

Application Number	20/02289/S106A	Agenda Item	
Date Received	4th May 2020	Officer	Ganesh Gnanamoorthy
Target Date	29th June 2020		
Ward	Trumpington		
Site	Land At Anstey Way Cambridge		
Proposal	Modification of planning obligations (Affordable Housing tenure) contained in a Section 106 Agreement dated 11 July 2018 pursuant to planning permission 17/2214/FUL.		
Applicant	David Greening Head of Housing, Cambridge City Council		

SUMMARY	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The development would not reduce the level of affordable housing provision on site.
RECOMMENDATION	APPROVAL

0.0 BACKGROUND

- 0.1 This planning application has been submitted by Cambridge City Council.
- 0.2 Planning permission was granted to the Cambridge Investment Partnership (CIP), which is a joint venture company set up by Cambridge City Council and Hill Investment Partnership, in 2018 for 56 affordable apartments, car parking, and associated landscaping. The purpose of the partnership is to help increase the amount of affordable housing within Cambridge. The target is to provide 500 new dwellings across the City using mainly council owned sites/assets. The City Council has received £70million support from central government as part of the Devolution Deal to help achieve this target.

0.3 Planning permission was granted in 2018 under application reference 17/2214/FUL for 56 new dwellings – all for Council rental purposes. The 56 homes granted permission formed part of the above-mentioned property.

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site is a rectangular shaped parcel of land which was granted planning permission in 2018 for the erection of 56 no. affordable apartments, car parking and associated landscaping.

1.2 The development has been constructed, and occupation of some of the units has taken place.

2.0 THE PROPOSAL

2.1 The application is made under S106A of the Town and Country Planning Act 1990. The application seeks to modify the S106 attached to the planning permission (reference 17/2214/FUL) which was granted planning permission in 2018. The change sought is as follows:

- to remove the clause which stipulates that 12 of the dwellings are to be occupied by people aged over 55 years of age only.

3.0 SITE HISTORY

3.1 The most relevant application is detailed below

Reference	Description	Outcome
17/2214/FUL	Erection of 56 no. affordable apartments, car parking and associated landscaping	Permission granted

4.0 PUBLICITY

4.1 Advertisement:	No
Adjoining Owners/Occupiers:	No
Site Notice Displayed:	No

5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, Cambridge Local Plan 2018 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2018	Local	45

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework February 2019 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95 (Annex A)
Supplementary Planning Guidance	Planning Obligation Strategy (March 2010)

7.0 ASSESSMENT

7.1 The main issue relates to:

The acceptability of there being no units for people over 55 years of age being provided within the scheme

Occupation Restriction

7.2 Policy 45 of the Cambridge Local Plan (2018) seeks to secure 40% affordable housing on schemes of 15 or more dwellings.

7.3 The original approval secured 100% affordable housing, all for Council rent, above the policy threshold of 40%.

7.4 The policy does not specify a percentage that needs to be allocated to any particular age groups.

- 7.5 The existing legal agreement requires that 12 of the dwellings are to be occupied by people aged over 55 years of age only.
- 7.6 This application seeks to change this requirement to allow for wider use of these properties, and to allow the Council to respond more flexibly to housing demand.
- 7.7 The rationale for seeking this amendment to the legal agreement was triggered largely by the coronavirus pandemic, and the need to house all homeless people, which added significant demand for social housing within the City Council's jurisdiction.
- 7.8 It was identified by the Council's Housing Team that the restriction resulted in an inability to allocate available housing stock in the most efficient way. Figures provided as part of this application demonstrate that people aged over 55 years of age account for a small proportion of the identified housing need only.
- 7.9 There is no policy reason to insist upon the provision of over-55 year old accommodation in this scheme, and the proposed change does not reduce the overall amount of affordable housing being provided on site. Officers consider that the proposal is compliant with policy 45 of the Cambridge Local Plan (2018).

8.0 CONCLUSION

- 8.1 The proposal is to make changes to the existing S106 agreement with respect to the finer details regarding affordable housing provision on an approved scheme at this site.
- 8.2 The proposal seeks an amendment to remove a clause stipulating that 12 units would be for the sole purpose of people aged over 55 years. This request is not in conflict with any Local Plan policy, and the amendment would allow for the Council's Housing Team to better respond to the growing demand for social housing, and the continued changes in circumstances caused by the coronavirus pandemic.

9.0 RECOMMENDATION

Grant permission subject to a varied S106 agreement

