do-not-
reply@ambervalley.gov.uk

From:do-not-reply@ambervalley.gov.uk
Sent:6 Jul 2022 10:50:59 +0100
To:Development
Subject:Online submission - comment on a planning application

Submitted via www.ambervalley.gov.uk/planning/development-management/view-a-planning-application/comment-form

Application details:AVA/2022/0219

Variation of Section 106 Agreement of AVA/2018/0899 for variation of the level of affordable housing from 30% of the total number proposed to 18.75% of 32 dwellings (equating to 6 affordable rent dwellings)**Are you a councillor?**No**Do you want the comment you are about to submit to be shown on our website?**

Name: Katherine Furby**Address:**Parish Rooms, Church Lane, South Wingfield, Alfreton, Derbyshire, DE55 7NJ (010000062064)**Contact number:**[redacted]**Email address:**clerk@southwingfieldparishcouncil.gov.uk**Name of organisation (if applicable):**SWPC**Do you wish to object?**Yes**Grounds for objection:**Variation of Section 106 Agreement of AVA/2018/0899 for variation of the level of affordable housing from 30% of the total number proposed to 18.75% of 32 dwellings (equating to 6 affordable rent dwellings)

Dear Planning Officer,

South Wingfield Parish Council have been consulted on planning application, reference: AVA/2022/0219.

This planning application follows on from the original planning application AVA/2018/0899 which was approved by planning board, conditional on a section 106 commitment by the developer to build 30% of the houses as affordable homes. We note that the new application AVA/2022/0219, seeks to departure from the original Section 106 commitment, in that the applicant seeks to reduce the number of affordable houses from 30% to 18.75%. We understand that the applicant is citing increase in costs to the project.

Whilst we are appreciative of the fact that costs are rising, what can also be said to be true is that between the period of planning approval of AVA/2018/0899 and the submission of application reference AVA/2022/0219, the same can be said as to the sale price of housing. It is not the place of the Parish Council to comment on an applicants suggested 'margin pressure'.

We do feel however it is entirely reasonable to suggest that the applicant honour the terms of the original approval. Should the applicant be unable to honour the S106 condition of the original consent then it is our belief that the application should be reconsidered as new against the aims and objectives of the recently made South Wingfield Neighbourhood Plan.

On that basis, having reviewed application AVA/2022/0219, and in particular, the applicants wish to reduce the number of affordable homes, it is the position of the Parish Council to object.**General comments:**Variation of Section 106 Agreement of AVA/2018/0899 for variation of the level of affordable housing from 30% of the total number proposed to 18.75% of 32 dwellings (equating to 6 affordable rent dwellings)

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submission of application reference ΛVΛ/2022/0219, the same can be said as to the sale price of housing. It is not the place of the Parish Council to comment on an applicants suggested 'margin pressure'.

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On that basis, having reviewed application ΛVΛ/2022/0219, and in particular, the applicants wish to reduce the number of affordable homes, it is the position of the Parish Council to object.**GDPRTick this box to confirm that you have read and understood the above:**True