

WAVERLEY BOROUGH COUNCIL

HOUSING OVERVIEW & SCRUTINY COMMITTEE

16 March 2020

Title:

DEVELOPMENT UPDATE

**[Portfolio Holder: Cllr Anne-Marie Rosoman]
[Wards Affected: Borough wide]**

Ockford Ridge

136 new homes – demolition of 85 homes – net gain of 51

Site A – Whitebeam Way: 37 new homes

Site B: 17 new homes

Site C: 30 new homes

Site D: 16 new homes (delivered)

Site E: est. 14 new homes (concept designs to be prepared)

Site F: est. 22 new homes (concept designs to be prepared)

Site A – Whitebeam Way

A majority of tenants living in homes on sites to be regenerated have been allocated a new home on Site A were happy with the allocated home. The Housing Officer continues to liaise with three tenants living in homes within the area of Site C, who are looking to move away from Ockford Ridge.

Construction continues and remains on programme with the first phase of properties to be handed over in mid-April 2020. A view home will be open for the community to visit from Monday 6 April to Thursday 9 April 2020 between 10am to 2pm.

The housing officer for the area is supporting tenants in preparation for the move to their new home.

Site B

The procurement of a demolition contractor for Sites B and C has been undertaken and appointments expected before the end of March 2020. Tenders for the appointment of a build contractor will close on 16 April 2020 and officers are expecting to be able to enter into contract by 8 May 2020.

Discharge of conditions from the reserve matters application have been completed. Tree reduction and boundary hedge works have been completed ahead of the bird breeding season.

The draft Community Benefit Agreement for this site was prepared and included in the tender for the build contractor.

Site C

The scheme at Site C was designed to meet the council design guidelines approved in 2018, however the outline consent was granted before Waverley Borough Council declared a climate change emergency and full consideration was given to the impact of this. For this reason the process to procurement of a build contractor to deliver the new homes on this site has been deferred to enable more time to consider the detailed specification for construction of the homes. This includes landscaping design and landscape ecological management plans.

A reserve matters application is now expected to be submitted March 2020 with consideration by members of Central Planning Committee expected in July 2020.

Sites E & F

Site E: 89 – 94 Ockford Ridge: three pairs of small, semi-detached houses whose rear gardens fall away steeply down to Cliffe Road. This site will be bought forward with investigation and concept designs prepared in the next 12 months.

Site F: 119 - 134 Ockford Ridge (excluding 125,126): a mixture of small semi-detached and terraced houses. Due to the constraints of this site officers are preparing a brief for an employer's agent to support development of a specification of work to bring forward this site with a developer.

Refurbishment

Phase 2 & 3

Niblock Building Contractors have completed works included in Phase 2 and Phase 3 refurbishment works and are still on programme to handover all properties by March 2020.

Officers have identified tenants and allocated all properties which were void ahead of Phase 3 refurbishment. The housing officer for the area is supporting tenants in preparation for the move to their new home.

Land adjacent to 85 Aarons Hill, Godalming

4x 1-bed flats

Surrey County Council concluded the informal consultation process to divert the public right of way in December 2020, with all objections removed. Waverley Borough Council are now required to issue an Order for diversion, this involves a formal consultation process which concludes after 28 days.

Faithful Farrell Timms have been appointed as the employer's agent for this project and subject to granting of permission to divert the footpath, will commence preparation of tender documentation to appoint build contractor.

Chiddingfold

Hartsgrove: 2x1 bed flats, 2x2 bed houses, 2x3 bed houses

Pathfields: 2x1 bed flats, 9x2 bed houses

Queens Mead: 1x1 bed flat, 1x2 bed flat, 6x2 bed house

Turners Mead: 2x2 bed houses

Planning applications for development sites at Hartsgrove and Pathfields were considered at Southern Planning Committee on 25 February 2020 and permission was granted. Tenants and residents in the vicinity of the sites have been notified.

Planning applications for development sites at Queens Mead and Turners Mead are expected to be considered at Southern Planning Committee in July 2020. Consideration of the application for Queens Mead has been delayed due to the Surrey Wildlife Trusts requirement to undertake additional bat surveys which can only be undertaken from May this year.

Residents have been advised of the reasons for delay in consideration of the application at Queens Mead.

Consultants BPG have been appointed as our employer's agent and are working with officers to prepare the tender pack for procurement of a build contractor for the sites in Chiddingfold. This process will start with issue of a selection questionnaire to enable shortlisting of contractors.

Churt – Parkhurst Fields

4 x 2-bed houses

All surveys have been completed which will inform the documents to be included as part of the planning application.

Residents near the site will be notified when the application has been made and validated and will have a further opportunity to comment as part of the formal planning consultation process.

The planning application for this site will be submitted at the same time as the scheme at Crossways Close.

Churt – Crossways Close

2 x 1-bed flats

2 x 2-bed flats

2 x 3-bed houses

6 x 2-bed houses

All surveys have been completed and access to the new site agreed by highways. Landscaping design and the Landscape Ecological Management Plans are being finalised ahead of submission of the planning applications which are expected to be made later this month.

Residents near the site will be notified in due course when the application has been validated and will have a further opportunity to comment as part of the formal planning consultation process.

Cranleigh – Amlets Way

2x 2-bed houses (affordable rent)
3 x 3-bed houses (shared ownership)

Waverley entered into a contract with CALA Homes to acquire five new homes on their site in Cranleigh last year. Construction of these homes is now completed and subject to the completion of snagging works the shared ownership and rented properties are due to be handed over w/c 9 March 2020. The rented homes are due to be handed over before the end of March.

Two of the shared ownership homes are progressing through the conveyancing process.

Two further applicants have expressed an interest in the final home and are providing information to complete the initial financial checks, prior to arranging to view the home.

All rented homes have been allocated.

Pipeline Schemes at feasibility stage

(Not yet in the public domain)

Area	Sites	Potential new homes
Cranleigh	3	11
Farnham	3	15
Godalming	4	13
Haslemere	4	24
Other	4	40
	18	103