

**FULL COUNCIL - 27<sup>TH</sup> JUNE 2013**

**AMENDMENT SHEET FOR CAMBRIDGE LOCAL PLAN 2014 –**

**DRAFT SUBMISSION PLAN**

**1. Appendix A - Cambridge Local Plan 2014, Section Six: Maintaining a Balanced Supply of Housing**

At Development Plan Scrutiny Sub-Committee on 29<sup>th</sup> May 2013, Members requested that further investigation of the thresholds and percentages of provision of affordable housing take place. The council commissioned consultants to carry out a high level assessment of the likely potential for the council to require the provision of affordable housing on smaller sites than currently required through the Cambridge Local Plan 2006 (15 unit threshold for 40% affordable housing provision).

The study tested a range of affordable housing options on sites of between 2 and 14 dwellings by running development appraisals on a variety of development scenarios or site typologies that reflect the type of development coming forward in the city. The study provides the following recommendations for requirements for affordable housing (set out in Table 1 below)

**Table 1: Recommendations from the Small Sites Affordable Housing Viability Study (June 2013)**

<b>Scheme Size</b>	<b>Percentage of affordable housing proposed</b>	<b>Expected method of delivery</b>	<b>Comments</b>
2 – 9 units	10% or more	Financial contributions	
10 – 14 units	20% or more	On-site	It should be established in the council’s Affordable Housing SPD how the 20% will be applied for partial units, e.g. 20% of 12 units being 2.4 units. It will be necessary to decide whether to round up or down with a consequential impact on the overall percentage of Affordable Housing delivered or whether to take the provision as partly on-

			site for the whole units and partly as a financial contribution.
15 units and above	40% or more	On-site	

The findings of this study have informed the redrafting of the policy and supporting text. The redrafting is as follows and once agreed would replace the current draft policy 45 and its supporting text within the Local Plan:

**Policy 45: Affordable Housing and Dwelling Mix**

Planning permission will only be granted for residential development on sites with capacity for between 2 and 9 dwellings, if provision is made for a minimum of 10% affordable housing. On such sites, financial contributions towards affordable housing off-site are considered acceptable. This does not prohibit on-site provision of affordable housing on sites of this scale, but recognises that circumstances may often not allow for delivery on-site.

Planning permission will only be granted for residential development on sites with capacity for between 10 and 14 dwellings or on sites of between 0.3 and 0.49 hectares, if provision is made for a minimum of 20% affordable housing on-site.

Furthermore, planning permission will only be granted for residential development on sites with capacity for 15 dwellings or more or on sites of 0.5 hectares or more, if provision is made for a minimum of 40% affordable housing on-site.

Where it appears that a larger site has been subdivided into smaller development parcels in order to circumvent the requirements of this policy, or for any other reason, the threshold and the percentage of affordable housing sought will apply to the larger area as a whole. The required density on a given site will need to have regard to its wider context and other policies of this plan.

The occupation of affordable housing will be limited to people in housing need and shall be available in perpetuity. Affordable housing shall be provided on development sites with the capacity of 10 dwellings or more in accordance with the percentages and thresholds set out above unless exceptional circumstances are demonstrated. Where affordable housing is provided, it shall be of tenure blind design indiscernible from and well integrated with the general market housing.

Developments should include a balanced mix of dwelling sizes\*, types and tenures to meet projected future household needs within Cambridge. The mix of dwellings and tenure types shall have regard to the differing needs for different unit sizes of affordable housing and market housing and to the council’s Affordable Housing Supplementary Planning Document in force at the time planning permission is applied for.

All sites including employment related housing will be required to make affordable housing provision in line with the thresholds set out above.

\*Measured by the number of bedrooms to be provided in each dwelling.

### **Supporting Text:**

#### **Affordable Housing**

- 6.1 With a strong economy, Cambridge is at the centre of an area of significant housing growth planned for the coming years. With high housing costs but only limited land available for housing, the city also has a strong housing need. The council recognises that meeting housing need is a key priority.
- 6.2 As much of the city's housing supply is delivered on small sites, it is important that these sites contribute to the provision of affordable housing, subject to viability and the effective management of housing by Registered Providers. The council's Small Sites Affordable Housing Viability Study (2013) showed that most small sites providing between 2 and 9 homes are capable of making a financial contribution towards the provision of affordable housing elsewhere. Most sites in Cambridge with the capacity to deliver between 10 and 14 residential units can deliver at least 20% affordable housing whilst remaining viable, whilst most schemes containing 15 or more residential units remain viable with 40% affordable housing.<sup>1</sup> In instances where higher levels of affordable housing than the percentages set out in the policy are proposed, this is supported by the council as it will contribute to meeting affordable housing need. Where a developer considers that meeting the affordable housing target percentage will be unviable, robust evidence of this must be provided in the form of an independent viability appraisal. Negotiations between the council and the developer will need to take place to ensure clarity about the particular circumstances which have given rise to the development's reduced viability or non-viability, either on an open book valuation or involving an independently commissioned assessment using the Homes and Communities Agency's Development Appraisal Tool<sup>2</sup> or other equivalent tools agreed with the council in advance of assessment.
- 6.3 The council has adopted this approach to overcome concerns about the number of planning applications coming forward in the city below the previously adopted affordable housing threshold of 15 dwellings. However, it is noted that the introduction of single percentage for affordable housing at a lower threshold than 15 dwellings could make schemes less viable or unviable and could reduce the amount of housing delivered. A graduated approach towards affordable housing requirements, starting at lower site size thresholds and percentages, is considered more appropriate.

