

Committee: Community Committee

Agenda Item

Date: September 6th 2007

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Title: **HOUSING POLICY – DEVELOPMENT OPPORTUNITIES**

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Item for decision

Summary

1. This report asks Members of the Committee to agree site plans for Coney Acre, Rickling and Waldgrooms, Great Dunmow so that planning permission can be sought .

Recommendations

2. That progress is noted by the Committee.
3. That the site plans for Coney Acre, Rickling and Waldgrooms, Great Dunmow are agreed and planning permission can be sought.

Background Papers

4. The following papers were referred to by the author in the preparation of this report and are available for inspection from the author of the report.

Reports and Minutes to:

- Health and Housing Committee 2005
- Community Committee 2006
- Housing Strategy Working Group 2005/06
- Consultation with Parish and Town Councils

Impact

- 5.

Communication/Consultation	Consultation has taken place with the appropriate Parish Councils and Ward Members
Community Safety	None
Equalities	Equality and diversity is a key issue for the Council with regards to housing provision.
Finance	Council owned land will be gifted to the Housing Association in exchange for the

	provision of Affordable Housing
Human Rights	N/A
Legal implications	Required relating to land issues
Sustainability	The developments will be built to at least Sustainable Homes Level 3 and Coney Acre to Level 6
Ward-specific impacts	Impact on the villages of Rickling and Great Dunmow
Workforce/Workplace	Significant project for the Housing Enabling team.

Situation

6. As the Committee will be aware, work has been ongoing regarding Council owned sites that have been identified for development or possible sale.
7. It was agreed in August 2006 that 4 sites could be moved forward for affordable housing to rent. These were in Broomfields, Hatfield Heath, Waldgrooms, Great Dunmow, Broadfield, High Roding (since been withdrawn) and Manor Road, Stansted.
8. The site at Broomfields is currently waiting for planning permission and a decision will be known soon. Manor Road is being considered for short stay managed accommodation, the site plan was approved at Committee in June and planning permission will be sought, resident consultation has been completed and the findings from this will be reported to the Housing Initiatives Task Group in September.
9. Officers were asked to consult with the Town Council at Great Dunmow re the site at Waldgrooms as it was suggested that play facilities were needed in this area rather than affordable housing. A further site was suggested by Councillors that would overlap the Estuary development on Woodlands Park and the Council owned green space at Waldgrooms. However Estuary Housing and the Town Council were not keen on this piece of land for play space and expressed a view that there was sufficient play space in the town.
10. Officers would like to suggest that a further sites plan is now looked at for affordable housing, Coney Acre, Rickling. It is also proposed that Members revisit the site plan at Waldgrooms and agree its use for affordable housing. (See attached plan)
11. The site at Coney Acre, Rickling is for 3 x 2 bedroom bungalows. It is proposed that these dwellings will be built to Sustainable Homes Code 6 and provide a 'Zero Carbon home', the highest code achievable. To gain grant

funding from the Housing Corporation at present, affordable housing must meet code 3. A property graded as class 6 would have zero net emissions of carbon dioxide from all energy use in the home. (Site plan and requirements of Sustainable Homes Code 6 attached for information.)

Risk Analysis

12.

Risk	Likelihood	Impact	Mitigating actions
Planning permission is turned down	Low	Low	Close working with Planning to ensure that the scheme will gain planning permission.

Table: Code Level 6 – an illustrated example

Code Level 6 – an illustrated example
<p>A home meeting any level of the Code will have to meet minimum standards for certain items depending on what Level is desired. For Level 6 this means:</p> <p>The home will have to be completely zero carbon (i.e. zero net emissions of carbon dioxide (CO₂) from all energy use in the home). This could be achieved by:</p> <ul style="list-style-type: none">• Improving the thermal efficiency of the walls, windows, and roof as far as is practically possible (by using more insulation or better glass for example);• Reducing air permeability to the minimum consistent with health requirements (a certain amount of air ventilation is needed in a home for health reasons);• Installing a high efficiency condensing boiler, or being on a district heating system;• Carefully designing the fabric of the home to reduce thermal bridging (thermal bridging allows heat to easily escape between the inner walls and the outer walls of a home);• Using low and zero carbon technologies such as solar thermal panels, biomass boilers, wind turbines, and combined heat and power systems (CHP). It would mean for example that energy taken from the national grid would have to be replaced by low or zero carbon generated energy, so that over a year the net emissions were zero. <p>The home will have to be designed to use no more than about 80 litres of water per person per day. This could be achieved by fitting such items as:</p> <ul style="list-style-type: none">• 6/4 Dual Flush WC;• Flow Reducing/Aerating taps throughout;• 6-9 litres per minute shower (note that an average electric shower is about 6/7 litres per minute);• a smaller, shaped bath – still long enough to lie down in, but less water required to fill it to a level consistent with personal comfort;• 18ltr maximum volume dishwasher;• 60ltr maximum volume washing machine. <p>To achieve the standard would also mean that about 30% of the water requirement of the home was provided from non-potable sources such as rainwater harvesting systems or grey water recycling systems.</p> <p>Other minimum requirements are required for:</p> <ul style="list-style-type: none">• Surface water management – this may mean the provision of soakaways and areas of porous paving;• Materials – this means a minimum number of materials meeting at least a 'D' grade in the Building Research Establishment's Green Guide (the scale goes from A+ to E);• Waste management – this means having a site waste management plan in place during the home's construction, and adequate space for waste storage during its use. <p>But to get to Level 6 you need a further 64.9 points. So the builder/developer must do many other things to obtain the other points. In fact they will need to do 90% of everything in the Code to achieve Level 6, including:</p> <ul style="list-style-type: none">• Energy efficient appliances, and lighting;• Supplying accessible water butts;• Reducing surface water run-off as much as possible;• Using highly environmentally friendly materials;• Minimising construction waste;• Maximum, accessible provision for recycling;• Improved daylighting, sound insulation and security;• Building to the Lifetime Homes standard;• Assessing and minimising the ecological impact of the construction of the home.

