

Committee Update - HW/FUL/18/00103 – Shield House

Additional representations received – Members of the public

Two representations were received after the publication of the Committee Agenda. The raised objection to the application for the following reasons:

- The provision of 8x affordable units is insufficient. Greater proportion of affordable housing should be sought
- Concerns about parking issue
- The proposed units lacks quality
- The Gilston Garden Project will offer a large number of high quality homes

Officer response: The issues on parking and quality of accommodation have been discussed in the officer's report. The housing provision of another project outside the site is not a material consideration for the determination of the current application.

The applicant offered to provide 8x affordable housing, which complies with the relevant policy requirement. There is no policy position to request for a higher provision.

Update on Legal Agreement

The Council's Affordable Housing SPD recognises social rented housing and intermediate / lost cost home ownership as acceptable forms of tenure for affordable housing. The Council's Strategic Housing Market Assessment recommends the tenure mix to be 84% affordable rent and 16% intermediate housing. The LPA is seeking confirmation from the Council's Housing and Regeneration Team on whether this mix is appropriate in this instance.

The applicant has confirmed that they are happy provide the tenure mix the Council considers appropriate. To support the completion this process, it is suggested that the recommendation be amended to provide delegated powers for the Planning and Building Control Manager to resolve this issue and secure the appropriately worded Section 106 obligation to secure the affordable housing provision as requested by the Council's Housing and Regeneration Team. The agreement would ensure that not less than 8 affordable housing units are secured.

Recommendation

The recommendation is updated as follows:

That Committee resolve to delegate powers to the Planning and Building Control Manager to **GRANT PLANNING PERMISSION** subject to: (i) completion of a S106 obligation securing 8 no. affordable housing units of a tenure mix to be agreed in consultation with the Council's Housing and Regeneration Team.; and (ii) the conditions, as set out in the published agenda papers..