
From: Francisca Muonweokwu-Egbunike
<FMuonweokwuEgbunike@eppingforestdc.gov.uk>
Sent: 16 April 2021 13:02
To: App Comment; Marie-Claire Tovey
Subject: Re Consultee Response - 177 High Road, Chigwell, IG7 6NX Planning reference number: EPF/2868/20 - REVISED DESCRIPTION AND PLANS.

Dear Marie-Claire,

Thank you for consulting me on the above planning application following modifications to the design. I note from the information provided that the proposed number of units have reduced from 40 to 35 units.

Context:

Since this development now proposes 35 units, the applicant will need to provide at least 14 of the overall number of homes as affordable housing.

As noted previously in my comments dated the 20th January 2021, The District Council expects new housing developments to include a range of house types and sizes to address local need including downsizing. It also expects the affordable housing mix to reflect that of the market housing, in terms of types, sizes and the overall number of habitable rooms and for completeness, requires the affordable housing mix to reflect the local need.

In addition, all new housing is also required to meet the accessible and adaptable homes standards as defined by the current Building Regulations and mixed tenure residential developments must be designed to be 'tenure blind' to ensure homes across tenures are indistinguishable from one another in terms of quality of design, space standards and building materials.

Further to my earlier consultation and response dated 20th January 2021, we recommended the refusal of the original application on the basis that the proposal does not include any affordable housing. We also suggested our involvement in future discussions to explore options on the affordable housing offer.

Recommendations:

The application as currently presented, apart from, any other planning reasons that may apply, I would recommend that the application be **refused** on the basis that the proposal still does not include any affordable housing or provide any considered options or intention to review its affordable housing provision and how they will manage its provision further to the design changes.

Thank you and Kind Regards,
Francisca Muonweokwu-Egbunike
Housing Enabling Officer

T: 01992 5624000 ext 2538
E: FMuonweokwuegbunike@eppingforestdc.gov.uk
O: Civic Offices
High Street
Epping
Essex, CM16 4BZ



Help reduce email traffic. Think before you send – make every email count.