

	<p>Lympsham Affordable Housing Project Briefing Paper 9 – Presented 18th December 2017</p>
	<p>It is fitting that a project of this nature is taking place given that the Old English meaning of Lympsham is “SUITABLE HOME”</p>
<p>Contacts</p>	<p>Duncan Harvey – Affordable Housing Policy and Development Manager Strategy and Development Services Direct dial: 01278 436440 Email: duncan.harvey@sedgemoor.gov.uk</p> <p>Esther Carter – Housing Project Development Officer Strategy and Development Services Direct dial: 01278 435599 Email: esther.carter@sedgemoor.gov.uk</p>
<p>Community Housing Fund Grant Award</p>	<p>Stage 2 Detailed Site Feasibility Investigations</p> <p>The £30,000 Community Housing Fund Grant (CHFG) award was approved by Lympsham Parish Council (LPC) on 17th July 2017.</p> <p>The £30,000 CHFG is being used by EG Carter & Co. Ltd to carry out a number of feasibility investigations associated with the possible development of homes on West Road.</p> <p>The CHFG was confirmed to LPC and EG Carter & Co Ltd by letter on 4th April 2017.</p> <p>The final value of the feasibility works came to £31,604, the CHFG has been capped at £30,000.</p> <p>The following finalised draft reports have been received:</p> <ol style="list-style-type: none"> 1. Initial scheme design 2. Initial highway design 3. Topographical survey and buried services search 4. Ecological survey 5. Arboricultural survey 6. Site investigation desk top study 7. Utility searches <p>The following reports are in the process of being finalised and are expected shortly:</p> <ol style="list-style-type: none"> 8. Village character assessment 9. Drainage consultation* 10. Traffic survey and traffic count 11. Water application 12. Legal due diligence <p>* EG Carters engineer is still in dialogue with Wessex Water and has provided the following update for members</p>

	<p>a) Wessex Water have acknowledged that there are some capacity and infiltration issues within the foul drainage system along West Road</p> <p>b) Wessex Water have advised they are carrying out major capacity improvements at Brent Knoll pumping station, which is due to be complete by the end of December.</p> <p>c) Wessex Water confirms that the foul water system is known to suffer from high levels of ground water ingress, which exacerbates the capacity issue. They are proposing to carry out infiltration investigations over the winter with a view to include any affected sewers in to their infiltration-sealing programme during 2018.</p> <p>In light of the above issues, EG Carter & Co Ltd has confirmed that they would need to be categorically sure that Wessex Water have resolved the problem prior to proceeding with the proposed development. EG Carter would not want to worsen the situation or create a problem on a new development.</p> <p>Once all the investigation reports have been received, copies will be made available to the Parish Council.</p>
<p>Project Update West Road</p>	<p>From the initial feasibility reports received nothing has been unearthed that would be considered 'project threatening' at the West Road site. The project has not altered, the proposals are listed overleaf:</p> <ul style="list-style-type: none"> • The development on West Road would see 20 new homes built. • EG Carter & Co Ltd have secured an option agreement for the site. • The broad form of development is unlikely to change significantly. • Of the 20 new homes built 40% (8) would be policy compliant affordable Note: it is hoped that 12 AFH (60%) units can be delivered if an appropriate development partner can be secured. • EG Carter & Co Ltd are currently in dialogue with a potential development partner. • The affordable homes will be well integrated with the market homes. • The affordable housing will be free from public sector investment • The affordable housing tenure mix is still to be confirmed but will be as close to the HNA as possible.
<p>Local letting (sale) plan for the new affordable homes</p>	<p>Members of LPC 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 PC would be advisable.</p> <p>Priority Group 1 – A qualifying person ordinarily resident/living in the parish for the previous five (5) years.</p> <p>Priority Group 2 –</p> <ol style="list-style-type: none"> 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

	<p>c) A member of the qualifying persons' household who has permanent employment of at least 16 hours per week in the parish and/or</p> <p>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</p> <p>Priority Group 3 – A qualifying person ordinarily resident/living in the neighbouring parish (to be chosen) for the previous five (5) years.</p> <p>Priority Group 4 –</p> <p>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</p> <p>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</p> <p>g) A member of the qualifying persons' household who has permanent employment of at least 16 hours per week in the parish and/or</p> <p>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</p> <p>I would suggest a separate meeting with the PC or at least some members of the PC to explain the local lettings plan, and what impact this has when allocating properties by priority.</p>
<p>Revised Possible Project Timetable</p>	<p><u>End of December 2017/Early January 2018</u> – When all reports have been received, AFHDT and EG Carter & Co Ltd to present the final reports to LPC. If LPC approve the reports LPC to agree to pay EG Carter & Co Ltd the Community Housing Fund.</p> <p><u>February 2018</u> - LPC presented with a refined detailed project and detailed indicative layout. LPC to host a Community Consultation Event with the West Road site.</p> <p><u>March 2018</u> – Subject to Parish Council approval - submission of a Town and Country Planning Act (Planning Application) to SDC.</p> <p><u>July 2018</u> – Subject to agreement from Planning Officer and Statutory Consultees Planning approval granted (Local Letting (sale) plan required for S106 agreement)</p> <p><u>Late Autumn 2018</u> – Anticipated commencement of construction of the new homes</p> <p><u>Late Autumn 2019</u> – New Homes ready for occupation</p>

Revised Layout for development at West Road, Lympsham – 20 homes, 8 affordable housing units



Scale 1:500 approx @ A3 Date 27.11.2017

www.gcparch.co.uk L: 0117 967 6266
Suite 10, Corum 2 | Corum Office Park | Crown Way | Warmley | Bristol BS30 8FJ