

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Development and Conservation Control Committee 2nd February 2005
AUTHOR/S: Director of Development Services

S/2379/01/O - Impington
Outline Application For The Development of a Residentially Led
Mixed-Use Sustainable Urban Extension On Land at Arbury Camp

Recommendation: Delegated Refusal
Date for Determination: 11th February 2002

Background and Update

1. This outline application was reported to the July and December 2003 meeting of Development and Conservation Committee (Items 1 and 18 respectively), when Members resolved to approve the application subject to, amongst other matters, the prior completion of a Section 106 Agreement including inter alia the provision of 30% Affordable Housing (270 houses). Matters have progressed satisfactorily with the formation of a consortium of Registered Social Landlords (RSL)/Housing Associations and identification of some 13 sites. Officers have worked closely with the Housing Corporation, and despite losing out on an initial round of grants, to date they still wish to provide funding and ensure the provision of a significant proportion (50%) of much needed social rented housing.
2. The Housing Corporation requires that the Section 106 Agreement be signed by 28th January 2005 or shortly after to enable submission of grant confirmation with grant claims made by 11th February 2005. Without compliance with this date there is every likelihood that grant for the initial units will be lost and this may impact upon the remaining grant funding.
3. The form and terms of the Section 106 Agreement, which will deliver a comprehensive package of infrastructure, community benefits and mitigate the effects of this development, have been agreed and concluded between the parties and engrossments are being prepared for signature. Although there are collateral documents to be finalised, it appears that there are no technical reasons why the Section 106 Agreement cannot be signed, within the required timescale.
4. This report is being brought to Members attention because one owner has linked its willingness to sign the agreement with the provision by the Council of a letter of comfort that its further planning application for substituted development on part of the site will receive a recommendation of approval or be granted. For legal and practical reasons, this is not possible. If the completion of the s.106 agreement is held up for this or any other reason there will be consequences on the delivery of affordable housing although it is too early to say what they will be.
5. Although officers will continue to work in a positive manner with all parties to secure a timely completion to this agreement, the Director of Development Services requests that Committee give him delegated powers of refusal should it be clear either that the RSLs will not be able to deliver the requisite number and appropriate tenures of affordable housing in conjunction with the rest of the development or that the s.106 Agreement is not completed.

6. A verbal update will be given at the meeting.

Recommendation

7. In the absence of a signed Section 106 Agreement, or in the absence of one which provides an acceptable mechanism for the provision of 30% affordable houses which meets the agreed housing needs, the outline application be refused as contrary to policies CNF1 and HG7 of the South Cambridgeshire Local Plan 2004.

Background Papers: the following background papers were used in the preparation of this report:

- South Cambridgeshire Local Plan 2004
- Cambridgeshire and Peterborough Structure Plan 2003
- Planning file Ref: S/2379/01

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