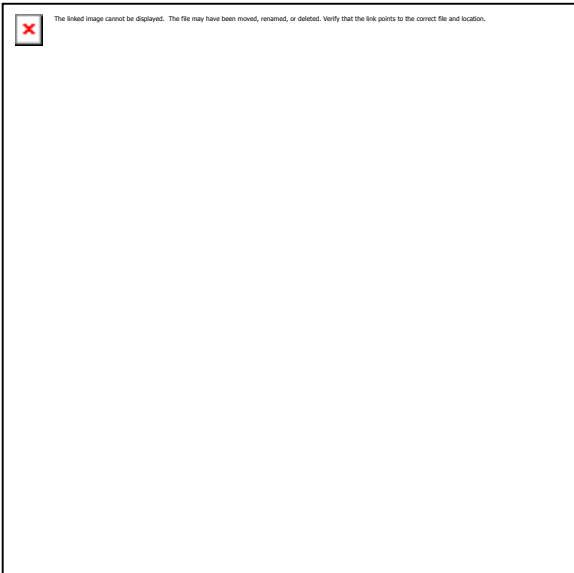




Delegated Report

Planning Application

Planning Application No: 20220465

Location: Garage Block And Part Of Amenity Space Adjacent To Constable Road And Rembrandt Drive Northfleet Gravesend

Description: Application for approval of conditions 11 attached to planning permission reference number 20210589 relating to a scheme for the provision of affordable housing

Applicant: Mr Simon Doherty, Gravesham Borough Council

Submitted Documents/Plans

- Application Form; and
- Supplementary Information - Affording Housing Scheme.

Relevant Planning History

Reference	Description	Decision	Decision Date
20210589	Application for variation of condition 2 attached to Planning Consent reference number 20190833 being for demolition of 6 garages on Rembrandt Drive and erection of a 1no. one bedroom bungalow and erection of a terrace of 6no one bedroom bungalows along Constable Road with associated off street car parking and improvements to existing children's playground and amenity space adjacent to Constable Road, to allow; a move of the siting of the detached bungalow 1.50m to the east to provide a clear access during the	Permitted	22.07.2021

	construction period to the rear access way situated between Rembrandt Drive and Dene Holm Road, so allowing residents to continue to use approved rear access ways, parking and garages and enable ease of any future maintenance to the new dwelling.		
20190833	Demolition of 6 garages on Rembrandt Drive and erection of a 1no. one bedroom bungalow and erection of a terrace of 6no one bedroom bungalows along Constable Road with associated off street car parking and improvements to existing children's playground and amenity space adjacent to Constable Road	Permitted	06.02.2020

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS16 – Affordable Housing

Paragraph 33 of the NPPF (2021) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- Annex 2 – Glossary.

Consultations, Publicity and Representations

Not required.

Officer's Analysis

Condition 11

Condition 11 relates to the affordable housing scheme and states the following;

11. *The residential units hereby permitted shall not be occupied until a scheme for the provision of affordable housing has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall then be provided and occupied in accordance with the approved scheme and retained thereafter and the provision shall meet the definition of affordable housing set out in Annex 2 of the National Planning Policy Framework (2021) or any future guidance that replaces it. The scheme shall include:*

- (i) the numbers, type and tenure of the affordable housing provision to be made,*
- (ii) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.*

The following information has been submitted to discharge condition 11

- Application Form;
- Affording Housing Scheme;

The applicant has confirmed that the tenure for affordable housing we be as follows:

1x 1 bedroom 2 persons detached Wheelchair User Dwelling

6x 1 bedroom 2 persons Accessible and Adaptable Dwellings

Furthermore, the applicant has confirmed that they will be affordable rented tenure which will meet the requirements of Annex 2 of the National Planning Policy Framework (2021)

The second part of the condition requires details on the following

- (ii) *the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.*

The applicant states the following:

The 6x Accessible and Adaptable homes will be advertised on Kent Homechoice, the partnership of Local Authorities and Housing Associations that provide social and affordable housing in Kent and allocated to applicants registered with the Council for social housing.

The 1x Wheelchair User Dwelling will be allocated as a Direct Let.

Allocation of the new homes will be in line with the Council's Allocation Policy.

The policy can be found online at <https://www.gravesham.gov.uk/downloads/file/147/housing-allocation-scheme-accessible->. This document (21 pages) provides information with regard to the housing allocation scheme enforced by Gravesham Borough Council.

No further information is required and sufficient details have been provided. No conflict with local and national planning policy.

Conclusion & Recommendation

Discharge Condition 11

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mr Richard Hart	Team Leader:	Miss Faye Hobbs
Signed:	<i>R Hart</i>	Signed:	
Dated:	25th May 2022	Dated:	25 May 2022