

# Consultee Comments for Planning Application 24/00263/OUT

## Application Summary

Application Number: 24/00263/OUT

Address: Land West Of Highfield Church Lane Keyingham East Riding Of Yorkshire HU12 9SX

Proposal: Outline - Erection of 16 First Home dwellings including associated infrastructure  
(Access, Layout and Scale to be considered)

Case Officer: Mr Daniel Allen

## Consultee Details

Name: Hull City Council - Head of Planning

Address: Hull City Council, The Guildhall, 77 Lowgate, Hull HU1 2AA

Email: Not Available

On Behalf Of: Hull City Planning Manager

## Comments

Hull City Council feels the application is currently lacking the appropriate level of local justification of housing need in the Rural Service Centre of Keyingham and surrounding area to evidence delivery of First Homes on a Rural Exception site. Delivery of first homes on Rural exception sites must align with local Plan policies and the NPPF. It is considered the application requires additional detailed evidence of need, in consultation with appropriate local parish/town councils to ensure such a scheme could be supported. The planning application needs to be accompanied by a local housing needs survey, to justify the proposal, including identifying the level of people in the local community who are in housing need but unable to engage in the general housing market. Whilst in isolation the scale of this proposal would not appear to have an impact on the objectives of the Hull City Council Local Plan, the potential cumulative impact of development of this nature without appropriate detailed housing need evidence to support them, does raise concern.