Planning Committee

19 August 2020

SOUTH KESTEVEN DISTRICT COUNCIL

Additional Information Report

This report sets out additional information in relation to planning applications for consideration at the Planning Committee on 19 August 2020 that was received after the Agenda was published.

S19/0740

Proposal: **Construction of 22 dwellings and associated infrastructure (all 22 dwellings to be classed as 'Entry Level' affordable housing units)**

Site Address: **Land at Bourne Road, Morton**

Summary of information received: A number of questions and requests for clarification have been put forward by Councillor Milnes following publication of the agenda.

Q1: With reference to local need and your para 2.3.2 where you state 'The Council does not have the evidence to demonstrate the demand for entry-level housing is being met across the District' please could you clarify 'local need'. Is it district-wide or related to the village where an allocation has already been made?

A: The NPPF refers to the demand for entry level housing across the District.

Q2: Why does the Council not have the evidence on demand across the district when the Local Plan is recent and allocations made and based presumably on evidential statistics?

A: The Local Plan was assessed against the old NPPF whereas the concept of entry level housing on unallocated sites was put forward in the current NPPF, and so the evidence in place for the current adopted Local Plan does not cover specifically entry level housing.

There is considerable evidence of unmet need from "newly forming" households in the latest Strategic Housing Market Assessment – this indicates 376 households within this category in need of social/affordable rented housing and not in accommodation... and so it would be a reasonable assumption to make that there is unmet need for entry level housing.

Q3: What is the impact of these arguments of entry-level local need for other villages in the district?

A: The same arguments would apply.

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