

## NOTE FOR INSPECTOR

### RE: DRAFT MODIFICATION TO THE PART 2 PLAN REGARDING HARWELL CAMPUS AND OCCUPATION OF DWELLINGS

21 SEPTEMBER 2018

1. During the Harwell Campus site hearing session on Tuesday 4<sup>th</sup> September, it was agreed the Council would consider a proposed modification regarding occupation of dwellings at Harwell Campus. Following consideration, the Council are proposing a modification to the Harwell Campus Site Development Template and Supporting Text to ensure the dwellings provided at Harwell Campus are meeting the specific housing needs through restricting occupancy to those working at the Campus.
2. The proposed modification is to amend the second site specific requirement under 'key objectives' and to add four new site-specific requirements also under 'key objectives' in the Harwell Campus Site Development Template. The proposed modifications reflect, generally the approach taken at North West Cambridge.
3. The proposed modifications are as follows:
  - To provide a tailored mix and tenure of ~~housing to meet the identified needs of the Campus in accordance with Core Policy 15b as specified below as specified by the Supplementary Planning Document for Harwell Campus.~~ **HOUSE TYPES, INCLUDING THE PROVISION OF ON-SITE AFFORDABLE HOUSING, TO MEET THE SPECIFIC HOUSING NEEDS OF WORKERS AT HARWELL CAMPUS. THIS WILL PROVIDE A BALANCED AND SUSTAINABLE COMMUNITY IN ACCORDANCE WITH THE FOLLOWING:**

CATEGORY	PERCENTAGE
PRIVATE:	65%
MARKET SALE	25-35%
BUILD TO RENT	30-40%
AFFORDABLE:	35%
INTERMEDIATE SALE	5-10%
INTERMEDIATE RENT	15-20%
STARTER HOMES	5-10%

- **THE OCCUPATION OF ALL HOUSING WILL BE LIMITED TO WORKERS AT HARWELL CAMPUS.**

- **THE OCCUPATION OF THE HOUSING WILL BE CONTROLLED BY CONDITION AND/OR LEGAL AGREEMENT, INCLUDING APPROPRIATE CASCADE MECHANISMS, FROM THE FIRST DATE OF OCCUPATION INCLUDING ON ANY SUBSEQUENT SALE OR RENTAL.**
- **THE COUNCIL WILL REQUIRE A SUPPORTING STATEMENT TO BE SUBMITTED ALONGSIDE ANY PLANNING APPLICATION IDENTIFYING HOW THIS WILL BE ACHIEVED**
- **APPROPRIATE MONITORING OF THE DELIVERY OF HOUSING TO MEET THE SPECIFIC HOUSING NEEDS OF THE CAMPUS WILL NEED TO BE UNDERTAKEN BY THE CAMPUS PARTNERSHIP AND EVIDENCE OF THIS SUBMITTED TO THE COUNCIL ON AN ANNUAL BASIS**

4. To reflect the proposed modifications to the Site Development Template, the Council are proposing a modification to amend the supporting text to Core Policy 15b, to recognise the importance of meeting the specific housing needs and the need to control occupancy. Therefore, the following paragraphs are proposed to be inserted after 2.110 (page 50).

**THE INNOVATION VILLAGE WILL PROVIDE THE SPECIFIC HOUSING TYPES IN TERMS OF MIX AND TENURE TO REFLECT THE IDENTIFIED NEEDS OF THE CAMPUS. IT IS IMPORTANT THESE HOUSES ARE OCCUPIED BY THOSE IN HOUSING NEED AT THE CAMPUS, AND THEREFORE THE PART 2 PLAN INCLUDES THE APPROPRIATE REQUIREMENTS IN THE SITE DEVELOPMENT TEMPLATE TO ENSURE THIS TAKES PLACE.**

**TO DEMONSTRATE THAT THE HOUSING WILL MEET THE SPECIFIC NEEDS OF THE CAMPUS, THE COUNCIL WILL REQUIRE A SUPPORTING STATEMENT ALONGSIDE A PLANNING APPLICATION DETAILING HOW THIS WILL BE ACHIEVED. THE COUNCIL WILL REQUIRE THIS STATEMENT TO INCLUDE THE IDENTIFICATION OF ANY APPROPRIATE CASCADE MECHANISMS FOR THE OCCUPATION OF ALL HOUSES. CASCADE MECHANISMS WILL NEED TO INCLUDE APPROPRIATE TIMEFRAMES FOR MARKETING AND ADVERTISING OF HOUSING AND BE SUBJECT TO APPROPRIATE MONITORING UNDERTAKEN BY THE CAMPUS PARTNERSHIP AS SET OUT IN THE SITE DEVELOPMENT TEMPLATE. FURTHER DETAILS WILL BE SET OUT IN THE SUPPLEMENTARY PLANNING DOCUMENT.**