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<sup>1</sup> Dixon Searle (2013) Cambridge City Council Local Plan – Community Infrastructure Levy Viability Assessment

<sup>2</sup> Homes and Communities Agency's Development Appraisal Tool is available at <http://www.homesandcommunities.co.uk/ourwork/development-appraisal-tool>

### **Table 6.1: Affordable Housing Definition**

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the affordable housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.

### **Employment Related Housing**

- 6.4 The existing pressures on the housing market in Cambridge can lead to employers facing difficulties with the recruitment and retention of staff. Due to Cambridge’s high house prices and levels of housing need, it is important to allow the possibility of employers providing housing specifically for their employees, as part of schemes for employment development.
- 6.5 It is anticipated that this policy will facilitate small numbers of employment related dwellings coming forward. Affordable housing requirements will apply to schemes in line with the thresholds set out in policy 45 above. The provision of dwellings related to specific employers will need to be justified and managed by reference to the employer carrying out detailed survey work to ascertain the level of demonstrable need for such housing. This can be established by identifying the level of recruitment and retention problems experienced. Survey work would need to establish:

- The level of staff turnover for a five year period;
- Any likelihood of the need for future expansion of the business in question;
- Housing circumstances of employees; and
- Income of employees.

Occupation of employment related housing will be secured through a Section 106 obligation.

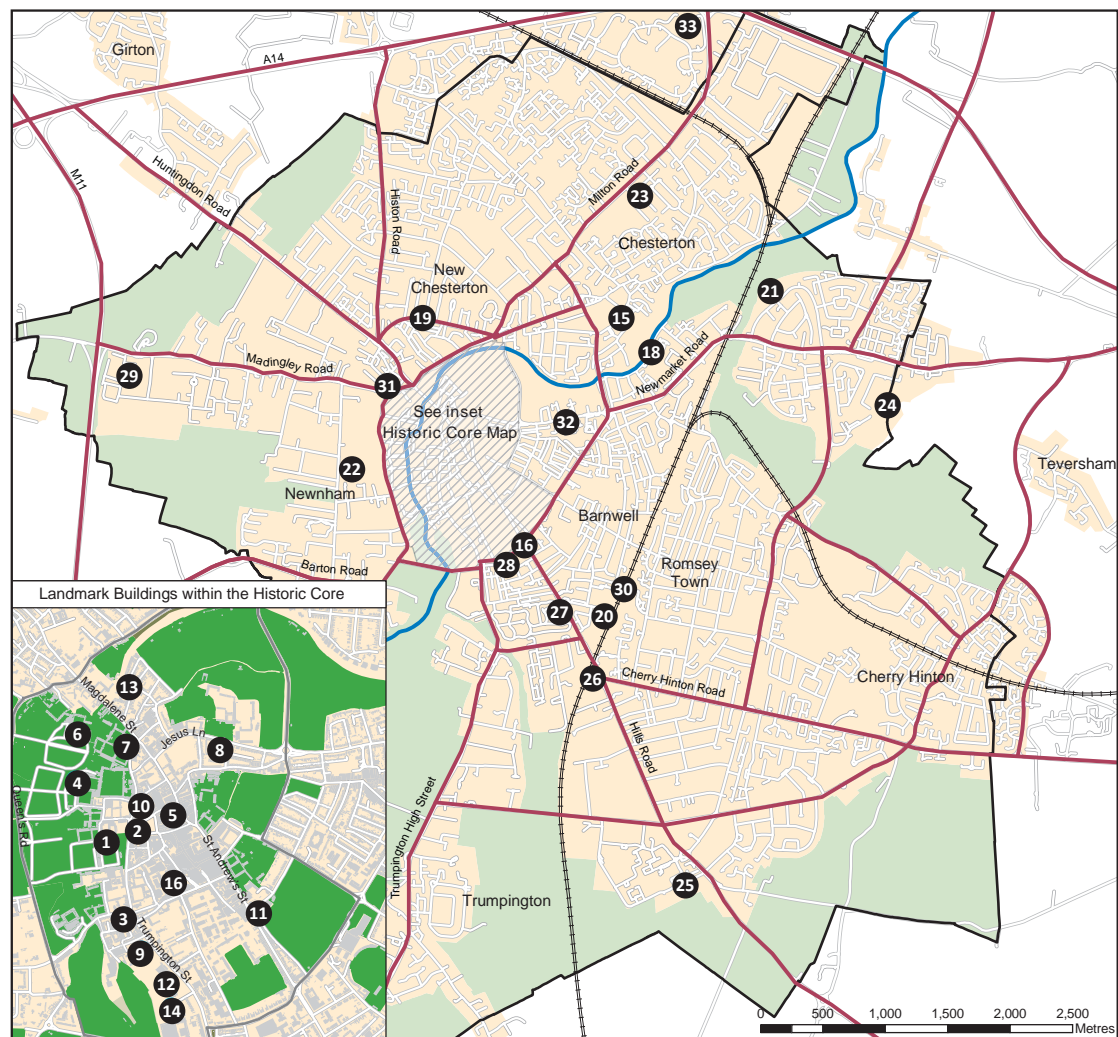
### **Mix of Dwelling Types, Sizes and Tenures**

