

## EXECUTIVE

LEADER: Cllr Jeremy Christophers

PORTFOLIO HOLDER: Cllr Humphrey Clemens

**DATE:** 5<sup>th</sup> December 2017

**REPORT OF:** BUSINESS MANAGER (HOUSING AND HEALTH)

**SUBJECT:** HALDON RIDGE TRAVELLER SITE

### PART I

#### RECOMMENDATIONS

The Executive is recommended to approve the forward funding of the three pitch extension of the Haldon Traveller site in advance of receipt of the Section 106 offsite affordable housing contribution which will fund the development in full.

#### 1. PURPOSE

To enable the development of three additional traveller pitches which received planning consent in April 2017. The development is to be funded by way of an offsite provision within the planning application number 13/02729/MAJ Matford Home Park, South of A379, Exeter.

#### 2. BACKGROUND

In December 2014 fifteen gypsy and traveller pitches were provided by Teignbridge District Council on land acquired from Devon County Council to meet an established need. The site was delivered using predominantly grant funding from the Homes and Communities Agency to meet an established need.

The site was developed using the majority but not all of the land ownership.

In October 2014 Planning Consent was granted at Matford Home Park, Matford, an element of the Local Plan allocation at South West Exeter (SWE1) The site has a planning condition to deliver three traveller pitches, either on or offsite. The Section 106 agreement was signed on 28<sup>th</sup> September 2017 with a requirement for the developer to make a contribution of £300k for the offsite delivery of the three pitches. The trigger date for this payment is commencement of the Matford Home Park development. It was considered by Officers that provision by way of an extension to the Haldon Ridge Site would

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the most sustainable solution bearing in mind that the current site has a growing waiting list for pitches.

Planning consent for the three pitches (17/00382/FUL) was granted in April 2017. Officers have tendered for a suitable developer and a contract is about to be issued.

Bearing in mind that works in a woodland landscape can only be conducted at restricted times of the year it is prudent for the works to commence early in the New Year, prior to the bird breeding season. This will result in the works commencing prior to the trigger date for the Section 106 planning agreement. Planning Services are of the opinion that the development is likely to commence during 2018.

### **3. MAIN IMPLICATIONS**

The budget for this work is £300k. Expenditure so far for planning application, including ecological and geotechnical survey works total around £53,151 leaving £246,849 for the works. The lowest tender is £269,319 with work currently taking place to reduce the tender to within the budget. This work is being undertaken by Randall and Simmonds on our behalf.

Delaying the project would result in the likelihood of costs increasing and a pro rata gross rental income of £12,480 per year.

### **4. GROUPS CONSULTED**

This matter has been discussed internally with Financial Services who are supportive of using internal funds to enable the works to be carried out and the budget subsequently refunded when the trigger date is reached.

The works would go through the Council's capital programme. Should payment to the contractors be required before receipt of the Section 106 contribution, the scheme would be temporarily unfunded. However, as the Section 106 agreement for the funding contribution has been signed, there is reasonable assurance that it will be forthcoming. Once the funds are received, they would be applied in the usual way. In the interim, the scheme will be borrowing internally against the Council's other balances.

If it does not prove possible to reduce the tender sum to within the contribution amount, the balance would be funded from existing housing capital receipts.

Should the s106 funds not be forthcoming the full cost of the development would be met by housing capital receipts, however this is considered very unlikely.

### **5. TIME-SCALE**

It is anticipated that subject to approval the works will commence in spring next year with the works funded by stage payments.

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### 6. JUSTIFICATION

The short term funding of the project will enable the three additional pitches to be provided, income generated via rents, housing need being met by reducing the current waiting list for pitches at Haldon Ridge and contributing to the Council supply of Gypsy and Traveller pitches in accordance with the Local Plan.

### 7. DATE OF IMPLEMENTATION (CONFIRMATION OF DECISION SUBJECT TO CALL-IN)

10.00 a.m. on Tuesday, 12 December 2017.

**Graham Davey**  
**Housing Enabling Manager**

**Cllr Humphrey Clemens**  
**Portfolio Holder for Housing and Planning**

<b>Wards affected</b>	Kenn Parish
<b>Contact for any more information</b>	Graham Davey 01626 215412
<b>Background Papers (For Part I reports only)</b>	No
<b>Key Decision</b>	N
<b>In Forward Plan</b>	Y
<b>In O&amp;S Work Programme</b>	N
<b>Community Impact Assessment attached:</b>	N
<b>Appendices attached:</b>	None