

Policy

To maximise the supply of housing from non-residential schemes

To support the aims of Policy H/AH, where non-residential development is proposed, the Council will require the provision of homes (excluding student housing) to enable a mix of uses.

Where development involves additional floorspace of more than 200sqm (GIA), or new floor space of more than 1000sqm, we will require 50% of all additional floorspace to be housing, subject to the following considerations.

The Council will consider whether housing is required on site or not, as part of a mix of uses, by taking into account:

- a. the character of the development, the site and the area;
- b. site size, and any constraints on developing the site for a mix of uses;
- c. whether housing would be compatible with the character and operational requirements of the proposed non-residential use and other nearby uses;
- d. and whether the development is publicly funded or serves a primarily public purpose.

Where housing is required as part of a mix of uses, we will require housing to be provided on site, particularly where 1,000sqm (GIA) of additional floorspace or more is proposed. Where the Council is satisfied that providing on-site housing is not practical or housing would more appropriately be provided off-site, we will seek provision of housing on an alternative site nearby or, exceptionally, payment-in-lieu.

In considering whether housing should be provided on site and the most appropriate mix of housing and other uses, the Council will also take into account following criteria:

- e. the need to add to community safety, by providing an active street frontage and natural surveillance;
- f. the economics and financial viability of the development including any particular costs associated with it, having regard to any distinctive viability characteristics of particular sectors such as build-to-let housing; and
- g. whether an alternative approach could better meet the objectives of this policy and the Local Plan.

In Greater Cambridge, where provision of housing is required but the development's provision of housing falls significantly short of the Council's 50% target due to financial viability, and there is a prospect of viability improving prior to completion, the Council will seek a deferred contingent contribution. The deferred contribution will be based on the initial shortfall and an updated assessment of viability when costs and receipts are known, as far as possible.