

WAVERLEY BOROUGH COUNCIL

EXECUTIVE – 6 SEPTEMBER 2016

Title:

**APPROVAL TO SUBMIT A PLANNING APPLICATION: SITE A, OCKFORD
RIDGE**

**[Portfolio Holder: Cllr Carole King]
[Wards Affected: Godalming Central and Ockford]**

Summary and purpose:

The purpose of this report is to seek approval for the submission of a full planning application for development of 'Site A' at Ockford Ridge, to up to 40 new homes.

How this report relates to the Council's Corporate Priorities:

This report relates to the Council's Corporate Priority of providing more affordable housing in the Borough for local people in housing need. The increased density for Site A and the submission of a full planning application supports the redevelopment of land at Ockford Ridge to build new homes and refurbish existing council-owned properties on the estate.

Financial Implications:

This report is to seek approval to submit a planning application for up to 40 units on site A compared to 34 units proposed originally. The cost of submitting a planning application comprises the planning fee of £15,400 and the cost of the consultant to prepare the submission which will be in the region of £64,000 for up to 40 units. This cost is provided for in the scheme budget in 2016/17. The additional build costs of 6 units will be detailed as the project progresses along with the increased revenue stream from the extra units.

Legal Implications:

The planning application would require consent under the Town and Country Planning Act 1990. Authority to approve the submission of a planning application on behalf of the Council lies with the Executive, while authority to consider and determine planning applications lies with the Council's Area and Joint Planning Committees.

Background

1. In June 2013, the Council embarked on an ambitious investment programme to redevelop and refurbish homes at Ockford Ridge to enhance the estate for the benefit of current and future generations.

2. In August 2014, a (Hybrid) planning permission was granted for the redevelopment areas at Ockford Ridge, which included detailed consent for the development of 16 new social homes in Site D and outline consent for 83 additional social homes in Sites A, B and C. In addition, planning permission for two show homes (as part of Site C) was granted by the Local Planning Authority on 11 March 2015 and these are scheduled for completion and handover in August 2016.
3. Consultation continues with local residents with monthly newsletters and regular meetings with the Community Consultative Group.
4. As a result of new Government legislation, the Council reviewed its funding commitment to the Ockford Ridge enhancement and scaled back the scope of the investment, limiting the initial phase to Sites D and A with the two later phases (Sites B and C) being subject to detailed approval as and when sites D and A were completed. This revision was due to a combination of an increase in forecast, pre-tender costs and the impacts of the Government's Housing and Planning Act 2016.
5. Revisions included the re-tendering of sites D and A separately from all four sites and the consideration of increasing the density of development on Site A in order to secure better value for money and enable the Council to accommodate more of its tenants on this site.
6. In addition to the strategic argument for increasing the number of units on Site A, seeking a detailed planning consent for Site A would also increase (once granted) the banding of tenants on that site, thereby increasing their likelihood of success in bidding to move off the estate: Detailed consent triggers a re-banding for those tenants on the Housing List on this site. Securing vacant possession more quickly would thus be encouraged.
7. Finally, securing a detailed consent would enable the Council to tender development of the site with detailed designs and reserved matters already addressed so that it could, in tendering, expect a single-stage, fixed-price procurement process rather than a longer, two-stage process. The Council's recent experience with tendering Site D has shown that the construction market does not look favourably on low volume sites with unresolved matters: resolving such issues and presenting a fully designed site that detailed consent would require addresses this area of delivery risk for the Council.

Housing Need

8. Waverley is an area of high housing need and there is a shortage of affordable housing to meet this need. The Housing Register and the Strategic Housing Market Assessment (SHMA) 2014 demonstrates a significant need for affordable housing in Waverley. Site A has the potential to deliver in excess of 34 housing units. Research and analysis referred has informed the proposed increase / mix of house types.

9. On the basis of this analysis, the more tenants that Site A can accommodate on it, the better placed the Council will be to seek alternative redevelopment scenarios for Site B and C. The sooner that Site A receives full detailed consent, the more likely it is that those tenants who wish to move off the estate will be successful in being relocated.
10. For both these programme-critical reasons, seeking a revised detailed planning consent is considered necessary as soon as possible and therefore recommended.

Recommendation

The Executive is recommended to approve the submission of a planning application for the development of the land at Site A, Ockford Ridge, Godalming, to provide up to 40 new homes, to support the redevelopment and refurbishment programme on the estate.

Background Papers

There are no background papers (as defined by Section 100D (5) of the Local Government Act 1972) relating to this report.

