

Email from H Cheetham dated 31 May 2023

Removal of Condition 4 (provision of on-site affordable housing requirement) of planning permission 19/00859/OUT

Dear committee members,

I apologise that I am unable to make this representation in person but I feel that it is important that you are made aware of the reasons why the parish council asked for you to consider this application.

Last year the planning officers, the borough councillor, the developer and the Hose Parish Councillors met on a Zoom meeting. The developer and MBC had both commissioned independent viability reports which showed that the project was not and never had been viable if it included affordable housing. The developer wanted the parish council's approval to renege on the requirement for affordable housing in return for an increase in the S106 payments to cover the cost of replacing the climbing frame on The Park at Hose. The parish councillors questioned the fact that the developers knew that they were required to provide affordable housing when they bought the site so why had this not been taken into account if it had never been a viable proposition? The response was concerning as the developer inferred that he had been told that this 'issue' would be resolved at reserved matters! When asked, the planning officers informed us that the viability reports took precedence over any neighbourhood and local plan policies requiring affordable housing.

The parish councillors took this information to the next Clawson, Hose and Harby Parish Council meeting where it was agreed that even though it seemed likely that the developers would win any appeal, it was not appropriate for the parish council to support the application when a need for affordable homes in the village had been identified in the neighbourhood and local plans. It was agreed the decision should be in the hands of the borough council planning committee, hence this application coming in front of your committee.

I hope that you are able to take this information into account when discussing the application and should you find it necessary to approve the application that you will ensure that the village receives some form of compensation in the form of s106 payments. Hose is in dire need of a climbing frame since the previous one was condemned and removed 5 years ago and the village hall is starting the process to upgrade their outside facilities. A contribution towards these community facilities would benefit the village and those moving into the new developments.

Kind regards

Helen Cheetham