

	<p>Lympsham Affordable Housing Project Briefing Paper 10 – presented 21st May 2018</p>
<p>Contacts</p>	<p>Duncan Harvey – Affordable Housing Policy and Development Manager Housing, Health & Wellbeing Service Direct dial: 01278 436440 Email: duncan.harvey@sedgemoor.gov.uk</p> <p>Esther Carter –Housing Development Officer Housing, Health & Wellbeing Service Direct dial: 01278 435599 Email: esther.carter@sedgemoor.gov.uk</p>
<p>Community Housing Fund Grant Award</p>	<p>The Stage 2 Feasibility Investigations are now complete and the Parish Council have received the reports.</p> <p>Members decision required: Confirmation from the Parish Council that the CHF grant can now be paid to the contractor.</p>
<p>Housing Consultation April 2018</p>	<p>The Housing Public Drop in session held on 30th April was a successful event, with a packed hall to listen to the presentation by Duncan. Feedback was requested via email to the affordable housing generic inbox. To date there have been seven feedback emails. Appendix 1 at the end of this report is the reply sent to each respondent on the issues raised, we were pleased to see that two replies were from those who are looking for affordable housing in Lympsham.</p>
<p>Project update West Road</p>	<p>The feasibility works have now been completed, there appears to be no issues that would be considered ‘project threatening’.</p> <p>EG Carter & Co Ltd are in discussions with Liverty Housing Association who will also take on the market housing, Liverty has shown interest in taking the site as a whole.</p> <p>The next step is to work up a viable proposal and submit a planning application.</p> <p>Members decision required: Confirmation from the Parish Council that they would support a planning application for the site at West Road.</p>
<p>Project timetable</p>	<p>If the Parish Council are minded to support a planning application the project timetable would be as following:</p> <p>June 2018 – Subject to agreeable discussion with EG Carter & Co Ltd and Liverty – a submission of a planning application</p> <p>September 2018 – Subject to agreement from Planning Officer and Statutory Consultees – Planning approval granted (Local Letting/Sale plan required for S106 agreement)</p> <p>Members decision required: Confirmation from the Parish Council that they would consider working on the wording of the local letting/sale plan for the allocation of the affordable units. (see Appendix 2)</p> <p>December/January 2018 – Anticipated commencement of construction of the new homes</p> <p>December/January 2018/19 – Homes ready for occupation.</p>

Affordable Housing Update

The January 2016 Lympsham HNA identified a need for 10 affordable homes. We have received further HNA submissions following the recent consultation event. An assessment of these submissions has highlighted the need for an additional 10 affordable homes. None of these new submissions responded to the earlier HNA. The combined total of 20 affordable homes (derived from the 2016 & 2018 update) would mean that the number of affordable units proposed at West Road would be insufficient to address the local need. A copy of the 2018 Lympsham HNA will be published shortly.

Lympsham Interim Housing Need Assessment

The table below provides information on the completed survey responses received to date.

	Bedroom size				TOTAL
	1	2	3	4	
Shared Ownership		2			2
Rented	1	2	4	1	8
TOTAL	1	4	4	1	10

The information is broken down further in the tables below. There is information on owner occupier, Council/Housing Association, privately renting and living with family/friends responses with information on the reason for moving, household numbers, recommended tenure and whether they are older persons.

Council/Housing Association responses

Form number	Bedroom size				Reason for moving	Number in household	Recommended tenure	Older persons
	1	2	3	4				
7			1		Need a larger home	4	Affordable rent*	
4			1		Separation/Divorce	4	Affordable rent	
11			1		Separation/Divorce	3	Affordable rent	
12		1			Health reasons	1	Affordable rent	
TOTAL	0	2	3	0				

Living with family / friends

Form number	Bedroom size				Reason for moving	Number in household	Recommended tenure	Older persons
	1	2	3	4				
6	1				Insecure tenancy	2	Affordable rent	
3		1			Need independence	2	Shared Ownership	
13		1			Need independence	2	Shared Ownership	
TOTAL	1	2	0	0				

Living with Private Rented Accommodation

Form number	Bedroom size				Reason for moving	Number in household	Recommended tenure	Older persons
	1	2	3	4				
5		1			Insecure tenancy	2	Affordable rent	
10				1	Insecure tenancy	5	Affordable rent	
9			1		Insecure tenancy	4	Affordable rent	
TOTAL	0	1	1	1				

