

Neighbourhood Plan – Kinver
02/03/23 by Email

To planning officers

I have read with interest the Kinver neighbourhood plan and met with officers at Wombourne civic centre as part of its consultation. In regard to housing there is less scope for new building in a flood risk village with many protected heritage assets; although unless it is accepted that Kinver is reserved for the affluent more affordable housing will be needed.

It has since occurred to me that the requirement on builders to provide a set proportion of housing for special needs - disability, age and affordable to rent or buy - needs more oversight so that a serious commitment is made. At present, if the developers say they are likely to make a loss on such housing, having built the properties they find lucrative first, they are able to walk away without penalty. Would it not be better if the developers were obliged to build the 'social' housing concurrently with the more exclusive kind they prefer. They are not motivated by social need after all. Much proposed affordable housing has been forgone for this reason. Would the law allow such a commitment to be firmed up? If not, it should be.

Yours sincerely,

A M Pickering