

Online Comment

Application H02-0406-19
Location Land at Crease Drove Crowland Peterborough PE6 0BN
Proposal Residential development comprising of 50 dwellings with associated works - Outline application H02-0554-16

Name Angela Doherty
Address Housing Strategy

Date Submitted 23-05-19
For/Against Comments

Should the development be permitted Policy 18: Affordable Housing of the Local Plan requires 25% of the development to be provided as affordable housing to meet district wide housing needs. The application states that 100% of the scheme will be delivered as affordable housing and Strategic Housing is aware that the applicant is working closely with a Registered Provider to deliver the scheme with plans to deliver a range of affordable tenures including rent and affordable home ownership options.

The affordable housing should be delivered in accordance with the affordable housing as described in Annex 2 of the National Planning Policy Framework dated February 2019, or any Planning Policy Statement, Guidance Notes or Circulars which may amend, supplement or supersede this.

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. Given that this is an all affordable scheme the tenure split proposed is currently 40/60 in favour of intermediate for sale products, upon advice that a maximum number of 20 affordable rent homes would help meet the needs of those on the Council's Housing Register, with a mix of one, two and three bedroom houses.

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. This application proposes a mixture of one, two and three bedroom houses.

As per Policy 6: Developer Contributions of the Local Plan it would be preferable for the affordable housing to be secured through a s106 agreement, unless such agreement exists with the Outline permission. The s106 agreement should include an agreed affordable housing scheme detailing the tenure split, property types and sizes, plot numbers, internal floor areas, design standards and the phasing of the affordable housing units.

It would be preferable for the homes to be built to the 'Nationally Described Space Standards'.

The Registered Provider should be prepared to enter into a Nominations Agreement with the Council to ensure that the rented homes are let to households from the Council's Housing Register.