

Consultation Response Form

Reference Number:	22/02771/OUT
Application Type:	Outline planning application (b) Build to rent/Affordable private rent
Proposal:	270 Build to Rent units with 54 Private Affordable Rented Units – S11,S12,S17-S21
Site Address:	Land North of Cambridge North Station, Milton Ave, Cambridge
Development Officer:	Tracey Harrison
Case Planning Officer:	Fiona Bradley
Date:	17 August 2022

Build to Rent (BtR) – National Planning Policy Framework – July 2021

Purpose built housing that is typically 100% rented out. It can form part of a wider multi-tenure development comprising either flats or houses but should be on the same site and/or contiguous with the main development. Schemes will usually offer longer tenancy agreements of three years or more and will typically be professionally managed stock in single ownership and management control.

Please Note: The Build to Rent scheme forms part of a larger application. The comments below relate only to the Build to Rent units.

Affordable Private Rent Greater Cambridge Housing Strategy – Annex 9 (July 2021) Pt 17 & 32

A minimum of 20% homes in Build to Rent developments of 10 or more homes will be required to be provided as Affordable Private Rent. This is a minimum and the councils will seek to achieve a higher percentage than this wherever possible.

On major multi-tenure developments or as part of larger development areas, viability should form part of the wider viability assessment covering the whole development area. As part of this, 40% of the homes across the whole development will be required to be provided as affordable housing with the Affordable Private Rent or other Build to Rent affordable housing contribution contributing towards the 40%.

COMMENT: Of the 270 units, a minimum of 20% should be Affordable Private Rent (APR), this will equate to 54 APR units. The application states that ‘up to 20% of the Build to Rent element of the residential development to be Affordable Private Rent’.

Affordable Private Rent Discount Greater Cambridge Housing Strategy – Annex 9 (July 2021) Pt 19 & 20

*Affordable Private Rent homes must be provided at a minimum discount of 20% relevant to local market rents, and be affordable and available to households on a range of incomes who would struggle to rent or buy locally on the open market. In setting rent levels regard should be had to the councils’ **Greater***

Cambridge Housing Strategy and Setting of Affordable Rents policy. *This is a minimum discount, and the councils will seek to achieve a higher percentage discount wherever possible.*

There should be clear arrangements for setting and reviewing rents for both the market and affordable homes, providing some certainty to applicants from the outset about how rent levels are likely to change. Rental discounts for the Affordable Private Rent homes should be reviewed on the same basis as rents for market homes.

COMMENT: The application states that the Affordable Private Rent will be discounted by 20% of open market value.

Tenancies *Greater Cambridge Housing Strategy – Annex 9 (July 2021) Pt 26 & 27*

Tenancies of at least three years should be offered, and preferably longer. All tenants (market and affordable) should be given the opportunity to renew their tenancy at the end of their tenancy period, with tenant-only tenancy break clauses in place allowing a month's notice any time after the first six months. This should apply during the overall covenant period as a minimum.

COMMENT: To be agreed via a S106 agreement.

Allocations *Greater Cambridge Housing Strategy – Annex 9 (July 2021) Pt 21 & 22*

Allocation criteria for the Private Affordable Rent should be agreed with the relevant Housing Team.

COMMENT: To be agreed via a S106 agreement.

Covenant Period *Greater Cambridge Housing Strategy – Annex 9 (July 2021) Pt 30*

A covenant period of at least 15 years will apply to the market homes. Longer covenants of up to 25 years or more will be sought wherever possible. A valuation of both the market and affordable units will be required as part of the s106 agreement to enable the level of clawback to be calculated should the covenant be broken.

COMMENT: To be agreed via a S106 agreement.

Housing Mix – *Greater Cambridge Housing Strategy – Annex 9 (July 2021) Pt 10*

An appropriately balanced mix of property sizes will be required in any scheme, taking into account profile of demand, to help support the councils' aspirations around place shaping and creating mixed and balanced communities.

COMMENT: The proposed mix for all the Build to Rent units is shown below.

	Total Build to Rent Units
1 bed studio	7
1 bed flats	120
2 bed flats	134
3 bed flats	9
	270

Location – *Greater Cambridge Housing Strategy – Annex 9 (July 2021) Point 11*

The councils may require Build to Rent schemes on major multi-tenure development sites to be spread out across the development in small groups. They may also require a limit on the size of schemes and/or the proportion of Build to Rent homes provided in a particular location.

COMMENT: No comment at this time

Residential Space Standards *South Cambridgeshire District Council Local Plan (Sept 2018) Policy H/12, Greater Cambridge Housing Strategy (April 2019) Annex 5, Paragraph 1.2, Annex 9 (July 2021) Point 12*

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

COMMENT: The applicant has confirmed that all BtR units will meet or exceed the Nationally Described Space Standards required by the cities Local Plan & Greater Cambridgeshire Housing Strategy.

Accessible & Adaptable Dwellings *Cambridgeshire Housing Strategy (April 2019) Annex 5, Summary of Requirements for Development of New Homes, Paragraph 1.4 & Annex 9 (July 2021) Point 12*

In order to create accessible homes:

a. all housing development should be of a size, configuration and internal layout to enable Building Regulations requirement M4 (2) 'accessible and adaptable dwellings' to be met; and

b. 5% (5 percent) of the affordable housing component of every housing development providing or capable of acceptably providing 20 or more self-contained affordable homes, should meet Building Regulations requirement M4 (3) 'wheelchair user dwellings' to be wheelchair accessible, or be easily adapted for residents who are wheelchair users.

Compliance with the criteria should be demonstrated in the Design and Access Statement submitted with the planning application.

COMMENT: The applicant has confirmed that of the Affordable BtR units, 5% will meet Building Regulations Part M4(3) Wheelchair accessible.

Communal Space & Amenities *Greater Cambridge Housing Strategy – Annex 9 (July 2021) Point 13*

Some internal and/or external communal space and/or in-house amenities are expected to be provided in Build to Rent schemes, including work-space provision which should be available for use by both market and Affordable Private Rent tenants.

COMMENT: Unable to comment at this time.

Management Company/Operator *Greater Cambridge Housing Strategy – Annex 9 (July 2021) Point 14*

A single management company or operator will be expected to manage the whole Build to Rent scheme, including providing an appropriate level of daily on site management.

COMMENT: Unable to comment at this time.

Market Report *Greater Cambridge Housing Strategy – Annex 9 (July 2021) Point 15*

A robust market report will be needed to clearly demonstrate how any scheme would meet local need and demand. Information will also be required on how schemes and management will support the place-shaping agenda.

COMMENT: The market report is concise and clearly demonstrates how the scheme will meet local need and demand. Information on how the scheme and management of the scheme will support the place shaping agenda can be found in the Design & Access statement. The Housing Strategy Team are comfortable with the report and information requested.

Design & Appearance of Affordable Private Rent Homes Greater Cambridge Housing Strategy – Annex 9 (July 2021) Point 18

All the Affordable Private Rent homes must be constructed and managed to the same high-quality standards as the market rent homes. They must be tenure blind and physically indistinguishable from the market homes in terms of design, quality, size and location on the site, and access to and payment for services & utilities. In the case of apartments, different buildings for different tenures will not be acceptable.

COMMENTS: Unable to comment at this time.