

<b>Committee date</b>	3 March 2021
<b>Application reference</b>	19/00778/FULM - Land To The North Of Thomas Sawyer
<b>Site address</b>	Way
<b>Proposal</b>	Amendment to the affordable housing mix of the committee resolution for approval dated 1 April 2020
<b>Applicant</b>	Watford Health Campus Partnership
<b>Agent</b>	Mr Nick Green, Savills
<b>Type of Application</b>	Variation to s106 heads of terms
<b>Reason for committee Item</b>	Variation to previous committee resolution for approval dated 1 April 2020
<b>Target decision date</b>	4 March 2021
<b>Statutory publicity</b>	None Required
<b>Case officer</b>	Andrew Clarke, <a href="mailto:andrew.clarke@watford.gov.uk">andrew.clarke@watford.gov.uk</a>
<b>Ward</b>	Vicarage

## 1. Recommendation

1.1 That the terms of the s106 Agreement previously agreed by the committee on 1 April 2020 be amended to change the affordable housing provision from 67 units to secure a minimum of 62 units comprising a minimum of:

- 12 x 3 bed 5 person social rented maisonettes
- 8 x 3 bed 5 person social rented houses
- 32 x 3 bed 5 person affordable rented houses
- 5 x 2 bed 4 person shared ownership flats
- 5 x 2 bed 3 person shared ownership flats

## 2. Site and surroundings

2.1 The application site, of 2.15 hectares, is located to the north of Thomas Sawyer Way and to the south of the Vicarage Road Football Stadium. To the east of the site is Occupation Road and to the west is the site of the approved Multi Storey Car Park. The site is to be accessed by a new road from the roundabout on Thomas Sawyer Way.

## 3. Summary of the proposal

### 3.1 Proposal

The Committee on 1 April 2020 resolved to grant planning permission for the redevelopment of the site to provide 192 dwellings and a community centre, with associated landscaping, amenity space and access, subject to the entering into of a s106 agreement to, amongst other things, make provision

for 67 affordable housing units and also subject to a number of conditions. The report to Committee on 1 April 2000 is attached as Appendix 1.

- 3.2 The applicant has requested that the affordable housing provision to be secured as part of the s106 agreement be varied from that approved by the committee. As the s106 agreement has yet to be finalised and planning permission formally issued, this report seeks approval for the original resolution to be amended to take into account the requested variation.

#### 4. Main considerations

- 6.1 Affordable housing provision

- 6.2 The affordable housing and overall tenure previously approved was:

Units	1 Bed	2 Bed	3 Bed	Total	% of scheme	% of affordable
Market	39	25	61	125	65	n/a
Affordable Rent	0	0	44	44	23	66
Social Rent	0	0	13	13	7	19
SO	0	10	0	10	5	15
Total	39	35	118	192	100	100

- 6.3 The amended affordable housing and overall tenure is:

Units	1 Bed	2 Bed	3 Bed	Total	% of scheme	% of affordable
Market	39	25	66	130	68	n/a
Affordable Rent	0	0	32	32	17	52
Social Rent	0	0	20	20	10	32
SO	0	10	0	10	5	16
Total	39	35	118	192	100	100

- 6.4 These amendments would secure seven additional 3 bedroom, 5 person Social Rented units, the type of unit considered highest priority by Watford Borough Council's housing service. The numbers of Affordable Rented would be reduced by twelve, resulting in five fewer affordable housing units overall. The number of Shared Ownership units remains unchanged. Watford Borough Council's housing service support this amendment. This mix is broadly in line with policy HS3 of Watford's Core Strategy, though is more in line with emerging draft local plan policy HO3.3 which reflects current housing needs. A plan showing the amended housing tenure mix is at Appendix 2.

- 6.5 The amended mix would deliver 35% affordable housing by habitable room, which is 32% by unit. This percentage difference is due to the larger units

being affordable. This compares to 38% by habitable room and 35% by unit previously. The affordable housing provision with 35% by habitable room is compliant with Policy HS3 of the Core Strategy and is therefore considered acceptable.

## **7. Additional consultation responses received**

### **7.1 Internal Consultees**

<b>Name of Internal Consultee</b>	<b>Comment</b>
Housing	The housing service supports the provision of additional social rented units.

## **8. Recommendation**

That the terms of the s106 be amended as follows:

- i) To secure a minimum of 62 units of the development to be Affordable Housing units comprising a minimum of:
- 12 x 3 bed 5 person social rented maisonettes
  - 8 x 3 bed 5 person social rented houses
  - 32 x 3 bed 5 person affordable rented houses
  - 5 x 2 bed 4 person shared ownership flats
  - 5 x 2 bed 3 person shared ownership flats

And that all other heads of terms of the s106 agreement and conditions as set out in the previous resolution dated 1 April 2020 remain as originally approved.