

APPLICATION NO: 25/0836/FUL

LOCATION: Land To The North Of Sydney Road, Crewe, Cheshire East, CW1 5NF

PROPOSAL: Construction of 24 houses with associated landscaping, parking, and other works..

The applicant has clarified how the affordable housing units will work in this case.

CONSULTATIONS

Housing – With the appropriate S106 safeguards the type of housing is in line with the Affordable Housing SPD, and they raise no objections.

KEY ISSUES

Affordable Housing: Further to ongoing discussions with the applicant, 30% (8 units) affordable housing will be provided from the development.

These will be provided as either:

- 8 affordable properties through a build to rent (BtR) model at a minimum of 20% below open market rents (known as affordable private rent) if the open market dwellings are provided as build to rent; OR
- 6 social or affordable rented and 2 intermediate tenure properties if the properties are for sale (65% social or affordable rented units and 35% intermediate units)

A trigger will be included within the S106 requiring the applicant to confirm at an early stage (prior to any above ground works) which approach it intends to follow.

Both approaches are fully compliant with the Housing SPD and National Planning Practice Guidance (NPPG).

On the basis of either approach, Housing do not object to the application and the details of provision can be set out in the S106 agreement.

CONCLUSION:

No changes are proposed to the recommendation, however The S106 wording needs to be slightly amended as follows:

S106	Amount	Trigger
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Affordable Housing	30% 8 affordable properties through a build to rent model at a minimum of 20% below open market rents; or 6 social or affordable rented and 2 intermediate tenure	
Education contribution	£277,330.00	Prior to the first occupation of the development.
Link this application to 25/0835/VOC		