

# **INFORMATION REQUIREMENTS**

**FOR**

## **TAYLOR WIMPEY**

### **LAND TO THE NORTH OF WEST ROAD, SAWBRIDGEWORTH ALLOCATION SAWB 2**

Reference: CAM.0990/Rev A

Date: July 2014

## **Pegasus Group**

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## **1. INTRODUCTION**

- 1.1 This report has been prepared by Pegasus Group on behalf of Taylor Wimpey who has an option in place to purchase the emerging allocation SAWB 2.
- 1.2 Policy SAWB 2 of the emerging District Plan proposes to allocate the land to the north of West Road, Sawbridgeworth for residential redevelopment comprising of approximately 100 dwellings.
- 1.3 In May 2014 Pegasus Group submitted representations on behalf of Taylor Wimpey East Anglia in response to East Hertfordshire District Council's Preferred Options Draft District Plan. These representations were accompanied by the following documents:
- Initial Landscape and Visual Appraisal and Green Belt Boundary Review – Csa
  - Access and Accessibility Report – WSP
  - Phase 1 Habitat Survey – James Blake Associates
  - Water Vole Survey – James Blake Associates
  - Tree Constraints and Opportunities – Ian Keen Ltd
  - Archaeological Desk Based Assessment – CSa
  - Flood Risk Assessment – MLM
  - Phase 1 Deck Study Report (Contamination) – deltasimmons
  - Illustrative Masterplan - CSa

**2. LAND OWNERSHIP AND CURRENT OCCUPIERS**

- 2.1 Policy SAWB 2 of the emerging District Plan proposes to allocate the land to the north of West Road, Sawbridgeworth for residential redevelopment comprising of approximately 100 dwellings.
- 2.2 The site is located to the north west of the Sawbridgeworth and comprises of approximately 5.9ha of agricultural land, which is demarked by existing hedge rows, trees and a stream running along the western boundary.



- 2.3 The land ownership plan above illustrates the extent of the land secured through an option agreement by Taylor Wimpey.
- 2.4 There are no public rights of way which cross the site.

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- 2.5 There are no known restrictive covenants, easements or wayleaves at the site.
  - 2.6 At the time of submitting an application for the residential redevelopment of the site the requisite serve of notice will be issued on all tenants/ landowners. All existing landowners are party to the Option Agreement at the site.
  - 2.7 There is no requirement for off site land assembly requirements nor Compulsory Purchase/ compensation to enable redevelopment at this site.
  - 2.8 There are no identified constraints which would impact upon the delivery of this site and the site is available immediately.
  - 2.9 The site is available for immediate delivery by a leading house builder – Taylor Wimpey. It is envisaged that this site in its entirety will be delivered within the first five years of the plan period 2016-2021.

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### **3. SURVEY/ ASSESSMENT**

#### Topography

- 3.2 CSa Environmental Planning completed an 'Initial Landscape and Visual Appraisal and Green Belt Boundary Review' for the site which was submitted at Appendix 1 of the response made by Pegasus Group on behalf of Taylor Wimpey to the East Hertfordshire District Council's Preferred Options District Plan.
- 3.3 CSa Environmental Planning state at paragraph 4.9 that *"The topography of the Site generally falls away from east to west and north to south, from a high point of around 72m AOD in the north-east corner down to around 60m AOD in the south-west. Along the western boundary with the brook, the levels fall away sharply as the plateau of the field gives way to the ditch servicing the brook.*
- 3.4 *Heading east from the Site the topography levels off before dropping away through the town and into the River Stort valley to the east."*
- 3.5 A Topography plan accompanies this report.

#### Flood Risk/ Drainage

- 3.6 MLM Consulting Engineers have produced an Flood Risk Assessment for the site which was submitted at Appendix 7 of the response made by Pegasus Group on behalf of Taylor Wimpey to the East Hertfordshire District Council's Preferred Options District Plan.
- 3.7 The Flood Risk Assessment confirms that the site is in Flood Zone 1 and that as such it is at low risk of flooding. It also confirms that surface water run-off will appropriately dealt with to ensure that the risk of flooding from this source is not increased. The relevant methods for this will be developed as the scheme is progressed and is likely to include Surface Water attenuation features on site. The redevelopment of this site will not therefore cause any increased flood risk to others.