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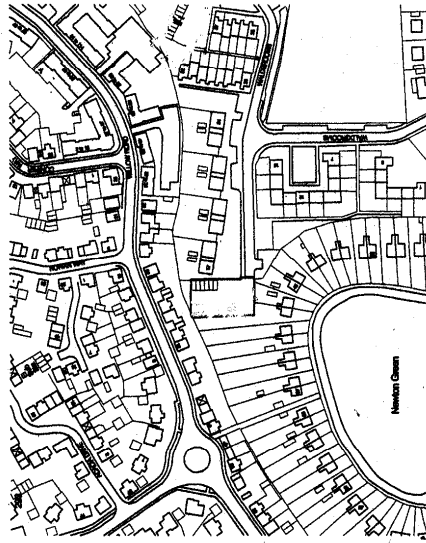
CODE FOR SUSTAINABLE HOMES. DCLG.

UTTLESFORD DISTRICT COUNCIL GARAGE SITES

Proposed Redevelopment of Garage Site
 Waldgroves Great Dunmow, for
 Flagship Housing Group.

Sketch Scheme 2

scale 1:250, 1:250



Location Plan 1:2500

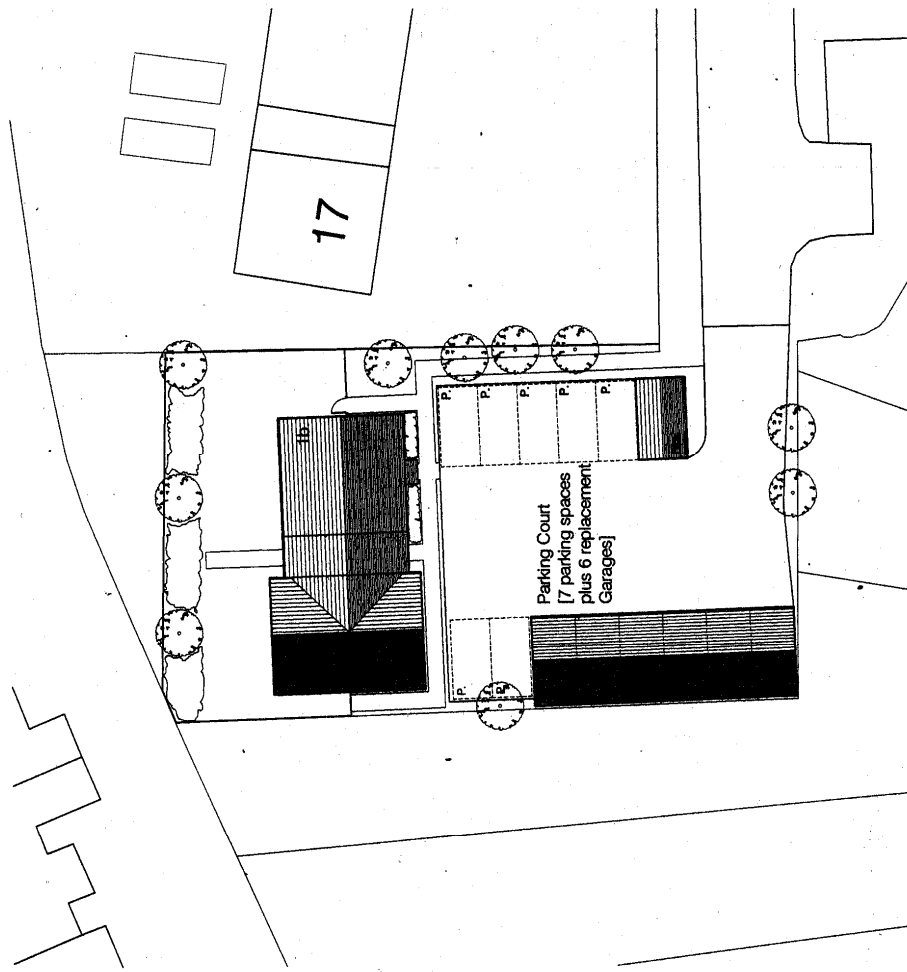
Development Summary

Plot no.	Type	Size (m ²)	Quantity (nr.)
1,3,5	2 Bed (3 person) Flats	57	3
2,4,6	1 Bed (2 person) Flats	46	3
Totals			6 Dwellings

Site Area 0.087 Hectare
 Density 69 dwellings per Hectare
 Parking 7 spaces plus 6 replacement garages.

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The Design Partnership



Site Layout Plan 1:250

The Design Partnership 2006

