

<b>Agenda Item</b>	A9
<b>Application Number</b>	20/00614/FUL
<b>Proposal</b>	Erection of 4 dwellings, a block of 16 self-contained flats and a shared ancillary accommodation building for the residents over the age of 55, with associated access, internal roads and parking areas
<b>Application site</b>	Senior Cohousing, Land Adjacent Forge Lane, Halton
<b>Applicant</b>	Mr Coates
<b>Agent</b>	Mr Christopher Coates
<b>Case Officer</b>	Mr David Forshaw
<b>Departure</b>	No
<b>Summary of Recommendation</b>	Approve subject to s106

(i) **Procedural Matters**

This application was considered by the Committee in December 2020 when it resolved to grant permission subject to a s106 legal agreement. Due to increasing costs, the developer, a Co-Housing group, needs to increase capital to ensure the scheme can be delivered. To do this, it is seeking an amendment to the affordable housing provision. As the original s106 has not been completed the proposed change needs to be considered by committee before a revised s106 can be completed. This report is an addendum to the original report.

**1.0 Proposal**

1.1 The original scheme was to provide a total of 6 affordable units made up of 4 no. discounted market value units and 2 no. affordable rented units. The proposal is to still provide 6 units but made up of discounted market value units only. The units will be discounted by 30% from open market value.

**2.0 Consultation Responses**

2.1 The following responses have been received from statutory and internal consultees:

Consultee	Response
Planning and Housing Policy	Fully support this change of tenure to make sure the scheme is viable. The full 30% affordable provision is maintained. The change will have no impact on the community as the affordable rented units have not been marketed. The co-housing group has necessary funds to manage this and interest is strong so there should be no problem selling these properties at the increased price.

**3.0 Analysis**

3.1 The key consideration in the assessment of this application is whether the proposed affordable

housing continues to meet current policy. There is a fundamental difference between this proposal and affordable housing being provided by a Registered Provider (RP). An RP has the benefit of cross subsidising projects and using its surplus to manage cost increases if necessary. This is a community led model without such ability to cross subsidise. Discounted market sale units provide more certainty in a community led model than a conventional shared ownership lease where the amount of equity share is not fixed. The community group had a strong preference to include rented housing on the development but doing so would render the scheme unviable or would ultimately reduce the overall number of affordable housing units the scheme can deliver. The council strongly supports the delivery of community led housing and has provided grant funding to make this scheme viable. This is a unique scheme that will bring added value to the district through their sustainable ethos and mutual support for people in later life. The policy requirement of 30% is still to be met, albeit through different tenure. There is therefore, no objection to the proposal.

#### **4.0 Conclusion and Planning Balance**

4.1 The amendment still retains the provision of affordable housing albeit in a different tenure mix. Whilst not a tenure that the LPA would normally advocate, for the reasons as contained within paragraph 3.1 it is considered acceptable in this special circumstance.

#### **Recommendation**

That Planning Permission Consent **BE GRANTED** subject to completion of a s106 agreement securing the following:

- 30% affordable housing provision
- Residents must be 55 years of age or older
- Provision of a Management Company to manage and maintain open space, landscaping and other land and infrastructure that would not be adopted by public bodies.
- Provision of residents' car club and car sharing initiatives

and the following conditions:

Condition no.	Description	Type
1	3 year timescale	Standard
2	Approved plans	Standard
3	Surface water drainage details	Pre-commencement
4	Foul drainage system	Pre-commencement
5	Site access details and provision	Pre commencement
6	Contaminated Land	Pre-commencement
7	Arboricultural Implications Assessment, including Tree Protection Measures	Pre-commencement
8	Employment Skills Plan	Pre-commencement
9	Submission of additional car parking details (with associated tree information)	Pre-commencement (of these specific works)
10	Material samples, including boundary treatments	Above ground
11	Landscaping details	Above ground
12	Surface water management and maintenance	Pre-occupation
13	Provision and protection of visibility splays	Pre-occupation
14	Construction and details of management and maintenance of private roads	Pre-occupation
15	Details and provision of cycle stores	Pre-occupation
16	Details and provision of electric vehicle charging points	Pre-occupation
17	Provision of bin stores	Pre-occupation
18	Ecological mitigation measures	Ongoing compliance
19	Approved floor levels	Ongoing compliance
20	Bird breeding season	Ongoing compliance
21	Separate drainage system	Ongoing compliance
22	National Described Space Standards and M4(2) Accessibility Standards	Ongoing compliance

## **Article 35, Town and Country Planning (Development Management Procedure) (England) Order 2015**

In accordance with the above legislation, Lancaster City Council has made the recommendation in a positive and proactive way to foster the delivery of sustainable development, working proactively with the applicant to secure development that improves the economic, social and environmental conditions of the area. The recommendation has been made having had regard to the impact of development, and in particular to the relevant policies contained in the Development Plan, as presented in full in the officer report, and to all relevant material planning considerations, including the National Planning Policy Framework, National Planning Practice Guidance and relevant Supplementary Planning Documents/ Guidance.

### **Background Papers**

A8 December 2020 Committee Planning Regulatory Report