

Email Thread Mr. Pickup. December 2020 to February 2021.

1.

From: Burwash Parish Council

Sent: 21 December 2020 11:43

To: Mike Pickup _____

Cc: Sarah Shepherd Full Council _____

Subject: Query Affordable Housing - Strand Meadow

Dear Mr Pickup

Burwash Parish Council seeks your confirmation on the following point:

When you last met with Burwash Parish Council in November 2019, along with your Architect Mr Groucott, it was made absolutely clear to the meeting that there would be no affordable housing included by the applicant when the new designs were next submitted for approval. This was also confirmed by your Architect again when he attended the Community Consultations in Burwash during January 2020.

The Planning, Design and Access Statement does not make specific comment on the provision or otherwise of Affordable Housing as part of the Reserved Matters, other than reference to the commitment to do so under the Section 106.

In the event that permission is granted for the Reserved Matters application RR/2020/1822/P, what is the Applicant's intention with regard to the commitment made in the Section 106 dated 7th March 2018 to provide 40% of the units as Affordable Housing in light of these statements and the previous submission of a Viability Statement seeking removal of Affordable Housing in relation to the most recent planning application for market housing on this site (RR/2018/1787/P)?

Kind regards

Emma Neil

Clerk & RFO to the Burwash Parish Council

Email: parishclerk@burwashpc.org.uk

The Burwash Parish Council Office is currently closed due to the coronavirus pandemic.

Staff and councillors are working from home.

If you need to contact the Parish Council by phone the Clerk can be contacted on the following mobile number:

Please visit our website <https://burwashparish.org.uk> and download our App to get up-to-the-minute information on what's happening in our beautiful three-village community.

2.

From: Burwash Parish Council

Sent: 08 January 2021 11:12

To: Mike Pickup _____

Cc: Full Council ; [Sarah Shepherd](#) _____

Subject: FW: Query Affordable Housing - Strand Meadow

Importance: High

Dear Mr Pickup

I am writing again following on from my email dated 21st December. Council are looking for clarification on the issue of affordable housing. I have forwarded the initial email below for your reference. I would really appreciate a response. Thank you for your time.

Kind regards

Emma Neil

Clerk & RFO to the Burwash Parish Council

Email: parishclerk@burwashpc.org.uk

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Dear Ms Neil,

Sorry for the delayed response to your emails dated 21st December 2020 and 8th January 2021. The application has been submitted under the provisions of condition 3 of the outline consent (i.e. relating to the submission of reserved matters within three years of the date of the outline consent) and seeks to discharge the reserved matters set out in condition 1. The application also provides details to seek to discharge planning conditions 7, 8, 9, 10,13 and 19 of the outline planning consent.

In the event that this application is granted, before the consent can be implemented (within the timescale set out in condition 4), the other outline planning conditions requiring the submission of details prior to the commencement of development will also need to be discharged, as will the requirements of the planning obligation which includes provisions for affordable housing. As provisions for affordable housing have already been dealt with this as part of the outline consent, this is not a matter for the determination of this reserved matters application.

Kind Regards

Mike Pickup MRTPI



5th February 2021

Dear Mrs Shepherd & Mr Hickling

RE: Mr Pickup Email 03 February 2021.

I have read Mr Pickup's email regarding my queries on affordable housing and the Reserved Matters application RR/2020/1822/P and would appreciate your assistance on several points as I am still confused.

1). The Reserved Matters application includes, along with other items, details about the design and layout of the housing, but there is nothing to show which of the units will be affordable and whereabouts they will be located within the site.

The Outline Planning Application in 2017 included this 'illustrative' information on the site/block plans and also explained the affordable housing make-up in the Design and Access statement below:

3.3 40% of the housing (12.8 dwellings) will be made available as 'affordable' accommodation comprising intermediate housing and housing for rent. The illustrative layout plan shows how 12 of these affordable homes might be accommodated on the site, comprising an apartment building containing 8 x one and two bedroom flats and 2 x two bedroom houses and 2 x three bedroom houses. A commuted sum will provide for the balance of the 40% affordable housing and as previously, this would be the subject of a planning obligation.

Affordable housing was a condition of the original outline approval, so why is there no information provided, with regards to layout or indication as to which of the units are intended to be the affordable ones? There doesn't seem to be any detail of this in the Design and Access Statement. All I can find is reference to the Section 106 agreement saying: "The planning obligation also relates to affordable housing and this is not therefore, part of the reserved matters application".

2). Mr Pickup states in his email to me that the Applicant has confirmed that there has been no update of the Viability Assessment report since the one submitted for the Full Planning Application which went to RDC Planning Committee in January 2019. That application relied on the Viability Statement to remove all affordable housing.

If it is known that the site remains 'unviable' to provide 40% 'affordable' housing why is this not simply stated in the application?

3). The Report to the Planning Committee by Mrs Shepherd for the decision in January 2019 on the application for 30 all-market priced houses explained why that particular application was not being dealt with as a Reserved Matters application but as a 'Full' application.

- 4.1 Outline permission has previously been granted for the development of this site on two separate occasions, as set out at section 3.0 above. This application is a 'full' application with details for 30 residential dwellings, access, parking, drainage and landscaping. The proposals have not been submitted as a reserved matters application as unlike the previous outline it is not now proposed, for viability reasons, to provide affordable housing.

Please can you explain how this situation is different and why a Full application is not required?

4). The Housing Officer confirms an understanding that the affordable housing condition still applies but is aware of the Viability Assessment.

5.12 Community & Economy – Housing and Asset Development Officer

- 5.12.1 The Housing and Asset Development Officer has been closely involved with discussion regarding the changes to the proposed housing provision. The loss of affordable housing is regretted but in the light of consideration of the full Viability Assessment and discussions with the District Valuation Services (DVS), accepts that the proposed development would not be viable to provide affordable housing.

If this was the view before, why has it not been discussed this time round considering the letter dated 29th January from Amy Fearn which asks that any financial viability assessment should be submitted as soon as possible to prevent uncertainty and prevent delays and increase certainty over delivery of this scheme coming forward.

In granting outline permission for up to 30 rather than 17 houses, the Committee were persuaded to agree based on the conditions set, one of the most important of which was the provision of affordable housing. There is no evidence that affordable housing is still planned for this site otherwise it would surely be detailed on the layout plans and Mr Pickup could simply confirm this point to me. The Applicant has also confirmed that the Viability Assessment stands unchanged.

I hope you can help by answering the queries above so that I can advise the Council and Community with full transparency on this important planning application. I appreciate your time on this matter.

Kind regards

Emma Neil (by email)

Emma Neil
Clerk/RFO
Burwash Parish Council

cc. Burwash Parish Council Planning Committee
Cllr. Eleanor. Kirby-Green
Cllr. John. Barnes
Mr M Pickup
Amy Fearn, Housing Officer