

Appendix B – Further Details of Section 73

- The hybrid planning permission for the Ebury Bridge Estate includes full details for Phase 1 including the tenure mix, which is shown on the approved drawings. The proposed number of homes, types and quantities remain consistent across buildings 7 and 8 with the approved hybrid outline scheme planning permission.
- As a result, the tenure location for Phase 1 are proposed to be redistributed with no change to unit sizes. The tenure development proposes a market led block (Building 7) and affordable led block (Building 8) which results in an increased number of market homes across Phase 1, whilst still achieving 51% affordable homes for Phase 1. Furthermore, with regards to the affordable homes, a higher number of social homes and reduced number of intermediate homes are proposed within Phase 1 to respond to the emerging borough-wide policy direction and coordinated with the needs of returning residents.
- The changes can be summarised as follows:
 - Amendment to the tenure distribution of Phase 1 so that Building 7 comprises solely market-led housing units and Building 8 a solely affordable-led development.
 - Amendment to the affordable housing tenure mix within Phase 1, to seek an increase from 98 to 100 social homes, and reduction in provision of intermediate homes, from 44 to 16.
 - Amendment to the provision of market homes within Phase 1, to increase number of homes from 84 to 110.
- The effect of the above changes does, however, require an update of the Phase 1 approved drawings and this will need to be secured through the Section 73 Application.
- Following the changes proposed to the affordable housing tenure mix within Phase 1, there would be a decrease to 51% in the total number of affordable homes provided in Phase 1 (compared to 63% in the approved application). However, this change will enable an overall increase in the number of affordable homes delivered as part of the outline application, and subsequently, across the masterplan as a whole.
- Updates are also required, therefore, to the section 106 Unilateral Undertaking which relates to the hybrid planning permission so that it will also apply to development brought forward under the section 73 planning permission and to update the number of affordable housing units and redistribution of tenure locations.
- Whilst the precise tenure split for the affordable units in the outline area is to be agreed through reserved matters applications, it is proposed to update the tenure split of the uplift units across the development to 85 – 95% social rented units and 5 – 15% intermediate units paving the way for these future submissions and reflecting the aspiration to increase the number of social homes across the whole masterplan.