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**Planning Application Number P/2017/01307**

**Bamford Works Pinfold Street Uttoxeter**

**Statement on behalf of Applicant**

We are writing to appeal directly to the members of the Planning Committee in the light of the report of the Head of Services to once again recommend refusal of this important and long-awaited application.

The only remaining issue and the sole stated reason for refusal relates to affordable housing provision.

We have done everything the ESBC officers have asked us to do, including undertaking expensive viability appraisals over many months but the report to Committee is giving us a choice between REFUSAL and DEFERRAL. Either way the long-awaited development of this site is going to be delayed once again by months if not years.

We would be in an impossible situation - the Officers say the affordable housing percentage should be deferred until detailed designs are available. However we cannot get to detailed designs without getting house builders involved. BUT we are unable to market the site to house builders until the affordable housing requirement is known. CATCH 22!

We do not want this as we are committed to getting started on the development and all of the benefits this will bring as soon as possible and we are sure that everyone with an interest in Uttoxeter wants this too.

Using the Council's own figures results in an affordable housing percentage of 2% for a scheme that meets the Council's own policy for housing mix and density but we are willing to agree 5% as that is what was previously approved. We have also offered a legally binding commitment that in the unlikely event a higher density scheme comes forward then the amount of affordable housing would be re-assessed thereby ensuring the level of affordable housing is appropriate to the scheme which comes forward.

What more can we do?

The Officers have confirmed that it is perfectly legal (and we would say normal) for affordable housing provision to be set at this outline stage. THIS IS AN OPTION AVAILABLE TO THE COMMITTEE on this application - despite the fact that the Officers have not made that clear.

Therefore we are making this final appeal to the Committee to grant outline planning permission now.