

Delegated Report

Planning Application

Planning Application No: 20211487

Location: Open Space St Patricks Gardens Gravesend Kent

Description: Application for approval of condition 15 attached to planning permission reference number 20190503 relating to scheme for the provision of affordable housing.

Applicant: Mr Jason Wild, Westridge Construction Ltd

Submitted Documents/Plans

Application form;
Covering letter – 1st December 2021;
Schedule of accommodation; and
Local Lettings Plan.

~~Local Lettings Plan~~

Relevant Planning History

20190503 - Erection of one, four-storey flat block with ancillary spaces, associated car parking, landscaping and improvements to existing children's playground. The flat block will contain a total of 23 affordable units including 7 no. x 1 bedroom rented flats and 16 no. x 2 bedroom rented flats. **Permitted 27.09.2019**

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
- 5 – Delivering a sufficient supply of homes
- 12 – Achieving sustainable development and well-designed places

Consultations, Publicity and Representations

Consultees

Ward Councillors

No comments received.

Officer's Analysis

Condition 15

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 and retained thereafter unless otherwise approved in writing by the Local Planning Authority. 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

Application form;

Covering letter – 1st December 2021

Schedule of accommodation.

Local Lettings Plan

Initially the Local Lettings Plan which had been submitted appeared to refer to a nearby site. A revised Local Lettings Plan has been submitted which now correctly identifies the correct amount of units on the site.

The plan confirms the following:

The properties are managed by Gravesham Borough Council and nominations are via Kent Home Choice (Choice Based Lettings Scheme).

In regards to nomination process

Applicants wishing to be considered for homes including existing tenants seeking a transfer must be included on Gravesham Borough Council's housing waiting list.

When vacant properties are advertised, applicants should bid in the usual way. At the close of bidding, a shortlist of applicants who have placed bids will be produced. The highest priority applicant that meets the criteria stipulated in the Lettings Plan will usually be offered the property. In the event of two or more applicants sharing the priority band, their registration date order will be used to determine priority.

Priority will be given to existing GBC tenants who are under-occupying accommodation, have an immediate need to move due to medical & welfare needs and/or are experiencing major overcrowding. Transfer applications will be subject to tenancy conduct checks and satisfactory property inspection. Further, applicants will be assessed against their compliance with their tenancy agreement conditions.

The plan confirms that Gravesham Borough Council will have the following key roles

- Validate shortlist of applicants
- Carry out the verification of potential nominees;
- Monitor the Lettings Plan on an annual basis to ensure it remains viable

It is considered the sufficient information has been submitted to discharge 15 and no further clarification/information is required.

Conclusion & Recommendation

Discharge Condition 15

(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:	29th December 2021	Dated:	