#### Land Contamination

- 3.8 Deltasimons produced a Phase 1 desk-based study assessing the potential for contamination at the site which was submitted at Appendix 8 of the response made by Pegasus Group on behalf of Taylor Wimpey to the East Hertfordshire District Council's Preferred Options District Plan. This study confirms that the potential for contamination at this site is low.

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Heritage

- 3.9 An Archaeological Desk Based Assessment was produced by CSa Environmental Planning which was submitted at Appendix 6 of the response made by Pegasus Group on behalf of Taylor Wimpey to the East Hertfordshire District Council's Preferred Options District Plan. This notes that the redevelopment of the site is unlikely to have any effect on the settings and significance of any nearby designated heritage assets. A geophysical survey of the site will be carried out later in the year and after the harvest to confirm these initial findings.
- 3.10 The results of this further survey work will be submitted to the Council.

Ecology

- 3.11 James Blake Associates produced a Phase 1 Habitat Survey which was submitted at Appendix 3 of the of the response made by Pegasus Group on behalf of Taylor Wimpey to the East Hertfordshire District Council's Preferred Options District Plan. It was found that the site could provide suitable habitat for reptiles, water voles and breeding birds. The report considers at paragraph 7.2 that "*the development could proceed with minimal impact on the local conservation status of any protected, BAP or rare species within the area.*" A number of suggestions have been made as a way to enhance the habitat for local wildlife including a sensitive landscape strategy.
- 3.12 A Water Vole Survey has also been carried out which was submitted at Appendix 4 of the response made by Pegasus Group on behalf of Taylor Wimpey to the East Hertfordshire District Council's Preferred Options District Plan. The survey has confirmed that there is no conclusive evidence of water voles or otters within the site boundary.
- 3.13 An initial Tree Constraints and Opportunities report has been produced by Ian Keen Ltd which was submitted at Appendix 5 of the response made by Pegasus Group on behalf of Taylor Wimpey to the East Hertfordshire District Council's Preferred Options District Plan. It found that the site is predominantly free of trees other than those at the boundary and there is an opportunity to increase the biodiversity of the tree population through additional tree planting around the boundary and within the development scheme.

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Landscape/ Visual Impact

- 3.14 The CSa Environmental Planning produced an Initial Landscape and Visual Appraisal and Green Belt Boundary Review which was submitted at Appendix 1 of the response made by Pegasus Group on behalf of Taylor Wimpey to the East Hertfordshire District Council's Preferred Options District Plan. It found that the site is visible from several locations in the near distance with middle and longer distance views being limited by topography and intervening built form and vegetation.
- 3.15 The CSa report concurs with the findings with the East Hertfordshire District Council Green Belt Review (2013). It is considered that the allocation of land at this site represents a valuable opportunity to redefine an existing weak Green Belt boundary to provide a robust edge to Sawbridgeworth.

Transport

- 3.16 An Access and Accessibility Report was produced by WSP for this site. This was submitted at Appendix 2 of the of the response made by Pegasus Group on behalf of Taylor Wimpey to the East Hertfordshire District Council's Preferred Options District Plan.
- 3.17 The site is situated on the edge of the built up area of Sawbridgeworth and is well related to existing facilities as demonstrated in the accompanying Access and Accessibility Report. Figure 2 of this report illustrates walking times to the facilities and Figure 3 illustrates cycle catchment areas. The majority of facilities are within a 10 minute walk including: local shops, a post office, primary schools, a doctor's surgery, a dentist, pubs, library and access to bus stops. The train station is approximately a 15 minute walk from the site.
- 3.18 Sawbridgeworth is also well-served by buses with bus routes 347, 509 /510, and 511/512 providing good links to Bishop's Stortford to the north and Harlow to the south. Further details of these routes including a map can be found in the report at Appendix 2.
- 3.19 Vehicle access to the development will be via a single point of access forming a priority junction with West Road as illustrated on drawing number 2185-GA-01 provided at Appendix A of the accompanying Access and Accessibility Report. It is demonstrated that the necessary visibility splays can be achieved.

