

Lympsham Affordable Housing Project

This project is trying to increase the supply of affordable-housing for people with a strong local connection with the parish of Lympsham.

Date – Location

Lympsham Parish Council Briefing Paper 5 – Monday 20th March 2017

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Development Opportunities

As previously reported, there would appear to be 2 potential sites offering the potential and opportunity to deliver some much needed affordable housing. Both sites sit outside the village development envelope and could conceivably come forward under SDC Local Plan Policy P4. This would see the construction of both affordable housing and market housing outside the village development envelope.

Projects of this nature require that at least 40% of the overall new homes are affordable.

Lympsham is likely to be classified as a tier 3 settlement under the emerging LP, with a P4 type policy being retained in the emerging LP for places such as Lympsham.

Land to the South of Becks Farm

Project Abandoned - Members will be aware that the SDC AFHDT has spent a considerable amount of time investigating development proposals on land to the South of Becks Farm.

Members will recall that this particular parcel of land and its development potential was the subject of the April 2016 community consultation event. The proposal would have seen 24 new homes constructed on land access from South Road. Technical investigations have confirmed that the highway constraints associated with this parcel of land could not support the original proposed scale of mixed tenure housing. A reduced in number open market only housing project is possible here. Unfortunately, a reduced in scale mixed tenure affordable housing led project is considered financially unsound to pursue at this point in time and has been abandoned.

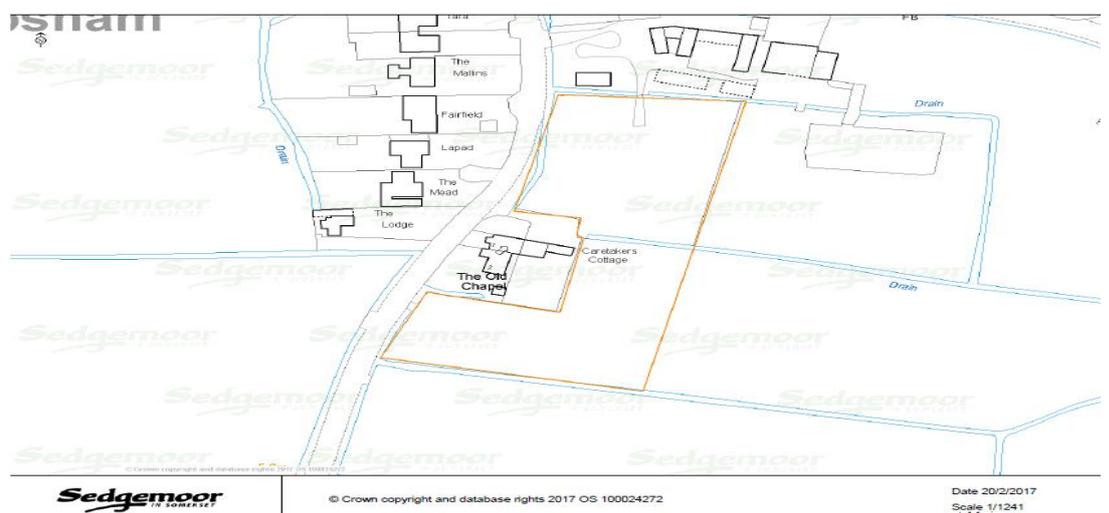
Land to the West of Becks Farm

Project Active – Members received a position update from the SDC AFHDT in February 2017 concerning the potential of development on land to the West of Becks Farm.

This parcel of land sits outside the village development boundary and would ordinarily not secure planning permission for housing. However, this parcel of land could come forward by exception in order to deliver affordable housing.

Further strong progress has been made here in terms establishing what is believed to be a viable and deliverable project of circa 20 homes.

The attached indicative scheme layout is broadly acceptable to the landowner and has been floated past SDC planners for an initial reaction at the SDC internal Development Group (“IDG”) on Wednesday 22nd February 2017.



The Proposal

- The development proposals for the parcel of land would see 20 new homes built
- The land owner has indicated that the land in West Road is available, subject to an acceptable final form of development.
- The extent of land to be developed, and the broad form of development is unlikely to change significantly. The detailed plotting of the units, open space and so on will be subject to further refinement and discussion.
- A desk top assessment of the development has highlighted issues associated with this proposal. These issues include matters such as drainage, which are not considered to be insurmountable. This initial assessment suggests that the project is achievable
- Assuming 20 were to be built, a total of 8 new affordable-homes (“AH”). This quantum of AH would equate to a policy compliant 40%.

SDC are exploring the possibility of increasing the AH numbers to 60%. Initial discussions with potential end-user housing providers have been positive. It is too early to say whether this can be realised.

