

Address to the Planning Committee - 11th November 2019

Good afternoon Members, firstly our sincere apologies for our being unable to provide a suitably qualified person to speak to you today on behalf of Tydd St Giles Parish Council. This has been due to an unfortunate combination of circumstances including work commitments and ill health.

The application itself is for social, rented housing – this has been made clear by Circle Housing and by the officer's comment in the application report under 3 - Proposal the sentence that reads 'The dwellings are proposed to be 100% affordable housing as part of Roddens Housing Association stock' – in other words they are not for sale.

The petition appears at first sight to support this application. However, we believe that this petition is fatally flawed for at least two reasons – Firstly neither the whole of the village nor the whole of the Parish has been canvassed and therefore it has to be questioned whether this is representative or not. Secondly, the wrong question has been asked. The question does not make clear that this application is for social, rented housing and not for low cost houses for first time buyers to purchase. Had this distinction been made we are quite sure that the response would have been very different.

The housing needs survey that this application relies so heavily on is from 2007 and clearly needs updating. Should this application be refused then the Parish Council intend to update the survey in quarter 1 of 2016, including establishing a waiting list so that current demand can be accurately gauged.

The Parish Council policy of supporting the provision of low cost housing for first time buyers with parish residents being given priority was established some time ago and when it became clear during July and August that this application was for social rented housing the Parish Council decided to oppose the application.

The basis of this Parish Council policy came from the 1st questionnaire issued as part of our ongoing process to formulate a Neighbourhood Plan for the Parish. The whole Parish was canvassed and specific questions were asked about affordable housing for purchase or for rent. There was a clear majority in

favour of low cost housing for first time buyers with priority being given to residents and there was also a clear majority against the provision of social rented housing.

Circle Housing are fully aware of our policy and its basis and we have asked on 3 separate occasions that Circle Housing withdraw their application (5th September, 14th and 19th October) but they have chosen to ignore the democratically expressed view of the majority of the Parish and to press ahead with this application.

The Parish Council is fully committed to providing the Parish with a mix of housing stock so that young families can access the property ladder and we would ask you, please, to support the Parish Council in this aim by supporting the Officers recommendation and refuse this application.

Thank you

Cllr Geoff Mathias on behalf of the Tydd St Giles Parish Council.