- 3.20 We are aware that the neighbouring school is reviewing its access arrangements. The proposed access arrangement to the site would be suitable to accommodate the traffic associated with the school should the proposal to change the point of access be progressed. School drop off and pick up areas be incorporated to ensure sufficient room is provided for school related trips, assuming this does not conflict with the School's own Travel plan measures to discourage the use of private vehicles in travelling to school.
- 3.21 The junction of West Road/ A1184 will be subject to a detailed capacity analysis taking into account the committed developments within the Sawbridgeworth area. It is however considered that should any mitigation measures be required as part of the development proposal that these can be accommodated at this junction.

#### Education

- 3.22 Taylor Wimpey is very keen to work with the Education Authority and the school to ensure appropriate future provision is properly planned to support the development proposed for this settlement. This will inevitably be progressed through further discussion as the details of the proposed scheme are finalised and the amount of land required for the expansion of the Mandeville School. Taylor Wimpey is committed to providing the land to enable this school expansion on the basis that a fair and equitable approach is adopted by the County Council, balancing the provision of land which would otherwise be suitable for additional residential development with wider Section 106 contributions

#### Utilities (water/ foul drainage, gas, electricity, telecommunication/ broadband)

- 3.23 Taylor Wimpey will work with utility providers to deliver the necessary infrastructure in accordance with the emerging District Local Plan and the demands of the development.

#### Population Impacts

- 3.24 The likely population impacts will be quantified in greater detail at the detailed design stage once the residential mix have been confirmed. The table below illustrates the possible population yield of the development based on the national average household size of 2.3 people per dwelling.

Number of Dwellings	Expected Population
100	230 people
120	276 people



## 5. SCHEDULE OF DEVELOPMENT

5.1 The concept masterplan illustrates the following indicative schedule of development:

Site boundary	6.14 ha
Land for future expansion of primary school as requested in current policy wording for SAWB 2	1.2 ha
Residential Area	3.4 ha
Public Open Space (including SuDs features)	1.52 ha

5.2 At present the concept masterplan illustrates 1.2ha of land which will be made available to Hertfordshire County Council Education Department to facilitate the mitigation of proposed development at SAWB 2 and SAWB 3. Hertfordshire County Council Education Department are currently reviewing the scale of land required therefore this element is subject to change.

5.3 The concept masterplan illustrates sufficient land to deliver 102-120 dwellings based upon a density in the region of 30-35 dwellings per ha.

5.4 Given the current stage of the development it is not possible to provide details of the floorspace of the proposed development.

5.5 Similarly it is not possible to provide details of the proposed residential housing mix however Taylor Wimpey will seek to meet the emerging policy requirements of Policy HOU1 and SAWB 2 which seek to range of dwellings sizes and types to enable balanced communities. It is expected that this site will deliver a range of dwellings from 1 or 2 bedroom to 4 or 5 bedroom properties.

5.6 Taylor Wimpey will seek to meet the emerging policy requirements for affordable housing set out in Policy HOU3 and SAWB 2 of the District Plan to deliver 40% affordable housing with a tenure split of 75% social/affordable rented and 25% intermediate/shared ownership.

**6. PHASING**

- 6.1 The land north of West Road, Sawbridgeworth (Allocation SAWB 2) is identified at Policy DPS3 the emerging District Plan for delivery during 2016-2021. Taylor Wimpey agrees with the Council’s stated timescale for delivery.
- 6.2 Whilst there are no identified constraints which would impact upon the delivery of this site and the site is available immediately the site is currently situated within the Green Belt as such this site will not come forward prior to the adoption of the District Plan.
- 6.3 It is envisaged that the site will be developed by a single housebuilder and phased as follows:

2016/17	20 open market 8 affordable
2017/18	40 open market 16 affordable
2018/19	22 open market 14 affordable
2019/20	
2020/21	

## 7. MITIGATION

7.1 The precise details of the on-site and off-site mitigation are not currently known. The following table sets out the expected costs and consideration as to whether these items will be secured via S106 or CIL.