- 6.6 In order to provide affordable homes to those who need them, the council will require a high proportion of affordable housing to be provided on site. It is also vital to provide an appropriate mix of housing types and sizes to meet the needs of different households within the wider community. This allows residents to remain in the locality as their housing needs change, and helps build balanced and mixed communities.
- 6.7 In addressing development proposals coming forward, the council needs to have an up-to-date understanding of the local housing market, and how it interacts with other housing markets, and the level of local need for housing. Our Strategic Housing Market Assessment for the Cambridge housing market area draws on a number of data sources and has been developed with a range of partners. This will inform the development of a new Affordable Housing Supplementary Planning Document, which will address both tenure and dwelling mix. Applicants need to demonstrate that the proposed mix of units will deliver a balanced mix of dwelling sizes, types and tenures to meet projected future household need within Cambridge in line with the approach towards tenure and dwelling mix set out in the council's Affordable Housing Supplementary Planning Document.

## **2. Appendix A - Cambridge Local Plan 2014, Appendix F Tall Buildings and the Skyline**

Two figures should follow after page 297: Figures F.1 Existing Landmark Buildings and F.2 Topography and Strategic Viewpoints. Figures F.1 and F.2 are shown on subsequent pages of this amendment sheet.

**Figure F.1 Existing Landmark Buildings**

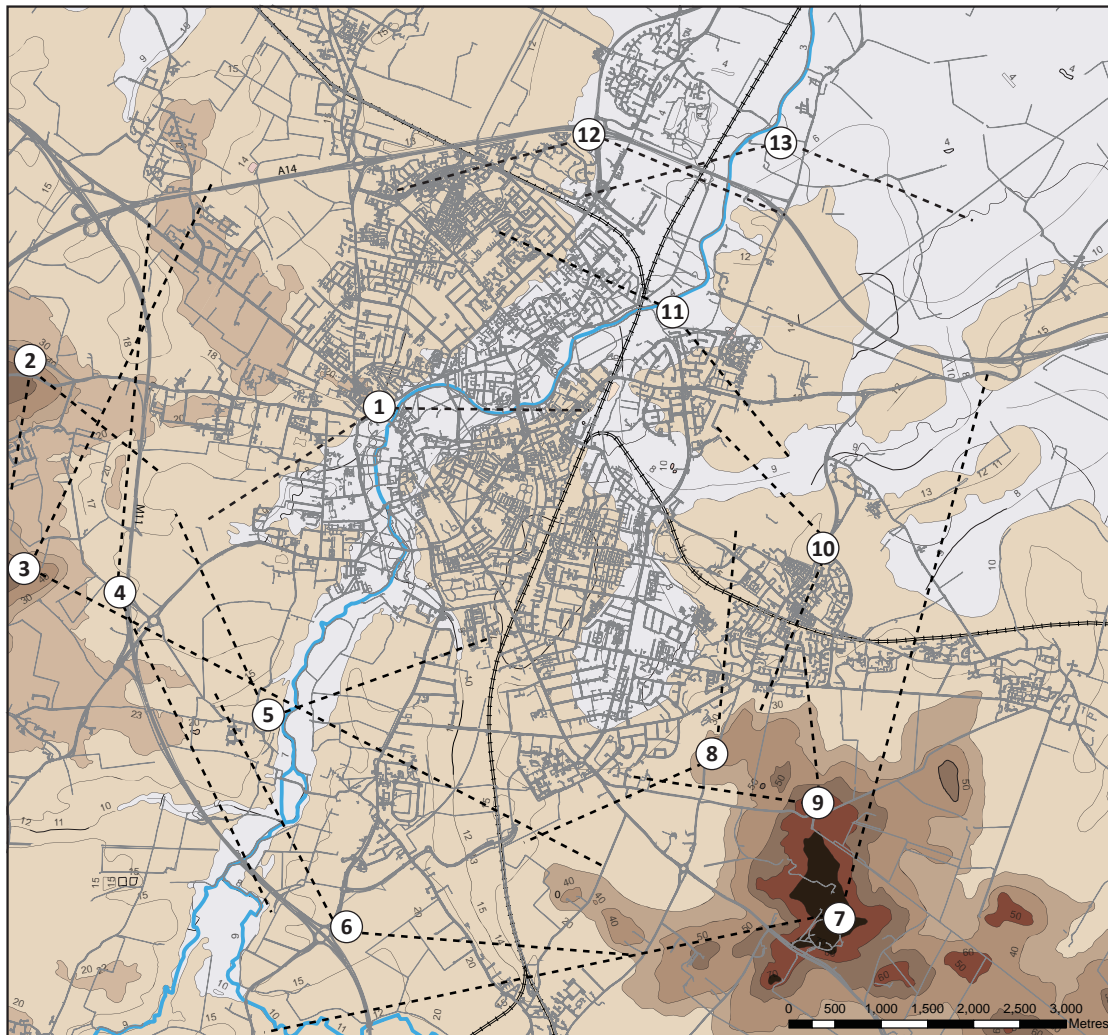


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|--|---|
| 1 King's College Chapel  | 18 Museum of Technology Chimney                         |
| 2 St Mary the Great  | 19 St Luke's Church, Victoria Road                      |
| 3 Cambridge University Press Pitt Building                       | 20 Foster Mill, Station area                            |
| 4 Trinity College  | 21 Mill building at Ditton Walk                         |
| 5 Holy Trinity Church  | 22 Cambridge University Library                         |
| 6 St John's College New Court                                    | 23 St George's Church, Chesterton Road                  |
| 7 St John's Chapel   | 24 Aircraft Hangars at Cambridge Airport                |
| 8 All Saints Church  | 25 Addenbrooke's Hospital incinerator chimney           |
| 9 Emmanuel United Reformed Church                                | 26 The Belvedere  |
| 10 Gonville and Caius College                                    | 27 Botanic House  |
