Online Comment

Application	H02-0166-22
Location	Land to North West of Harrington Drive Crowland
Proposal	Erection of 6 dwellings with associated garages and external works

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Address	Housing Strategy
Date Submitted	04-03-22
For/Against	Comments

Given the location of this site adjoining the undetermined applications H02-1006-21 and H02-0167-22, the total of these sites should be considered for determining the developer contributions sought. The total number of new homes being proposed across the 3 sites is 58.

Therefore should the developments be permitted the current policy requires about 25% of the development to be provided as affordable housing to meet district wide housing needs. For a development of 58 new homes this equates to 15 affordable dwellings.

The affordable housing should be delivered in accordance with the affordable housing as described in Annex 2 of the National Planning Policy Framework dated July 2021, or any Planning Policy Statement, Guidance Notes or Circulars which may amend, supplement or supersede this. From 28 June 2021, a home meeting the criteria of a First Home will also be considered to meet the definition of affordable housing for planning purposes.

First Homes should account for at least 25% of all affordable housing units delivered by developers through planning obligations. The new First Homes policy requirement does not apply for applications where planning consent already exists or for full or outline planning permission where there has been significant pre-application engagement which are determined before 28 March 2022.

Policy 18: Affordable Housing of the Local Plan recommends that a tenure split of 70% in favour of Rented and 30% Intermediate housing for sale dwellings will be sought, whilst appreciating that this may vary on a site by site basis due to factors such as viability or affordable housing need. Policy 17: Providing a Mix of Housing in the Local Plan encourages a mix of house types and sizes to meet a range of needs. To meet needs and adhere to local and national policy the applicant should consider amending the plans to deliver 11 x Rented homes comprising of 4 x 1 bed houses, 5 x 2 bed houses and 2 x 3 bed houses and 4 x First Homes comprising of 3 bed houses.

The other comments submitted for application H02-1006-21 are relevant for this application in relation to the s106 agreement, internal sizes, adaptability, net zero carbon and Registered Provider/s.