being negotiated or works have yet to start will deliver further units throughout the district, including:-

- ⊙ Abel Homes, Castle Acre Road, Swaffham - 14 units
- ⊙ The former Swimming Pool Site at De Narde Road, Dereham - 30% of the total development
- ⊙ Norfolk Homes, Former Moorgate Business Centre - 29 units
- ⊙ Bennetts, Former RAF Radar Site, Watton - 30% of total development

In order to create mixed and balanced communities, affordable housing is generally required to be provided as an integral part of new developments. However, in a few cases, where on-site would not be appropriate, financial contributions towards affordable housing elsewhere in the area are sought instead. Contributions totalling £295,184.00 have been secured in this way since 2003.



Retirement Homes, Hanbury Court, Thetford.

A contribution of £147,739.80 resulting as a development by MacCarthy and Stone at Thetford Development at Thetford which will be used towards the provision of Affordable Housing within the District.

Darryl Smith, Principal Officer for Strategy and Enabling said, *"The delivery of affordable housing is a priority for the Council and we will work in partnership with colleagues and developers to enable a supply of housing to meet the needs of those whose needs can not met through the open market. We work with a range of partners to provide affordable housing details of which can be obtained through the Council."*



On-Site Open Space

Most new housing estate developments are required by the Council to include areas of public open space. Children's play facilities will often be required within areas of open space. These facilities will range from Neighbourhood Equipped Areas for Play (NEAPs) to Local Areas for Play (LAPs). Whilst developers are normally expected to provide recreational facilities as an integral part of new housing schemes, in some cases financial contributions towards the improvement of existing facilities nearby may be sought instead where this would be more effective in meeting local needs.

Currently local planning policies require public open space to be provided on all housing developments of 25 dwellings and above. Changes to policy to be introduced shortly will require smaller developments to make a financial contribution towards local recreation provision.



Matthew Homes, Croxton Road, Thetford.

Recreation Contributions

Financial contributions made by developers instead of on-site open space provision have helped to improve existing facilities in a number of towns and villages in Breckland.

Re-Vamped Dereham Recreation Ground :

A Section 106 contribution of £118,000 received from Taylor Wimpey in respect of the development at London Road has helped the Town Council to refurbish the Dereham Recreation Ground. Tony Needham, Dereham Town Clerk stated that "this money has made a massive improvement to the quality of the park, and has enabled us to carry out works for the benefit of the community which would not otherwise have been financially possible". Robin Goreham, Ward Representative stated that, *"the money spent on the Recreation Ground was obviously very welcome and – in terms of the Fox & H site – the amenity open space is very close to the development. Obviously, I welcome the Section 106 monies being spent on open space provision."*



Revamped Recreation Ground, Dereham.

Improved Play Area for Watton:

As a result in part of a payment of £10,800 from Masterman Park Homes, the children of Watton now have a much improved play area at the Sports Centre. Watton Town Clerk Jacqui Seal said "thanks to this contribution which was used in conjunction with monies set aside by the Town Council, we were able to make a significant improvement to the play equipment we already had"

Swaffham:

Bovis Homes, have contributed £39,200 towards improved recreational facilities. Further payments are expected shortly. Richard Bishop, Swaffham Town Clerk stated "the majority of the money will be spent on the scheme for a Multi-Use-Games-Area (MUGA) at the Haspall's Road Recreation Ground. This would have free access for everyone and is aimed at the younger generation. We also hope to earmark some of the money to add play equipment to the Orford Road Playing Field when this is passed to the Town Council by Breckland.

Kenninghall:

A contribution of £56,475 has been secured in connection with a development by Bennett Homes at Garboldisham Road, in the village of Kenninghall. Colin Wright, Parish Clerk, stated that "these monies will be spent by the Parish towards the provision of a new village hall and associated facilities, which will benefit the community of Kenninghall." Councillor William Nunn, Ward Representative for Kenninghall states that "Kenninghall has for sometime been in need of a new hall in which to hold their meetings, children's parties and club activities. The old hall has been at the heart off the village for many years, this 106 money will help them to fund a new hall which the community can be proud of".

Norfolk County Council Contributions

Contributions are sought by Norfolk County Council from developers in relation to education, libraries, fire hydrants, travel plans, walking and cycling and off-site highway improvements.

Recent figures produced by them show that between 1999 and May 2008 that £3,090,753.00 had been secured by Section 106 Agreements.

Further information provided shows how some of the education and library contributions have been spent around the district

Development	Amount	School	Type of Project
Thetford Road, Watton	£52,175	Westfields Infant School, Watton	Growth Project
Croaxton Road Industrial Estate, Thetford	£77,995.26	Rosemary Musker High School, Thetford	TCR Project
Taylor Wimpey, Besthorpe Road, Attleborough	£81,529.50	Attleborough High School, Attleborough	Growth Project
Taylor Wimpey Developments, London Road, Dereham	£116,200	Neatherd High School/Nothgate High School, Dereham	Monies divided between two schools in 2006
Ashwell Homes, Kilverstone Park/Charlock Road, Thetford	£209,340	Admirals Primary School/Rosemary Musker High School, Thetford	Projects completed at both schools
Cofton/Taylor Wimpey, former RAF Watton Technical Site, Carbrooke	£281,206	St Peter and St Paul, Carbrooke	Carbrooke Primary School

Development	Amount	Library	Type of Project
Taylor Wimpey Developments, London Road, Dereham	£3,683	Dereham	Enhancing book stock
Bovis Homes, Besthorpe Road, Attleborough	£2,380	Attleborough	Enhancing book stock
Canterbury Way, Thetford	£1,200	Thetford	Enhancing book stock
Ashwell homes, Charlock Road, Thetford	£3,980	Thetford	Enhancing book stock
Matthew Homes, Croxton Road, Thetford	£5,299	Thetford	Enhancing book stock
Bovis Homes, Lynn Road, Swaffham	£1,330	Swaffham	Enhancing book stock
Taylor Wimpey Homes, Pedlars Green, Swaffham	£2,580	Swaffham	Enhancing book stock
Cofton/Taylor Wimpey, former RAF Watton Technical Site, Carbrooke	£5,946	Watton	Enhancing book stock
Ingram Homes, Thetford Road, Watton	£1,855	Watton	Enhancing book stock

Forthcoming Changes

- ⊗ Model S106 Agreement and guidance notes available on the website
- ⊗ Twice yearly reports to Ward Reps/Town and Parish Councils setting out obligations provided under Agreements parish by parish.

If you have any queries with the contents of this newsletter please contact either Sue Bloomfield, Planning Obligations Officer on 01362 656239 or Nick Moys, Principal Planning Officer (Major Projects) on 01362 656338.