

Area Planning Sub-Committee East

Wednesday 18th September 2024

Place: Council Chamber, Civic Offices, High Street, Epping

Time: 7.00 pm

Democratic Services:

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Item 8.

Planning application - EPF/0007/24 - Tudor House, High Road, Thornwood, Epping, CM16 6LT

Please note the following revisions to the report

Paragraph 1 and 7.4.4. The report indicates that the provision of £340,000 for bus Services and £1760 for Travel Plan monitoring; the applicant does not agree to these contributions.

The applicant has agreed to the following:-

31 % of the dwellings as affordable broken into two, 3 bed flats four, 2 bed terraces thirteen bed terraced houses and 1 four bed end terrace house will be for affordable rent, This is a total of 20 units.

In addition six, 2 bed terrace houses and nine 3 bed terrace houses for shared ownership. This is a total of 15.

This split is 57.2 affordable rent and 42.8 shared ownership.

The total number of affordable units will therefore be 35 units. This represents 31% of the total housing number.

Tenure blind approach still maintained.

APPLICANT OFFER			
Affordable Homes	EFDC	31%	This split is 57.2% affordable rent and 42.8%

			shared ownership
Public Libraries	ECC		£9K
Education	ECC	Early Years Primary Contribution	£170K
		Primary Education Facilities	£568k
		Secondary Education Facilities	£520k
		Primary school transport	£773k
EFSAC Mitigation	EFDC	Air Quality	37K
		Recreational Pressure	38K
Health Contribution	NHS		£147K
Community Facility	EFDC		£10k
Total			£2,272,000
EFDC Monitoring fees capped at			£25k
ECC Monitoring Fees			£4.2K

(These figures differ from those listed in the agenda, as revised comments were not received from ECC or the NHS in light of the reduced number of dwellings proposed therefore both myself and the applicant have had to calculate the contributions in accordance with the formula laid out by the advice given by ECC and the NHS and have come up with marginally different amounts. Once formal comments have been received the correct figures will be included within any finalised s106 document).

£2.272m divided by 113 units equates to £20,106.18 per unit contribution.

No contributions proposed for open space and green infrastructure given significant on-site provisions and direct access to Thornwood Common.

Since the agenda was published the applicant has advised that the £340,000 requested by ECC Highway Authority for public transport services and £1760 for Travel Plan monitoring has not been agreed.

Paragraphs 3.1 and 7.3.1 should read that the proposal consists of 113 units of which 107 are houses and 6 are flats. The housing mix consists of one, 2 bed flat,

five, 3 bed flats, twenty-five, 2 bed houses, seventy, 3 bed houses and twelve, 4 bed houses.

7.4.17 - Review of the Viability Assessment

Since the agenda was published, further negotiation has taken place between the Cost Consultants Stace and the applicant. As a result of further review, Stace have increased their estimation of the build costs from £33,517,712 to £34,645,490. The applicant argues that the true build cost is £35,864,325. The difference between the two has therefore narrowed to £1,218,835. The applicant argues that difference is reduced further as the consultants have not fully taken on board the specific build requirements of the project and therefore have discounted certain costs which should not have been. There also remain differences in regard to whether professional fees should be 8% or 10% of the build costs and the sales figures are not agreed. BNP Paribas therefore believe that the development would still be viable if around 39% of the dwellings were affordable and the all the required infrastructure was provided.

However given that the applicant is also providing the following non-financial contributions via a s106 agreement:-

a) Open Space and Green Infrastructure

- Ensure that the public space is accessible (except by vehicle) at all times to the public without restrictions on its use and without payment
- Maintenance of the Open Space in perpetuity
- Local authority approval required before the felling of any trees

b) Community Facilities

- Provision of the 're-use' centre prior to Occupation of the last dwelling
- Provision of the community office space for North Weald Parish Council is to be made prior to Occupation of the last dwelling
- Management Plan to be submitted which includes details on the capacity, opening hours and restrictions imposed on the use of the community facilities

c) Employment and Skills

- The project is to employ 2 apprentices per £10m of construction value
- Apprentices are to be registered with the Council's apprenticeship team or a registered apprenticeship charity

d) Car Club

- Prior to 90% Occupation, the four car club vehicles are to be provided for use by the residents of the development
- The car club vehicles are solely for the use of residents of the development and no membership fees are to be charged for their use

e) Bicycle Club

- Prior to Occupation of the final dwelling, a minimum of 10 bicycles, for the free use by residents are to be provided
- A plan showing the location of the bicycles is to be submitted to the council
- The bicycle club storage areas will benefit from a minimum of one charging point per two bicycles

f) Play space

- implementation of the play space strategy set out in the approved DAS and landscape plans prior to occupation of 90% of the open market sale dwellings

g) Estate Management Plan

- Prior to occupation of the development, an Estate Management Plan will be submitted which sets out the Owners responsibility to manage the following:

-Management of car parking

- Maintenance across the communal areas of the Site including landscaping works, repairs street infrastructure and communal buildings.

- The Site will be managed in accordance with the approved Estate Management Plan in perpetuity unless agreed with in writing.

Officers believe that the additional cost burden on the applicant over and above that which is normal for an average residential development will have an impact on the viability of scheme which cannot at this stage be adequately objectively quantified and as such it is considered on balance, that the non-policy compliant infrastructure and affordable housing contributions are outweighed by the benefits of the scheme overall.

Conditions

Condition 4 should read:

Development shall not commence until the developer has completed a binding agreement with an affordable housing provider agreed by the Council to facilitate delivery of 35 affordable housing units comprising an agreed mix of house types and tenures required by the associated legal agreement accompanying this permission.

Reason: The development requires sufficient safeguards to ensure delivery of the affordable housing element in order to comply with the requirements of policies H1 and H2 of the Adopted Epping Forest Local Plan and the NPPF.