

## Report of the Deputy Chief Executive

**GREAT HOGGETT DRIVE, CHILWELL – RESULTS OF SECTION 105 CONSULTATION UNDERTAKEN IN 2020 AND PROPOSED DEVELOPMENT**1. Purpose of report

To update members following the section 105 consultation event undertaken in October 2020 at Great Hoggett Drive and to seek approval to reduce the garden sizes of 17a/b/c/d and 15 a/b Great Hoggett Drive, Chilwell as part of the proposed garage redevelopment. This will be subject to a wider consultation event with local residents and the six directly affected tenants before a planning application is submitted.

2. Background

Phase 1 of the Housing Delivery Plan identified several HRA owned garage sites to be developed with new housing in the Borough between 2020/21 and 2021/22. The development potential of one of these sites for family housing, (the 16 garages located to the rear of Barn Croft, Chilwell), can only be achieved by the incorporation of part of the gardens of the six Council owned flats at 17a/b/c/d and 15 a/b Great Hoggett Drive, Chilwell. Without the garden space the garage site is difficult to develop due to the location of existing drains and the limited depth of the site. The provision of family housing remains the priority housing need for the Council.

3. Consultation process undertaken:

In October 2020 a consultation exercise was undertaken with the 6 affected tenants as required under Section 105 of the 1985 Housing Act. A letter was sent to each tenant, setting out the Council's proposal to reduce the rear gardens of the flats by 11 metres (which will half the length of the existing gardens). One response has been received from the six tenants that were consulted. This response is listed in Appendix 1. Appendix 1 is confidential because it contains personal information.

4. Considerations for Housing Committee:

The main objection as set out by one of the tenant's relates to their current use and enjoyment of the garden (see Appendix 1). Whilst it is understandable that the tenant does not wish to have the garden reduced the proposals do not seek to remove the garden in its entirety but seek to reduce the space. The remaining garden size is still substantial (at least 10 metres long by between 10-16 metres wide) and therefore would allow the tenants to continue to use the gardens. In regards to the privacy issue we have had no objections from any other tenant to substantiate this. It is suggested that 11 metres is the maximum that should be taken from these gardens and if the design allows the architect will aim to reduce this.

5. Financial implications

The proposed Housing Capital Programme 2021/22 – 2023/24 as set out in another report on this agenda includes £600,000 in 2021/22 and £2,800,000 in 2022/23 for new build initiatives on former garage sites in Chilwell and Watnall.

**Recommendation**

**Following the section 105 consultation exercise Committee is asked RESOLVE to APPROVE the reduction in garden sizes to the rear of 17a/b/c/d and 15 a/b Great Hoggett Drive, Chilwell by up to 11 metres.**

Background papers: Nil