

we propose the following two possible ways forwards:

1. The MKC SPG on Affordable Housing accepts that there might be occasions where site - characteristics could be regarded as a legitimate reason for a reduction in the proportion of affordable dwellings sought. This might relate to the conservation and/or enhancement of historic assets on a development site, which may be in the public interest.

POSSIBLE FORM OF WORDS: POLICY NP 3 (b) The three historical buildings shall be retained and fully restored ready for occupation prior to the completion of 50% of any housing permitted on site. The restoration of these buildings may be taken into account in determining the level of affordable housing.

2. As an alternative and preferred approach, discussions have been held with the developer that if there is demonstrably no demand for either B1 or D1 uses, then residential conversion C3 would be considered in order to restore and preserve the buildings. POSSIBLE FORM OF FORM OF WORDS: POLICY NP 3 (a) a mixed use scheme comprising of mix of residential or non-residential institutional use (D1) and business use B1 will be permitted on this site. Employment or institutional use of the three historical buildings would be encouraged. Where it can be demonstrated there is no demand for either B1 or D1 uses, then residential conversion (C3) of the historical buildings would be permitted.

By “fully restored ready for occupation” , the buildings should be restored externally and internally to a state where internal fitting out by an end user can be carried out, without any further major expenditure on restorative works. They should be painted, lighting, drainage and heating installed, ready to be occupied.