| 11 De Vere University Arms Hotel                                 | 28 Cambridge University Chemistry Building              |
| 12 Fitzwilliam Museum  | 29 Schlumberger Building                                |
| 13 Varsity Hotel   | 30 Carter Cycle Bridge                                  |
| 14 William Stone Building, Peterhouse College                    | 31 Westminster College                                  |
| 15 St Andrew's C of E Church, Chesterton                         | 32 Christ Church, Christchurch Street                   |
| 16 Arup Building, Department of Materials Science and Metallurgy | 33 Napp Pharmaceutical Building, Cambridge Science Park |
| 17 Church of Our Lady and the English Martyrs, Hills Road        |   |



**Figure F.2 Topography and Strategic Viewpoints**



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|---|--|
| <ul style="list-style-type: none"> <li>① Castle Hill Mound, Shire Hall</li> <li>② Madingley Rise, Madingley Road</li> <li>③ Redmeadow Hill, Barton</li> <li>④ Grantchester Road</li> <li>⑤ Grantchester Meadow</li> <li>⑥ M11/A1309 Elevated Roundabout</li> <li>⑦ Little Trees Hill, Magog Downs</li> <li>⑧ Limekiln Road</li> <li>⑨ Worts' Causeway/Shelford Road</li> <li>⑩ Cherry Hinton Road roundabout, overlooking Cambridge Airport</li> <li>⑪ Ditton Meadows</li> <li>⑫ A14 Junction 33 with A10 and A1309</li> <li>⑬ River Cam looking south between the A14 and Baits Bite Lock</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: black; margin-right: 5px;"></span> Land between 70m - 80m AOD</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #8B4513; margin-right: 5px;"></span> Land between 60m - 70m AOD</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #A0522D; margin-right: 5px;"></span> Land between 50m - 60m AOD</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #C9704B; margin-right: 5px;"></span> Land between 40m - 50m AOD</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #D2691E; margin-right: 5px;"></span> Land between 30m - 40m AOD</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #E6C09C; margin-right: 5px;"></span> Land between 20m - 30m AOD</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #F5DEB3; margin-right: 5px;"></span> Land between 10m - 20m AOD</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #E0E0E0; margin-right: 5px;"></span> Land below 10m AOD</li> <li><span style="display: inline-block; border: 1px solid black; width: 15px; height: 15px; margin-right: 5px; text-align: center; vertical-align: middle;">4</span> Contours and heights in metres</li> <li><span style="display: inline-block; border-top: 1px dashed black; width: 15px; margin-right: 5px;"></span> Railway line</li> </ul> |
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