

Online Comment

Application H02-1090-19
Location 18 Low Road Crowland Peterborough PE6 0BX
Proposal Residential development - 30 dwellings and associated works - outline approval H02-0054-18

Name Angela Doherty
Address Housing Strategy

Date Submitted 10-12-19
For/Against Comments

The outline permission benefits from a s.106 agreement which states that 25% of the total number of dwellings to be provided as part of the development should be affordable dwellings.

Alongside this Reserved Matters application I would expect the applicant to have submitted an affordable housing scheme as per the s.106 agreement which details the tenure, mix, size and location of the affordable housing for the provision of 25% of the dwellings as affordable housing to meet local housing needs.

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. 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.

It would be preferable for the homes to be built to the 'Nationally Described Space Standards'. Ideally the affordable housing should be spread proportionately across the scheme to enable a mixed and sustainable community.

The 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.