

Cllr. David Gibson

BH2018/02751- Enterprise Point & 16-18 Melbourne Street

18/10/2018:

I am writing concerning the planning application to re-develop enterprise point and I would like to address the planning committee when it comes for decision. Please advise me of the date as soon as it is known.

I (and residents who have contacted me) feel that the scheme represents an overdevelopment of the site (with risks to light for neighbours and imposing a strain on the narrow access roads) and also that the balance between long term residential accommodation/ affordable residential accommodation and student accommodation is far too weighted in favour of student provision. Whilst accepting this accommodation will be managed (and therefore less disruptive), it is important to recognise that residents in the area have already seen 3 student blocks built by the gyratory and this comes on top of a very high concentration of HMOs particularly in Newmarket Rd and Gladstone Place which already is well in excess of the 10% concentration required in the article 4 planning restrictions. This makes it really hard to achieve a balanced and strong community in an area with a huge proportion of non permanent residents On top of this there will be a large expansion of student accommodation on the Preston barracks site nearby.

I feel that residents of the area should be fully consulted about needs an possible community benefit/compensatory improvements that can arise from section 106 monies

I accept that the developers (who were originally proposing an entirely student development (of a smaller size)) have taken on board the lack of non student housing provision to a small extent, by including much needed 20 affordable residential homes and this is very welcome, but more is needed. The 20 units goes alongside 350 student units. In my view the number and proportion of non student affordable (and residential) housing provided needs to be higher.

Currently around 30 property guardians housed at truly affordable rents will be lose their homes as a result of the development and I feel that the planning committee needs to take account of this impact of people who are currently affordably housed and seek a significant net increase in affordable housing provision. I note that the previously approved planning application was providing over 80 residential units on the site (were 40% of this be provided as affordable housing (as is planning policy) there would have been over 32 affordable affordable units of housing provided

In summary, given the residential housing crisis in the city, the proposed development provides insufficient affordable other general residential (non student) accommodation to address this, if approved it will contributes to

a very understandable feeling from many residents that the council does not listen to their concerns and it will make the achievement of community cohesion even harder than it already is. I feel that the developers should be asked by planning committee to revisit their plans and prepare a new proposal that addresses these concerns. There should be full consultation with residents about the use of developer contributions arising from any future planning approvals once approved.