



Stradbroke
Parish Council

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15th June 2019

Mr Jason Vince & Mr David Smith
Earlswood Homes
The Old Mill
Kings Mill Lane
South Nutfield
Redhill
Surrey
RH1 5NB

Dear Mr Vince and Mr Smith

At their meeting on 10th June 2019, Stradbroke Parish Council considered the proposals presented to the Planning Committee on 3rd June. The Parish Council reviewed all relevant correspondence and a report from the Planning Committee.

The following resolution was passed:

- a. That the Earlswood Homes site expansion proposal be rejected.
- b. Any planning application submitted must, within reason, be compliant with Neighbourhood Plan Policy STRAD18. There is some flexibility in numbers due to the car park reduction from 3000sqm to 1000sqm size.
- c. That the developer produces a DAT viability appraisal for approximately 76 homes.

The Parish Council would like to take this opportunity to advise that a feasibility study for the nursery site has been approved and funds have been allocated to this project. The Parish Council consider this matter urgent and will, if necessary, briefout regarding options that model the primary school site with and without the land behind it.

Yours sincerely

Odile Wladon

Miss Odile Wladon
Clerk

David Smith
Thu 2019-06-13 20:03

- Chris Edwards; Jason Vince; 'Stradbroke Parish Council'; 'Jeremy Fox'; 'Stuart Gemmill'

Dear Chris,

Thanks for the prompt response.

We do acknowledge the need for the school improvements to start and do of course want to bring Neil's site forward at the earliest opportunity. That said, we believe that the only practical way to bring this site forward is to spread the cost/risk over more units. If such a scenario is not ultimately supported by the PC/LPA, there will be little option but to wait until market conditions & outlook, improve the viability of the site.

With regards to the Nursery school, you'll recall that we have currently provisioned 1000 SQM of car parking in our initial plans, to support those changes. We anticipate that the bus stop will be located in roughly the same area, noting that a loop which allows for the forward travel of school busses (at all times), would be factored in. We would anticipate that the access road, car parking and school bus drop off / pick up loop, would be constructed during the first phase of any development.

Thanks & Regards
David Smith
Regional Director - East Anglia
www.earlswoodhomes.com

From: Chris Edwards

Sent: 13 June 2019 19:07

To: David Smith

Cc: Jason Vince; 'Stradbroke Parish Council' <stradbrokepc@outlook.com>; 'Jeremy Fox'; 'Stuart Gemmill'; 'Carol & Don Darling'

Subject: RE: for interest

Dear David,

Thank you for your reply. It is helpful to keep informed of your intentions. We were informed by a member of the planning committee that he had spoken with the landowner and that the landowner reported to him that you would park the site for perhaps a year.

There is a review mechanism in the plan and we shall be considering the progress of the sites in relation to development on an annual basis, which in this case means January 2020. I hope that gives you some sense of our timing.

Meanwhile the Parish Council has approved a feasibility study for the nursery site and allocated funds to this project, and we need to get on with that , so it may be necessary to briefout regarding options that model the school with and without the land behind it. The school development cannot wait a year.

Kind regards

Chris

From: David Smith
Sent: 13 June 2019 17:46
To: Chris Edwards **Cc:** Jason Vince ; 'Stradbroke Parish Council' <stradbrokepc@outlook.com>; 'Jeremy Fox'; 'Stuart Gemmill'; 'Carol & Don Darling'
Subject: RE: for interest

Dear Chris,

Apologies for the delay as just got back from holiday. I do appreciate your efforts to try and find some solutions. The issue here is that there are accepted methods for assessment and we have to work with those. The new style of building may bring some benefits but we would caution that these are not widely accepted in the marketplace, by buyers or agents alike.

Ultimately, we have to work with what we believe will be the realities of the market scenario through build to eventual sale and therefore, will have to make our proposals with the accepted methodologies / evidence in mind.

We will contact your sub-committee for a further meeting, once we have a more detailed proposal to discuss.

All the best.

Thanks & Regards
David Smith
Regional Director - East Anglia
www.earlswoodhomes.com

From: Chris Edwards
Sent: 06 June 2019 09:01
To: David Smith
Cc: Jason Vince ; 'Stradbroke Parish Council' <stradbrokepc@outlook.com>; 'Jeremy Fox' ; 'Stuart Gemmill'; 'Carol & Don Darling'
Subject: for interest

David

Regarding the London development we approached the cost problem in this way

The link below should show 6 no. 4 and 5 bed homes 110m sq minimum with individual private amenity areas (courtyard gardens) constructed on the roofs of traditional blocks of flats. The two blocks are on the left of the picture, with deck access and white balustrading
<https://goo.gl/maps/thXSfiwzfTDxzGzz6>

issues for an M+ E driven solution to land cost problem for 4/5 bed flats for social rent to large families – not affordable on 35 year life cycle cost

Hypothesis

Use existing stable structure with solid internal load bearing walls creating a box girder effect to support new off site homes – “free land” and low cost manufacture
existence of huge water tank on roof evidence of load bearing capability

problem

- marry up old with new structure
- install must be capable of subdivision for lifting from confined space to height of 70 ft – space constraint defined size of crane

Solutions

progressive collapse banding required as precaution
removal of redundant water tanks – tank was evidence of load bearing/structural stability
refurbishment and extension of existing lift shaft and install of new lift as part of apportioned major planned works/ ditto rubbish chute
overhaul and extend existing services electricity gas and and water, install booster water pump to ground floor, apportion for major works
off site manufacture of housing
subdivided into small sections including pre formed bathroom and kitchen pods
craned into place over a week and connected up

We did not need to make an immediate profit but the scheme had to show positive viability and a contribution to reserves for 35 years which is a surplus spread over a long time; repay borrowing; and enable social rent levels.

You do not have the free land but you can perhaps control other costs? And there is help out there..

<https://www.offsitehub.co.uk/industry-news/news/uk-government-promote-offsite-manufacture-for-construction/>

Kind regards

Chris