Online Comment

Application	H02-0564-22
Location	Adj. 17 Barbers Drove North Crowland Peterborough PE6 0BE
Proposal	Residential Development of 3 dwellings

Name	Angela Doherty
Address	Housing Strategy

Date Submitted	13-06-22
For/Against	Comments

This application for 3 dwellings is immediately adjacent to the permitted scheme of 41 dwellings by the same applicant, planning reference H02-0064-21 . Therefore, as per the Developers Contribution policy within the SELLP, the developers contributions should be sought on the total scheme of 44 dwellings. For the affordable housing contribution the 25% equates to 11 dwellings. The applicant should amend the plans to include 1 additional affordable dwelling as part of the rented mix, preferably either another 1 bed dwelling or a 4 bed dwelling.

As per Policy 6: Developer Contributions it would be preferable for the affordable housing to be secured through a s106 agreement. 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' at 1 bed 2 person 2 storey, 2 bed 4 person 2 storey and 3 bed 5 person 2 storey, although this is encouraged but not a requirement of policy. Local policy also encourages homes that are capable of adaptation over time so it would be useful to understand if any of the homes are proposed to meet either M42 or M43 standards. It would also be useful to understand if the homes are proposing any net zero carbon initiatives, again encouraged but not a policy requirement. Ideally the affordable housing should be spread proportionately across the scheme to enable a mixed and sustainable community.

The applicant should also seek to secure a Registered Provider (RP) for the affordable dwellings at the earliest opportunity. The Strategic Housing Team can provide a list of RPs with stock in the local area should the applicant require this. The applicant and RP 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.