Item	Estimated Cost	S106	CIL
Water	Unknown	Developer/ provider cost	N/A
Electricity	Unknown	Developer cost	N/A
Gas	Unknown	Developer cost	N/A
Internal roads		Developer cost	N/A
Internal footpath		Developer cost	N/A
Off site road enhancements		Developer cost	N/A
Education	Land provision in Lieu	Land provision in Lieu	N/A
Health	Unknown	Dependant on scale of demonstrable need	Dependant on scale of demonstrable need
Community facilities	Unknown	Dependant on scale of demonstrable need	Dependant on scale of demonstrable need
Public Open Space		Developer cost on site	
Play facilities		Developer cost on site	
SUDs		Developer cost on site	

## 8. VIABILITY APPRAISAL

8.1 Given the financial sensitivity of the data requested the following sets out Taylor Wimpey's expectation of costs related to this scheme however much of the information sought is unknown at present as is dependent upon the final design.

Floor Areas	Unknown at this stage						
Site preparation/ scheme enabling costs	Minimum of 10% of build costs						
Residential build costs	Unknown at present as will depend upon the mix						
Residential land values	Unknown at present						
Residential build-out/ sales rates	<p>It is expected that approximately 3 private dwellings will be sold per month with a prorata affordable delivery. See section 5 for phasing details.</p> <table border="1" data-bbox="890 808 1353 958"> <tr> <td>2016/17</td> <td>28 dwellings</td> </tr> <tr> <td>2017/18</td> <td>56 dwellings</td> </tr> <tr> <td>2018/19</td> <td>36 dwellings</td> </tr> </table>	2016/17	28 dwellings	2017/18	56 dwellings	2018/19	36 dwellings
2016/17	28 dwellings						
2017/18	56 dwellings						
2018/19	36 dwellings						
Affordable Housing Provision	40% affordable housing with a tenure split of 75% social/affordable rented and 25% intermediate/shared ownership.						
Onsite infrastructure	See Section 6						
Off site infrastructure	See Section 6						
Assumptions on public sector funding	See Section 6						
Developer's return	20% on private revenue 6% on affordable revenue						
Finance Costs	Finance costs assume an interest rate of 7%						
CIL/ S106 costs	Unknown						
Professional fees	8-12%						
Sales costs	Minimum of 2.5%						
Professional fees on land purchased	1% surveyor/ 0.75% legal						
Uplift in values over time	Unknown						
Cost inflation	Unknown						
Threshold land value and assembly costs	Unknown						
Sensitivity Analysis	<ul style="list-style-type: none"> <li>• The proportion of affordable housing</li> <li>• The building regulation and Code Level Requirements</li> <li>• Amount of S106/CIL</li> </ul>						

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## **9. LONG-TERM MANAGEMENT/ MAINTENANCE ARRANGEMENTS**

### Market Housing

- 9.2 The properties made available on the open market will be maintained by the prospective residents. If any apartments are proposed as part of the scheme Taylor Wimpey will make the necessary arrangements for the communal areas of these properties to be maintained by a service company which will be paid for by the residents via a service charge.

### Affordable Housing

- 9.3 The affordable housing properties are likely to be delivered and maintained by a registered social provider operating in the District.

### Drainage

- 9.4 Foul water drainage will be the responsibility of the utility operator at the site.

### SUDs

- 9.5 The Sustainable Urban Drainage systems delivered at the site will be delivered to an adoptable standard and offered for adoption by the statutory body responsible at the time of completion.

### School

- 9.6 At present the concept masterplan illustrates 1.2ha of land which will be made available to Hertfordshire County Council Education department to facilitate the mitigation of proposed development at SAWB 2 and SAWB 3. Hertfordshire County Council Education department will therefore be responsible for the maintenance of this land.

### Open Space

- 9.7 The open space at the site is likely to be maintained by a landscaping maintenance company appointed by Taylor Wimpey.

### Play Space

- 9.8 The play facility will be delivered by Taylor Wimpey and it is likely to be offered to Sawbridgeworth Town Council for adoption and maintenance. In the event that this is not acceptable to the Town Council then a management company will be appointed by Taylor Wimpey.

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**10. ANTICIPATED DELIVERY AND FINANCIAL MODEL**

- 10.1 The site will be delivered by National Housebuilder Taylor Wimpey through the direct development approach.
  
- 10.2 The delivery of the site will be funded by Taylor Wimpey in conjunction with the land owners as set out in the confidential Option Agreement.