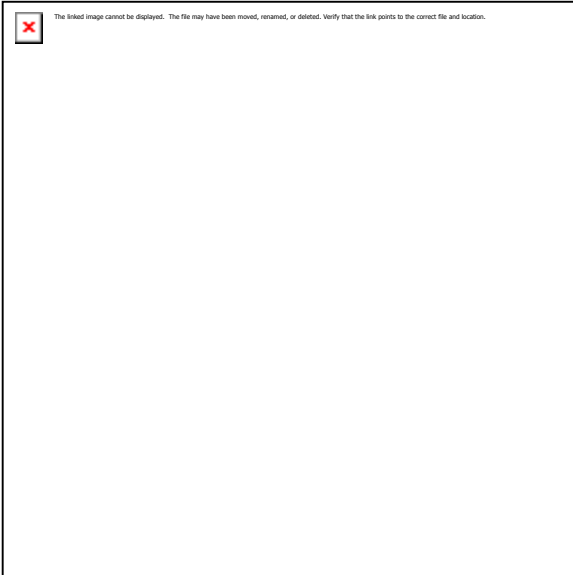




Delegated Report

Householder Planning Application

Planning Application No: 20220306

Location: Land At 270-340 Valley Drive Gravesend Kent

Description: Application for approval of condition 16 attached to planning permission reference number 20190155 relating to details of the affordable housing accommodation schedule.

Applicant: Mr Jason Wild

Submitted Documents/Plans

- Application form;
- Covering Letter;
- Local Lettings Plan; and
- Housing allocation scheme.

Relevant Planning History

Reference	Description	Decision	Decision Date
20190155	Demolition of four, two-storey existing flat blocks consisting of 36 bedsits, as well as associated outbuildings, enclosures and garage structure; redevelopment of the site to provide two, two and three storey blocks with ancillary structures, associated car parking, landscaping and new access from Valley Drive. The blocks will contain a total of 48 affordable units	17.09.2019	Permitted

	including 32 x 1 bedroom rented flats for over 55's, as well as 16 general needs flats.		
--	---	--	--

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of 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
- 12 – Achieving sustainable development and well-designed places

Consultations, Publicity and Representations

Officer's Analysis

Condition 16

Prior to the first occupation of the development hereby approved 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 be provided in accordance with the approved scheme and the provision shall meet the definition of affordable housing set out in Annex 2 of the National Planning Policy Framework 2019 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 16

- Local Lettings Plan; and
- Housing allocation scheme.

The applicant has confirmed that the lettings will be addressed separately for each block as outlined below.

Block A – 32 over 55's apartments including 4 x Wheelchair User Dwellings. All homes will be allocated in line with Gravesham's Allocations Scheme. Dwellings 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. Where appropriate a small proportion of units will be direct let where there is an immediate housing need.

[Housing Allocation Scheme \(gravesham.gov.uk\)](https://gravesham.gov.uk)

Block B – 16 general needs flats will be allocated in line with Gravesham's Allocations Scheme as above but will also be subject to the attached Local Lettings Plan. Where appropriate a small proportion of units will be direct let where there is an immediate housing need.

It is considered that sufficient information has been provided to address the requirements of condition 16 and the application can be discharged. No conflict with local and national planning policy.

Conclusion & Recommendation

Discharge Condition 16.

(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:	7th July 2022	Dated:	07 July 2022