

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee
AUTHOR/S: Head of Development Management

11 January 2017

Application Number: S/3401/16/PO

Parish(es): Waterbeach

Proposal: Application for the modification of planning obligations (Affordable homes) for planning permission S/0296/15/FL for the erection of 60 dwellings

Site address: Land to the West of Cody Road

Applicant(s): Morris Homes (Midlands) Limited

Recommendation: Approval

Key material considerations: Affordable Housing

Committee Site Visit: No

Departure Application: No

Presenting Officer: Karen Pell-Coggins, Principal Planning Officer

Application brought to Committee because: The planning obligation is different to that originally approved by the Planning Committee

Date by which decision due: 5 February 2017

Executive Summary

1. The site is located outside the Waterbeach village framework and within the countryside. Planning consent was granted under reference S/0296/15/FL for 60 dwellings on the site in December 2015. The application proposes a change to the planning obligation in relation to affordable housing as the approved tenure mix of 70% affordable rented and 30% intermediate/shared ownership is no longer viable due to affordable rent reductions. A viability report has been submitted to demonstrate the case and the proposed mix now sought is 50% social rented and 50% intermediate/shared ownership. 40% of the total number of dwellings would remain affordable. This is considered acceptable and the application is therefore recommended for approval.

Site and Surroundings

2. The site is located to the west of Cody Road and to the north of Bannold Road, outside the Waterbeach village framework and within the countryside. Planning consent was granted under reference S/0296/15/FL for 60 dwellings on the site in

December 2015 and the development is currently under construction.

Proposal

3. The proposal seeks to modify the planning obligation dated 13 November 2015 in relation to planning consent S/0296/15/FL. The proposal relates to the tenure of the affordable housing and seeks a change from the approved mix of 70% affordable rented and 30% intermediate/shared ownership to a mix of 50% affordable rented and 50% intermediate/shared ownership. This is required due to viability issues with the current tenure mix as a result of the reduced value of affordable rented housing given the recent 1% rent reduction.

Planning History

4. S/0296/15/FL - 60 Dwellings - Approved
S/0645/13/FL - 60 Dwellings - Appeal Allowed

National Guidance

5. National Planning Policy Framework 2012
Planning Practice Guidance

Development Plan Policies

6. **South Cambridgeshire Local Development Framework Core Strategy DPD 2007**
ST/2 Housing Provision
ST/5 Minor Rural Centres
7. **South Cambridgeshire Local Development Framework Development Control Policies DPD 2007**
DP/1 Sustainable Development
DP/4 Infrastructure and New Developments
HG/3 Affordable Housing
8. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**
Affordable Housing SPD - Adopted March 2010
9. **South Cambridgeshire Local Plan Submission - March 2014**
S/3 Presumption in Favour of Sustainable Development
S/9 Minor Rural Centres
H/9 Affordable Housing
TI/8 Infrastructure and New Developments

Consultation

10. **Waterbeach Parish Council** –Comments are awaited.
11. **Affordable Housing Officer** – Comments that the approved scheme comprising 40% affordable housing with a tenure mix of 70% social rented and 30% intermediate/shared ownership would not be viable. This submitted alternative scheme of 40% affordable housing with a tenure mix of 50% social rented and 50% intermediate/shared ownership would be viable.

PLANNING ASSESSMENT

12. The principle of development on this site has already been established through the grant of full planning permission S/0296/15/FL for a residential development of up to 60 dwellings with access from Cody Road. 40% of the dwellings are affordable to meet local needs and this would not change. However, the approved tenure mix of 70% affordable rented (17 dwellings) and 30% intermediate/shared ownership (7 dwellings) is proposed to be amended.
13. Therefore, the key issue to consider in the determination of this application relate to affordable housing.
14. Morris Homes initially secured the Registered Provider (RP) Cross Key Homes to take on the affordable units. However, this was not completed as the RP withdrew its interest. Accent Housing has now been identified as a potential RP but the tenure mix needs to be revised to 50% affordable rented (12 dwellings) and 50% intermediate/shared ownership (12 dwellings).
15. The applicants have submitted viability information in support of the application. This results in a negative residual value for the policy compliant tenure mix of approximately -£200,000 for the following units: -

Type	No. of units	Tenure
R1	2	Affordable rent plots 22-23
R1	6	Affordable rent plots 19-21; 24-26
R2	5	Affordable rent plots 44-46; 50-51
R2	5	Shared Ownership plots 8-12
Rs3	2	Shared Ownership plots 28-29
R3	3	Affordable rent plots 47-49
R4	1	Affordable rent plot 27

16. The amended tenure split results in a positive residual value of approximately +£390,000 for the following units: -

Type	No. of units	Tenure
R1	2	Affordable rent plots 22-23
R1	6	Affordable rent plots 19-21; 24-26
R2	4	Affordable rent plots 44-46; 51
R2	6	Shared Ownership plots 8-12, 50
Rs3	2	Shared Ownership plots 28-29
R3	3	Shared Ownership plots 47-49
R4	1	Shared Ownership plot 27

Please see Appendix 1 for a plan of the proposed affordable housing (yellow = affordable rented and green = intermediate/shared ownership)

17. The information provided demonstrates that the policy compliant scheme is not viable. However, 40% affordable housing can still be provided on the site if the tenure split is amended as proposed. This is considered to be acceptable and is supported by the

Affordable Housing Officer.

18. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is therefore considered that the planning obligation should be modified in this instance.

RECOMMENDATION

19. It is recommended that the Planning Committee grants officers delegated powers to approve the application subject to a modification to the planning obligation dated 13 November 2015 to 40% affordable housing with a tenure mix of 50% affordable rented and 50% intermediate/shared ownership.

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents (SPD's)
- South Cambridgeshire Local Plan Submission 2014
- Planning File References: S/3401/16/PO and S/0296/15/FL

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