

PLANNING REF : 261597
PROPERTY ADDRESS : 69 Lowther Road
:
: RG411JB
SUBMITTED BY : Mr Hari Doddaka
DATE SUBMITTED : 03/08/2026

COMMENTS:

Strong Objection Statement

I strongly object to the proposed increase in social housing from 40% to 100% for the following reasons:

1. Policy Non-Compliance The proposal directly contradicts established planning policies requiring mixed and balanced communities. Local planning frameworks explicitly limit affordable housing to ensure sustainable community development.
2. Loss of Community Balance A 100% social housing development creates a single-tenure community, undermining social diversity and cohesion. Mixed-tenure developments promote integration and reduce social segregation.
3. Concentration of Need Concentrating all affordable housing in one location places disproportionate pressure on local services, schools, healthcare facilities, and support networks, rather than distributing need across the borough.
4. Incompatibility with Surrounding Area The proposal is incompatible with the established mixed-tenure character of neighboring residential areas, creating stark social and economic divisions.
5. Breach of Original Agreement The approved 40% provision was carefully negotiated to balance affordable housing need with community sustainability. Increasing this to 100% fundamentally alters the development's character and breaks the planning agreement.
6. Lack of Tenure-Blind Integration Planning policy requires affordable housing to be distributed "tenure-blind" throughout developments. A 100% affordable scheme makes this impossible and creates visible segregation.
7. Economic Sustainability Concerns Single-tenure developments can lead to reduced property values, limited economic diversity, and challenges in long-term estate management and maintenance.
8. Precedent Setting Approving this application sets a dangerous precedent for future developments, undermining the council's ability to enforce balanced housing policies.

This proposal fails to deliver the sustainable, inclusive, and mixed communities that planning policy demands and should be refused.