

Consultation Response Form

Reference Number:	22/02771/OUT
Application Type:	Outline planning application (a) Market/Affordable Housing
Proposal:	Up to 155 dwellings with approx. 62 affordable dwellings S13-S16
Site Address:	Land North of Cambridge North Station, Milton Ave, Cambridge
Development Officer:	Tracey Harrison
Case Planning Officer:	Fiona Bradley
Date:	24 August 2022

This scheme is considered a strategic site in South Cambridgeshire District Councils Local Plan (Sept 2018), Chapter 3, Strategic Sites, Policy SS/4: Cambridge Northern Fringe East and Cambridge North Railway Station

This consultation only covers the affordable housing on this application. A further consultation paper will be provided for the Build to Rent units separately.

Affordable Housing South Cambridgeshire Local Plan (Sept 2018) Policy H/10, Greater Cambridgeshire Housing Strategy (April 2019) Annex 5, Paragraph 2.1

All Developments of 11 dwellings or more, or on sites of less than 11 units if the combined gross internal floor space of the proposed development exceeds 1,000m² will provide affordable housing as follows:

- A. To provide that 40% of the homes on site will be affordable*
- B. To address evidence of housing need. An agreed mix of affordable house tenures will be determined by local circumstances at the time of granting planning permission; (see Housing Mix)*
- C. In small groups or clusters distributed through the site; (see Clustering)*

COMMENT: This application is aiming to provide up to 425 residential units, of these 155 units will be for market housing, the applicant has confirmed that 40% of these units will be for affordable housing. This will provide 62 affordable units.

The application is policy compliant.

Housing need & clustering are reviewed below.

Affordable Housing Mix *South Cambridgeshire Local Plan (Sept 2018) Policy H/9, 2e, Greater Cambridgeshire Housing Strategy (April 2019) Annex 5, Paragraph 1.4*

The housing mix of affordable homes (except starter homes) in all developments being determined by local housing needs evidence.

The application has not provided a breakdown of the market & affordable mix. The overall mix offered is as follows;

	Market Housing Mix	%
Studio	5	3%
1 bed flat	57	37%
2 bed flat	79	51%
3 bed flat	14	9%
	155	100%

COMMENT: We will expect the affordable housing units to spread between the blocks and not located in large groups or situated all in one block. The affordable unit mix should also be varied and not restricted to one or two types of units.

Self & Custom Build Plots (Market only) *South Cambridgeshire Local Plan (Sept 2018) Chapter 7, Policy H/9, point 2f. and 7.40. Greater Cambridgeshire Housing Strategy (April 2019) Annex 5, Paragraph 7.7*

On all sites of 20 or more dwellings, and in each phase of strategic sites, developers will supply dwelling plots for sale to self and custom builders. Where plots have been made available and appropriately marketed for at least 12 months and have not been sold, the plot(s) may either remain on the market or be built out by the developer. Exceptionally, no provision will be expected in developments or phases of developments which comprise high density multi-storey flats and apartments.

Although no particular percentage has been set, it is suggested that provision seeking around 5% custom / self-build would be necessary to address evidence of current demand.

COMMENT: Self & Custom Build Plots to be agreed at Reserved Matters stage with the planner.

Accessible & Adaptable Dwellings *South Cambridgeshire Local Plan (Sept 2018) Chapter 7, Policy H/9, point 4 and 7.42.*

5% of homes in a development should be built to the accessible and adaptable dwellings M4(2) standard rounding down to the nearest whole property. This provision shall be split evenly between the affordable and market homes in a development rounding to the nearest whole number.

The provision of housing which is constructed to Wheelchair Housing Design standards will only be expected as part of the affordable housing element of developments and then only in response to identified need.

COMMENT: The applicant has confirmed that all properties will conform to M4(2) and 5% will be built to M4(3). There is an identified need in South Cambs and we are keen to pick this up prior to any Reserved Matters application.

Affordable Housing Tenure Mix Affordable Housing SPD (March 2010) Paragraph 3.13, Greater Cambridgeshire Housing Strategy (April 2019) Annex 5, Paragraph 2.2, SCDC First Homes Interim Statement (March 2022), NPPF, 5. Delivering a sufficient supply of homes, Paragraph 65.

Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the total number of homes to be available for affordable home ownership (exceptions apply).

The tenure mix required for affordable housing in South Cambridgeshire District is currently **70% Social/Affordable Rent and 30% Intermediate housing** (SCDC preference is for Shared Ownership as an intermediate tenure).

In June 2021, Central Government added 'First Homes' to the definition of 'affordable housing for planning purposes'. In March 2022, SCDC published its 'First Homes Interim Statement', it states that if 'First Homes' is to be provided on a scheme the affordable housing provision will be split as follows; **25% First Homes, 70% Social/Affordable Rent, 5% Shared Ownership**.

COMMENT: We are expecting the tenure split to be 70% affordable rent & 30% shared ownership on this scheme. The tenure mix will be secured by a S106 agreement.

Residential Space Standards South Cambridgeshire Local Plan (Sept 2018) Policy H/12, Greater Cambridge Housing Strategy (April 2019) Annex 5, Paragraph 1.2

New residential units will be permitted where their gross internal floor areas meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standard (2015) or successor document

COMMENTS: The applicant has confirmed that all of the affordable units will meet or exceed the Nationally Described Space Standards.

Affordable Housing Sizes Greater Cambridgeshire Housing Strategy (April 2019) Annex 5, Paragraph 5.2

The number of bed spaces per property should always be maximised to ensure we can house as many people on the housing register as possible.

COMMENTS: The bed spaces will be confirmed at Reserved Matters stage.

Clustering & Distribution of Affordable Housing Greater Cambridge Housing Strategy 2019-2023 (April 2019), Annex 10, Clustering and Distribution of Affordable Housing Policy. (July 2021)

Both Cambridge City Council and South Cambridgeshire District Council are keen that new developments will provide mixed, balanced, and sustainable communities; therefore, to facilitate this they seek, wherever possible, fully integrated mixed tenure housing schemes with support given to acceptable levels of clustering and ensuring that the affordable housing is dispersed appropriately across the whole development.

COMMENTS: The clustering of the affordable provision will be secured by a S106 agreement.

Design & Appearance of Affordable Housing Affordable Housing SPD (July 2010) Para 3.27

As a matter of principle, the design standards for both market and affordable housing should be high, both in terms of the visual appearance of the development and also the standards of accommodation and built quality, including measures to deliver buildings that help to respond to the challenge of climate change, such as energy efficiency and resource consumption. Affordable housing should be

indistinguishable in visual terms from market housing. Developers should avoid designs that result in high maintenance or service charges.

COMMENTS: The scheme will be reviewed at Reserved Matters stage.

Affordable Rent Levels *Greater Cambridge Housing Strategy 2019-2023 (April 2019), Annex 11, Affordable Rents Policy (July 2021)*

This policy sets out the objectives for both South Cambridgeshire District Council and Cambridge City Council with regards to how Registered Housing Providers determine new Affordable Rents for social housing in Greater Cambridge. It applies only to Affordable Rents and does not look at Social Rent levels or the wider affordability issues of other affordable housing tenures.

COMMENTS: This scheme is considered as a 'City fringe site' and therefore the rent for Affordable Rent housing (inclusive of eligible property related service charges) should not exceed 60% of gross median market rent in Cambridge City for that size of property, location type and service provision, or the current Local Housing Allowance rate, whichever is the lower.