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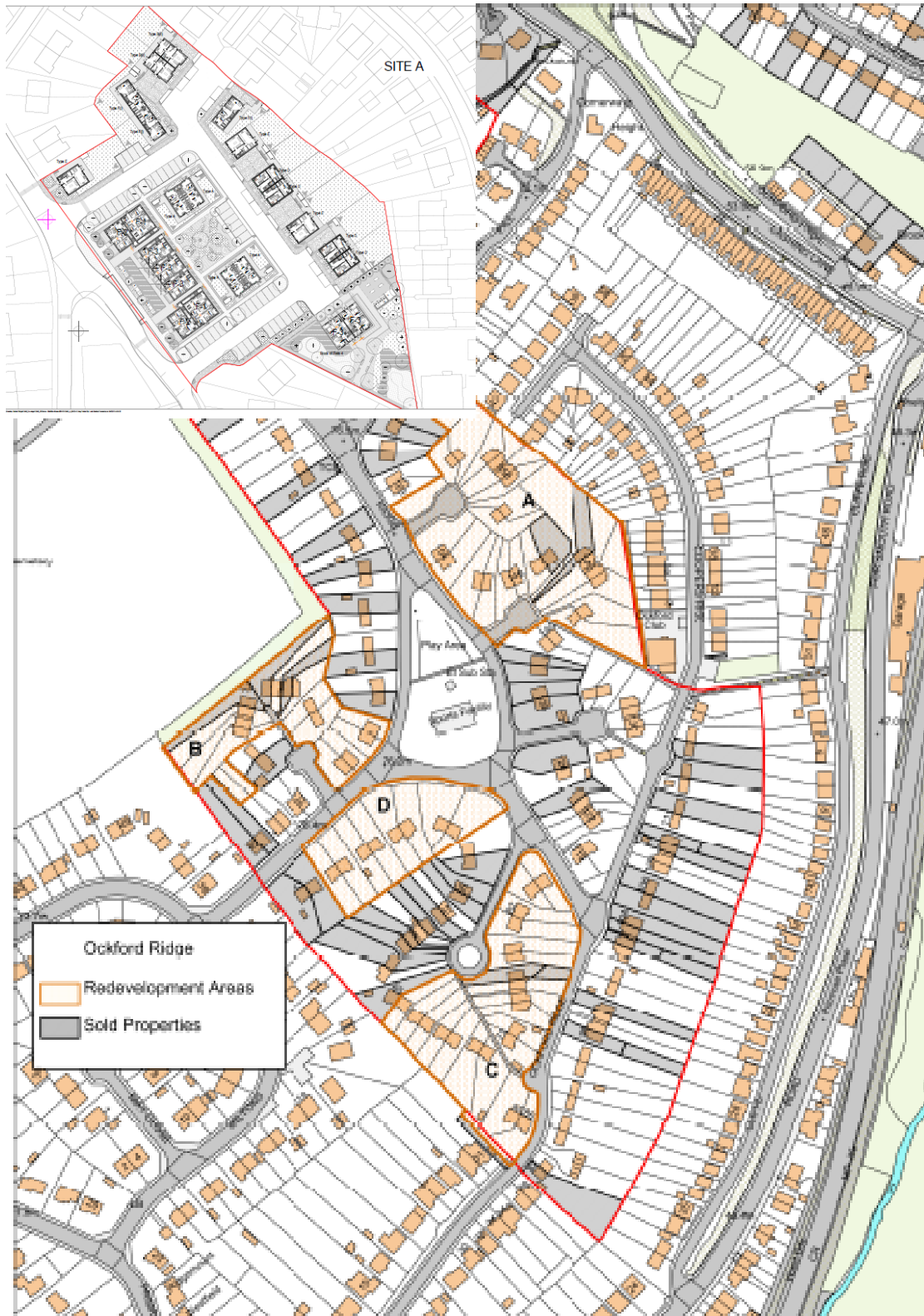
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Location plan

Plan shows (a) the four development sites on Ockford Ridge and (B)-insert- the current 34 unit layout for Site A. This revised, higher density scheme would see more units in the south east corner of the site.



ANNEXE 2

Revised Site A layout



- 2 Bed House
- 3 Bed House
- 4 Bed House
- 1 Bed Flat

OPTION 3

- Houses
2Bed - 13no
3Bed - 21no
4Bed - 2no
- Flats
1Bed - 4no
- 40no

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Examples of existing properties on Site A



4.4 Cluster 4 elevations

House Type: E / E
Occupancy: 4B6P / 4B6P
Number of units: 2
Arrangement: Semi-detached / semi-detached
Materials: Brick (ground floor), black weatherboard (first floor), black roof tiles

Location Plan



Front Elevation



Side Elevation



Rear Elevation

4.3 Cluster 3 elevations

House Type: D / D
Occupancy: 3B5P / 3B5P
Number of units: 2
Arrangement: Semi-detached / semi-detached
Materials: Brick (ground floor), black weatherboard (first floor), black roof tiles

Location Plan



Front Elevation



Side Elevation



Rear Elevation