

Beeford Parish Council Response

Planning Application 18/02503/STVAR Variation of Condition 2 to allow modifications to Plot 7 of Planning Permission 16/02275/STPLF

Further to the Parish Council meeting of the 8th July 2019 during which the Beeford Parish Council discussed the above application along with the Economic Assessment Document which has been submitted by the applicant/developers in relation to the development at Holme Farm.

It is noted that on the 9th June 2017 a Deed of Variation was made and agreed between ERYCC and both John and Susan Russell. In this Deed the Section 106 of the Town & Country Act 1990 was a vital part of this document to which the owners specifically agreed to both the relevant financial contribution along with the Affordable Housing contribution in relation to this application.

It should also be noted that following an Extra Ordinary Planning meeting held by the Beeford Parish Council held on the 2nd August 2016 during which the Council raised a number of points which were a cause for concern with the ultimate conclusion being that the Parish Council felt the application should be refused and failing that should go before a full Planning Committee to be discussed in depth.

The Parish Council upon receipt of a justification Statement from ERYCC in relation to the development the Parish Council convened a further Extra Ordinary meeting on 17th October 2016 the outcome of the meeting being that the Parish Council reiterated their original comments in relation to this application, that being the recommendation of a refusal of the application, however, should that not be possible the Parish Council requested ERYCC Planning to reduce the original application from 23 to 15 dwellings with the appropriate percentage of affordable housing being included.

Following information received by the Clerk which was put before the Parish Council during their meeting on the 10th June 2019 we now note that JSA Developments Limited (the applicant) have instructed Cushman & Wakefield to undertake an Economic Viability Assessment (EVA) in respect of the proposed development at land to the south of 57 Main Street, Beeford.

JSA Developments have submitted the EVA to ERYCC which has the aim of them requesting for the removal of their obligations under the original Planning Approval in relation to removing the Affordable Housing elements along with changes to the S106 Agreements which formed part of the original application.

The Parish Council are concerned that this application has had several requests for variation of the design being made by the applicant that they have also now added this EVA which effectively seeks to remove all the Section 106 commitments. This request has been added more lately after the application was originally made and consultation/decisions have been made. By removal of the Section 106 commitments it would now appear that the application is one of a different application to the original and the Parish Council feel this should be reconsulted upon by a full Planning Committee, also it is our understanding that applications to change S106 agreements could not be made once a development has commenced and that such applications surely result in a new permission and not a variation thereby raising the question is this a valid application?

The application also seeks to fully remove the amount of Affordable Housing contribution if which approved would surely make the development no longer Policy compliant within the local ERYCC adoptive Plan. It would also make the development non-compliant with the National Planning Policy framework which requires all new developments to contribute a minimum of 10% of affordable housing.

It should also be noted that the applicant in conjunction with Cushman & Wakefield have submitted two EVAs in relation to this site the first in March 2019 and the second in June 2019. The second EVA contradicts the original document on a number of different aspects which is of some concern to the Parish Council considering that plots 1,2,3,5 & 6 have been fully built and the gross internal area (square feet) has been changed quite considerably which raises concerns as to the validity/credibility of one or both of the EVAs in this matter. There is also some concern that the EVA is suggesting the average sales value of around £160 sq. ft whilst the general market price seems to be around £200 per sq. ft and with a typical house size of around 900 plus sq. ft surely this would mean the properties are being sold at £35/40,000 less than the market value for the area. Are the applicants saying this is realistic, and on this basis should the developer be exempted on viability grounds because they seem unable to sell their properties for a true market value?

The EVA uses the land value that is higher than the current market value being achieved on comparable sites which raises the question is the site not viable why is it valued at a higher amount when surely it should be less considering that it has already been bought.

We also note that Architectural design fees at £187,000 seem to be extremely excessive and completely unjustified. This along with the extra over build cost at £195,700 once again seems to be excessive and unjustified particularly when a contingency is also included.

If the conflicting EVAs have provided the applicant with inaccurate information by their Quantity Surveyor maybe this is a matter that should be discussed between them to resolve.

It should also be noted that other recent developments within Beeford village which have a S106 agreement in place have fully met the quality requirements for Affordable Housing therefore once again raising the question why this application should be exempt.

The Parish Council now feel any new application in relation to the existing application raises issues which are of considerable public concern in relation to this matter and the intentions/commitment of JSA Developments Limited in relation to the S106 Agreement.

Beeford Parish Council

8th July 2019