



Our ref: AL/ar

2 February 2015

Ms H Hobbs
Planning Department
Waverley Borough Council
The Burys
Godalming
Surrey GU7 1HR

Dear Hilary

WEST CRANLEIGH NURSERIES AND LAND AT KNOWLE PARK


Further to our recent meeting and correspondence with Alice Lean of the Housing Department regarding the above scheme, please find below our responses to the queries raised by the housing department. I attach a copy of a revised accommodation schedule, which we feel addresses Ms Lean's comments. I confirm that our illustrative layout will not be altered as all the changes made will be accommodated within the footprint set out on the existing layout.

1. Affordable housing is agreed at 40% of total residential units, this proportion to be secured in a s.106 agreement
2. The Local Lettings Plan remains an offer for WBC to take up in part or whole for the scheme as desired. Should the Council not wish to take it up, the landowners and registered providers will agree to the Council's standard allocations policy.
3. Ms Lean provided a website link to the council's allocation scheme, which we have noted.
4. I attach an amended schedule of accommodation which confirms the number of people/ storeys of each affordable property, as requested.
5. Ms Lean provided us with details of the new SHMA. The proposed accommodation schedule has been amended to reflect the requirements of the new SHMA as requested. You will note the increase in one and two bed homes to meet the identified demand. Our architect has advised that the changes can be accommodated within the footprint shown on the illustrative layout, so we do not intend to amend the submitted illustrative layout as these changes will be dealt with at the detailed application stage
6. The tenure mix has been revised to a 70/30 (rented/intermediate) split with the additional intermediate units being shared ownership as requested.
7. The shared equity can be kept "affordable" in perpetuity by the owner of the affordable housing agreeing that the "stub equity" has no rent payable on it, and that any monies received from the staircasing of the stub equity at a future date being recycled for the provision of further affordable housing. Alternatively there can be a clause in the S.106 preventing the sale of the stub equity to the occupier.
8. Ms Lean expressed concern about the build costs of some of the affordable units and in particular the detached affordable homes. She requested we consider reducing the 4 beds from 3 to 2 in

number, and converting one of the 4 beds into a wheelchair accessible 3 bed home. With regard to detached units these have all been changed to "Town Houses" ie: Semis or terraced. The 4 beds have been reduced to 2 no and a large 3 bed wheelchair accessible bungalow added. The other affordable bungalows have also been identified as wheelchair accessible.

9. We are content to have the accommodation schedule attached to the S.106 agreement with a covenant to provide the percentages of unit types and tenures stated within it.
10. Regarding the point raised by Ms Lean on the Right to Acquire legislation and an area exempt from the Right to Acquire being the rural area which falls within the Designated Protected Area, I confirm the site does fall within the DPA, but I assume this restriction will only apply if HCA funding were sought by the RP. However this is unlikely in this case as the HCA no longer funds S.106 sites unless in exceptional circumstances.
11. I confirm the self-build units are not part of the affordable housing provision
12. I confirm that the affordable housing will be provided through a registered provider and we will get them to enter a nominations agreement in favour of WBC, to be attached to the S.106 agreement
13. I confirm that the specific location of the AH is not yet identified on the illustrative housing layout and this will be resolved through the clearance of reserved matters. The way we normally deal with this is to have in the S.106 agreement an "affordable housing scheme" to be agreed by the Council which identifies: a) Unit types, b) Unit tenures, c) unit locations, d) Rents, e) Shared ownership/Equity sales percentages and equity rent. The issues of integration in clusters and tenure blind design are accepted.
14. We confirm that parking for all affordable homes will meet the Council's residential parking guidance.

Yours sincerely



A M LEAHY

Bespoke Property Consultants