Land at Beavers Lodge – Update	<p>Members will be aware that the land at Beavers Lodge has recently become available.</p> <p>The latest update from the people promoting Beavers Lodge is as follows:</p> <p>All the feasibility studies are underway</p> <p>Ecology is due to be complete in 5 weeks' time, nothing to note to date</p> <p>They are talking to a local developer who will be on board in 2 weeks' time if all goes according to plan.</p> <p>They would like to work with Lympsham PC on the lettings/sale plan</p> <p>They have asked the PC what style of housing they would like to see on the development as it is at the entrance to the village i.e. village characteristics.</p> <p>Would the PC prefer the footpath inside the development or along the road? If hedgerows are used as a buffer on the roadside edge, would the PC be willing to provide the upkeep on this, there may be financial help available as a community benefit from the developer.</p> <p>The agent would like a meeting between, the Affordable Housing Development Team, the landowner and the PC to talk through the above.</p>
---------------------------------------	---

APPENDIX 1

Thank you for sending in your feedback to the Public Consultation held on 30th April 2018 at the Manor Hall.

I have received seven replies to date and I have correlated a generic reply on the queries raised, Affordable Housing, Highways, Drainage, Flooding, the Conservation area and the site at Beavers Lodge Farm.

AFFORDABLE HOUSING

Two of the six replies were from local residents who are eligible for some form of affordable housing and are in favour of building market homes to pay for the affordable homes, they also feel that homes would support the community facilities.

HIGHWAYS

Four of the replies are concerned about Highway Safety – i.e. the speed of the traffic, no pavements, narrow lanes, dangerous bends, no street lighting.

There is a Transport Statement available on the Parish Council's website which has been provided by KTC Transport Consultants. On page 25 of the Transport Statement document the conclusion to the assessment carried out states "We consider that, with respect to transport, the development complies with Government sustainable development guidance and that there are no transport related reasons why the submitted planning application should not be approved". Somerset County Highways who is a Statutory consultee will look at the plans and comment on a Planning Application if and when one is submitted.

DRAINAGE/FLOODING

Four of the replies mentioned foul and surface water drainage issues currently in West Road.

Mr Tidman from Wessex Water addressed the Parish Council meeting in February and responded to queries raised. The information from Mr Tidman can be found on the Parish Councils website as an appendix to the minutes. Wessex Water and the Internal Drainage Board (IDB) will be Statutory consultees to a Planning Application if and when one is submitted.

CONSERVATION AREA

Two respondents are concerned about the impact on the Conservation Area in the village.

The initial layout of the West Road scheme has been before Sedgemoor's Conservation Officer at an Internal Development Group, there were no concerns raised by the Officer, again as a Statutory Consultee, the Officer will provide their comments if and when a Planning Application is submitted.

BEAVERS LODGE FARM

The owners and agents of the above site have in the last month been in discussions with the Parish Council and the Housing Development Team, and these are ongoing in respect of their site.

The Development Team and the Parish Council are not looking at the site as an alternative site but as an additional site. Further information will be available at future Parish Council meetings.

Kind regards



Esther Carter
Housing Development Officer
Housing, Health & Wellbeing Service
Tel: 01278 435599
Mob: 07584 909 418

APPENDIX 2

Members of Parish Council may want to start to think about the wording of the local letting/sale plan (LLP), e.g. the priority groups for allocation of the affordable homes. The LLP will only apply to the affordable homes. The letting plan will apply to first lets (sales) and all future lets (sales) of the affordable homes. The priority groups below is just an example, a full discussion/explanation by SDC with the Parish Council would be advisable.

Priority Group 1 – A qualifying person ordinarily resident/living in the parish for the previous **five (5) years**.

Priority Group 2 –

- a) A qualifying person ordinarily resident/living in the parish for **less than five (5) years but not less than one (1) year and/or**
- b) A qualifying person living or has lived in the parish for **five (5) out of the last ten (10) years and/or**
- c) A member of the qualifying persons' household who has **permanent employment of at least 16 hours per week in the parish and/or**
- d) A qualifying person who have **an immediate family relative (being parent, grandparent or children) who has resided in the parish for the previous five (5) years**

Priority Group 3 – A qualifying person ordinarily resident/living **in the neighbouring parish (to be chosen)** for the previous **five (5) years**.

Priority Group 4 –

- e) A qualifying person ordinarily resident/living **in the neighbouring parish (to be chosen)** for **less than five (5) years but not less than one (1) year and/or**
- f) A qualifying person living or has lived **in the neighbouring parish (to be chosen)** for **five (5) out of the last ten (10) years and/or**
- g) A member of the qualifying persons' household who has **permanent employment of at least 16 hours per week in the parish and/or**
- h) A qualifying person who have **an immediate family relative (being parent, grandparent or children) who has resided in the neighbouring parish (to be chosen) for the previous five (5) years**

I would suggest a separate meeting with the PC or at least some members of the PC to explain the local lettings/sales plan, and what impact this has when allocating properties by priority.