

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

2 December 2009

AUTHOR/S: Executive Director (Operational Services) / Corporate Manager – Planning and Sustainable Communities

S/1260/09/RM - WATERBEACH

**The approval of Siting, Design, Appearance and Landscaping of 62 Dwellings
At Land Between Bannold Road and Orchard Drive
For Morris Homes Ltd**

Recommendation: Delegated Approval Subject to S106 Legal Agreement

Date for Determination: 14th December 2009

Update to the report

Agenda report paragraph number 50 – Affordable Housing

The request by officers to increase the amount of two-bedroom market housing has resulted in the overall number of housing for the entire site increasing from 91 to 92 units. In turn the proposed number of affordable housing is 27 units, which represents 29.6% of the overall scheme. This results in 0.4% decrease in affordable housing to that agreed under the previously approved schemes. The applicant has confirmed that it would not be viable to provide the shortfall to bring the overall total back to 30%.

Notwithstanding the above, it is the opinion of the allocated housing association and Housing Enabling Manager that this is a marginal shortfall. The developer is providing three dwellings that will be low cost market housing as part of the Home Buy Direct scheme and has revised the original plans to provide a housing mix, location and house types that are more than acceptable. Furthermore, the provision of the additional two-bedroom market housing is considered more desirable to the overall housing mix of the development than the loss of a single affordable unit.

Agenda report paragraph number 58 – Section 106

Officers continue to work with the applicant in order to construct a deed of variation to address the outstanding planning obligations. These entail the designation and management of on-site public open space, financial contributions for off-site provision and delivery of affordable housing. The Parish Council has yet to meet to confirm whether or not it is happy with the proposal for ownership and management of the on-site open space by a management company. This decision will be updated verbally as the Parish Council's due to meet on the 30th November 2009.

Contact Officer: Mike Jones – Senior Planning Officer
Telephone: (01954) 713253