- The affordable housing units will be provided on-site.
- The initial layout would see the AH being well integrated with the open market homes.
- The AH will be provided free from public sector investment.
- The AH tenure split has yet to be finalised, but would be broadly in line with the HNA.
- The AH units will be undistinguishable in appearance and specification from the open market units on the site.
- The TCPA s106 agreement must include a local letting (sale) plan for the allocation (sale) of the affordable housing units. This LLP will prioritise local people seeking an affordable home will have first refusal for new and future vacancies.

Possible Project Timetable

March 2017

Securing land owner approval for the indicative development proposal for the land in West Road.

Securing Lympsham PC support for the indicative development proposal and the indicative project plan for the land in West Road.

April 2017

Instigate detailed feasibility study on one of the potential sites

May 2017

Establish a refined and detailed housing project and indicative layout

Community Consultation re proposed development proposals

August 2017

Submission of TCPA application to SDC

March 2018

Construction Phase to begin

March 2019

New homes ready for occupation



Accommodation Schedule

Affordable:

- 3 x 2b4ph house @ 76 m²
- 2 x 3b5ph house @ 85 m²
- 1 x 4b6ph house @ 110 m²
- 2 x 1b2ph flats @ 47 m²

Market Sale:

- 5 x 3b5ph house @ 90 m²
- 4 x 4b6ph house @ 112 m²
- 3 x 4b7ph house @ 145 m²

Total 20 Units

**West Road, Lymington
Preliminary Site Layout - OPTION 2**

Scale 1:500 approx @ A3

Date 02.03.2017



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Land Adjacent to the Boundaries

Project Active - this parcel of land sits outside the village development boundary and would ordinarily not secure planning permission for housing. However, this parcel of land could come forward by exception in order to deliver affordable housing.

As previously reported, the SDC AFHDT have held exploratory discussions with the owners of this parcel in late 2016. The landowner for this parcel of land has previously written to Lympsham Parish Council independently confirming that the land is available. SDC AFHDT have recently contacted the landowner again, seeking an insight into their plans for the land.

The landowner appreciates that the Parish Council is very keen to develop more affordable housing as soon as possible, and is keen to get the right development in the right location.

The landowner has been provided with an indication cost figures for a typical rural housing project, and has confirmed that these figures are encouraging and from their perspective make a potential scheme viable.

The Proposal and Possible Project Timetable

The landowner acknowledges that they are behind in developing their proposals for the land. I have summarised my understanding of where I think this site is (and its redevelopment).

- The land is available, albeit it is unclear as to cost of the purchase or with what caveats.
- An initial desk top assessment would suggest that the land appears potentially suitable for residential development.
- The landowner advises that they can release sufficient land for circa 25 homes, including circa 10 affordable housing units. Additional land could be released if needed.
- There are no detailed housing development proposals to consider at this stage. The landowner has advised that they will shortly give instructions to an architect to draw up plans. The landowner has confirmed that they need more time to establish a firm proposal for the land, but feel there are no reason why they cannot meet the minimum SDC requirements for this development.
- The landowner has yet to crystallise their thinking concerning the delivery of any future project. The landowner has not sought discussion with a potential developer.

The landowner has asked that they be given reasonable time, and opportunity to submit a proposal to the Parish Council on an equivalent basis to the West Road project. To do that, the landowner has said that it would be useful to know on what basis and what specific interests the Council will wish to make the decision so that the landowner can ensure they have the information available for them for the purpose of making its decision on its preferred site.

Options

Land to the West of Becks Farm

The potential project on the land to the west of Becks Farm has reached a point at which it requires the contractor to commit significant money as they work towards taking the next steps in the project plan and hopefully the submission of a formal TCPA planning submission. The contractor is willing to commit these resources at risk, but is understandably seeking some form of positive response from the PC to the current indicative plans.

Should this project come forward, this would absorb the majority if not all the quantifiable affordable housing need reported in the Lympsham 2016 HNA. Notwithstanding the likelihood that the scale of affordable housing need is greater than the HNA indicate, the case for another P4 scheme (such as The Boundaries) would not exist. This could be a genuine disincentive to the promoters of the Boundaries land to invest further time and money on their project.

Land Adjacent to the Boundaries

Whilst there is a potential development opportunity here, the landowner's plans are significantly behind the Becks Farm proposal. The landowner seeks time to establish their plans for the land.

Again, if development was preferred here, it conceivable that the this would absorb the majority if not all the quantifiable affordable housing need reported in the Lympsham 2016 HNA. Notwithstanding the likelihood that the scale of affordable housing need is greater than the HNA indicate, the case for another P4 scheme (such as at West Road) would not exist.

Should the Parish Council wish to wait for the Boundaries land plan to emerge, this could see work suspended at Becks Farm. Whether this would be acceptable to the contractor is unclear, and could carry a risk of them walking away from pursuing Becks Farm altogether.

Both Sites

Might be possible, if additional affordable housing need can be established.