

Bourne Estate Regeneration – non material amendment application

Supporting note

1 Introduction and background

This statement supports the submission of an application for a non-material amendment via Section 96a of the Town and Country Planning Act 1990 to the planning permission 2012/6372/P which was granted consent on 31st October 2013 and proposed the following development:

“Mixed use development comprising two new buildings to provide 75 units of new/replacement mixed tenure residential (class C3); 216sqm of new/replacement community facilities (class D1); an energy centre, substation, cycle parking and caretaker’s facilities and associated landscape and public realm improvement works including the relocation and re-provision of an existing multi use games area and children’s play space and the relocation and reorganisation of car parking within the site and on Portpool Lane, following demolition of Mawson House, an existing tenants hall, caretaker’s facilities and a substation.”

Subsequent amendments:

Following the above permission being granted in 2013, a Section 73 application (reference: 2014/6181/P) was submitted in September 2014 to make various minor changes to the scheme due to design development. One of the proposed changes was to swap the tenure of Unit 2.26 to social rented (from intermediate) and Unit 1.20 to intermediate (from social rented).

The resulting permitted mix of the scheme provides the following mix of units:

	Block 1 (no. of units)	Block 2 (no. of units)	Total
Social rented	18	16	34
Intermediate	1	9	10
Private	8	23	31
Total	27	48	75

The consented scheme replaces the 19 social rented units lost through the demolition of Mawson House, this equates to 1020sq.m of floorspace (NIA).

This results in the following split of tenures by floorspace (NIA) for the ‘new’ floorspace:

	BLOCK 1 (sq.m)	BLOCK 2 (sq.m)	Total (sq.m)	Replacement floorspace for Mawson House	Total ‘new’ floorspace	% split of tenures
Social rented	1146	1502	2648	1020	1628	35.5%
Intermediate	95	499	589		589	12.8%
Private	730	1640	2371		2371	51.7%

2 The proposed amendment

This application seeks non-material amendments to the approved scheme to ‘swap’ the tenures of two units within Block 2. In the existing consent Unit 2.26 is a two bedroom, social rented unit on the third floor and Unit 2.12 is a one bedroom private unit on the first floor. Unit 2.26 is the only social rented unit out of ten units on the third floor, the other units are either intermediate or private units. The proposal is to swap the tenure of these two units so that Unit 2.12 becomes a social rented unit and Unit 2.26 becomes a private unit.

The reasoning behind the proposed changes are:

- To allow for better management of the social rented provision on the estate. A lone social rented unit on the third floor will increase the level of management required of the council and have an associated cost burden for the Council.
- There will also be an increase in service charges to the Council due to the unit being located on an essentially private floor of the block.
- The proposed change will allow for more effective management of the social rented homes on the estate.

The proposed amendment will result in the following mix of units and split by floorspace:

	Block 1 (no. of units)	Block 2 (no. of units)	Total
Social rented	18	16	34
Intermediate	1	9	10
Private	8	23	31
Total	27	48	75

Tenure split by floorspace of the ‘new’ floorspace:

	BLOCK 1 (sq.m)	BLOCK 2 (sq.m)	Total (sq.m)	Replacement floorspace for Mawson House	Total ‘new’ floorspace	% split of tenures
Social rented	1146	1471	2618	1020	1598	34.8%
Intermediate	95	499	589		589	12.8%
Private	730	1671	2401		2401	52.3%

3 Conclusion

As indicated in the tables above the proposed tenure swap does not result in the loss of any affordable units and only results in a reduction in social rented floorspace of 0.6%. As such it does not materially affect the scheme.

The high quality nature of the design means that the entrances for private sale homes and affordable homes are indistinguishable from each other and the proposed change will still result in a block that is mixed tenure and tenure blind.