

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee  
**AUTHOR/S:** Planning and New Communities Director

9 January 2013

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**S/1487/10 - FOWLMERE**  
**Ten Affordable Dwellings - Land Adjacent to 4, Cambridge Road**  
**for Bedfordshire Pilgrims Housing Association**

**Recommendation: Approve**

**Date for Determination: Not applicable**

**This application has been reported to the Planning Committee for determination because the proposed tenure mix differs from that considered previously by Members.**

**To be presented to the Planning Committee by Paul Derry**

### **Site and Proposal**

Planning permission was granted following the Planning Committee of 11 May 2011 for the erection of ten affordable dwellings on land adjacent to 4 Cambridge Road, locally known as the triangle site. The decision notice is dated 23 June 2011. The applicant throughout the application was Circle Anglia, who sought all units to be social rented. Whilst this was not the 70/30% split between social rented and intermediate housing recommended by the Affordable Housing Supplementary Planning Document, the Council's Housing Team supported the rented units.

The scheme is now being brought forward by Bedfordshire Pilgrims Housing Association (BPHA). Their application for funding for the site has been based on a 50/50% split of rented and intermediate housing. They state the delivery of all units as social rented is not a viable option. The proposal under consideration if accepted by the Committee will result in a scheme different to that originally considered by Members and the Parish Council. If approved, it would permit the District Council to amend the tenure mix to five social rented units and five intermediate units. Members should note the plans are not being considered again.

### **Planning History**

Application S/1487/10 granted planning permission for ten affordable dwellings on the site. An application to discharge the pre-commencement conditions is currently being considered by the District Council.

### **Planning Policy**

**Policy HG/5 of the Local Development Framework Development Control Policies (LDF DCP) adopted 2007.**

**Local Development Framework Affordable Housing Supplementary Planning Document** adopted 2010.

**Consultations by South Cambridgeshire District Council as Local Planning Authority**

The Council are in discussions with Fowlmere Parish Council and the Local Member regarding the proposal. Members will be updated on comments received.

**Materials Planning Considerations**

Policy HG/5 (1a) of the LDF DCP requires affordable housing on rural exception sites is provided in perpetuity. The Affordable Housing SPD adds to ensure this is the case, the delivery of affordable housing on a rural exception site should be facilitated through a Registered Social Landlord (Registered Provider) rental scheme or shared ownership scheme and secured through a legal agreement, which ensures the units remain available to those in local need and at an affordable rate initially and in perpetuity, and is managed appropriately.

No more than three dwellings should be provided as shared ownership properties in order to meet the requirements of the Affordable housing SPD. At the time of writing, the Home-Link Housing Register shows there are nine people with a local connection to Fowlmere on the register. Of these nine, three have expressed an interest in shared ownership schemes. This interest in shared ownership may rise given the availability of the units. Given these figures and ultimately the reliance on the funding from the HCA, the change in tenure is considered acceptable in this instance.

**Recommendation**

It is recommended the scheme be approved on a 50/50% split between rented and intermediate housing.

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

- Local Development Framework Development Control Policies 2007.
- Affordable Housing SPD.
- Planning File refs: S/1487/10.

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