

SOUTHERN PLANNING COMMITTEE – 28th June 2023

UPDATE TO AGENDA

APPLICATION NO.

22/4203N

LOCATION

Parkside, BUNBURY LANE, BUNBURY, CW6 9QZ

UPDATE PREPARED

Representations

3 additional representations received, predominantly on the grounds as noted and appraised in the main report. New comments are:

- The local school is over prescribed

Officer comment

Impact on education is dealt with on page 23 of the main report where a contribution towards secondary education provision is to be secured by Section 106 Agreement.

Correction to the main report

Page 12 of the report describes “the area is predominantly residential with properties both sides and front with open land to the rear.

This is an error as the site only has development to the north and east so should read “the area is predominantly residential with properties to the north and east with open land to the south and west.”

Pages 34 & 35 details the Heads of Terms for the Section 106 Agreement however a formatting error has resulted in not all the text being visible. This is below for clarification:

S106	Amount	Triggers
First Homes (entry homes)	100% on site provision	In accordance with phasing plan.
Education	Final number of units x £17,959.00 x 0.91	To be paid prior to the occupation of the 10th dwelling
NHS	1 bed – £612 2 bed – £875 3 bed – £1225	To be paid prior to the occupation of the 10th dwelling

	4 bed – £1531 5 bed – £2100	
POS	Combined amenity and play £3,000 per dwelling Recreation & Outdoor Sport £1,000 per dwelling Allotment/food growth £562.50 per dwelling	To be paid prior to the occupation of the 10th dwelling

Further information regarding First Homes, the criteria to live in them and the restrictions placed onto their occupancy

First Homes

First Homes is a national government scheme designed to help local first-time buyers and key workers purchase a home and are a specific kind of discounted market sale housing and should be considered to meet the definition of 'affordable housing' for planning purposes. Specifically, First Homes are discounted market sale units which:

- a) must be discounted by a minimum of 30% against the market value
- b) are sold to a person or persons meeting the First Homes eligibility criteria (see below)
- c) on their first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount (as a percentage of current market value) and certain other restrictions are passed on at each subsequent title transfer; and,
- d) after the discount has been applied, the first sale must be at a price no higher than £250,000 (or £420,000 in Greater London)

First Homes eligibility

- Be a first-time buyer. For joint applications, both need to be first time buyers
- Live, work or have immediate family connection in Cheshire East
- Member of the Armed Forces, widow(er) of a member of the Armed Forces
- Key Worker - a person employed or with a confirmed job offer in one of the following categories of employment: health; education; emergency services and social workers
- Have a household income of £80,000 or less in the tax year before buying the home

A First Home should be the buyers only home and purchasers are required to fund at least 50% of the purchase price by means of a conventional mortgage, savings and any deposit where required.

Selling a First Home

When you buy a property under the scheme, a restriction will be added to its Land Registry entry, which will ensure the discount is attached and the property remains a part of the scheme even when it is resold. Anyone selling a First Home will need to sell to a first-time buyer who qualifies for the scheme and with a 30% discount on the open market value. This is done via application forms with the Cheshire East Council Housing team.

Cheshire East Council Housing team should be informed of an intention to sell. The First Home property must be valued by a surveyor accredited by the Royal Institute of Chartered Surveyors (RICS).

CEC have a 3-month period to receive application forms from buyers who meet criteria. Once the 3 months has passed and if no buyer has been found, the owner can sell to any first-time buyer, regardless of lack of local connection.

Recommendation

No change to initial recommendation or conditions as set out in the main report. No change to the Heads of Terms but displayed for clarity.