

## 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 4 – Monday 20<sup>th</sup> February 2017

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### Development Opportunities

Lympsham is currently designated a KRS (“Key Rural Settlement”). The existing local plan includes specific housing policies which will allow the building of new affordable housing outside the village development envelope.

Where a quantifiable need for affordable housing can be demonstrated, these new homes could be built by exception outside the village development envelope. These policies are designed to tackle an evidenced based shortage of affordable housing at the local level. The starting point for any project seeking to use this policy would typically be evidence from a local Housing Need Assessment.

As previously reported, there would appear to be 2 potential sites offering the 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.

#### The Sites

##### **Land South of Becks Farm**

Recent AFHDT activity has focussed on land to the “South of Becks Farm”. This 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. Further 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 for now.

##### **Land to the West of Becks Farm**

As previously reported, the SDC AFHDT has held further positive discussions with the owners of land referred to as “Land to the West of Becks Farm”. Good progress has been made here.

- Initial architect drawings have been drawn up and presented to the land owner.
- The form and principle of development for the land is broadly acceptable to the landowner, albeit a replan for a part of the site is required. This is work in progress.

The initial layout and form of development will be discussed at the SDC internal Development Group (“IDG”) on Wednesday 22<sup>nd</sup> February 2017. This discussion will flush out issues which will directly impact the replan proposals.

The potential extent of land required and under consideration can be seen below.

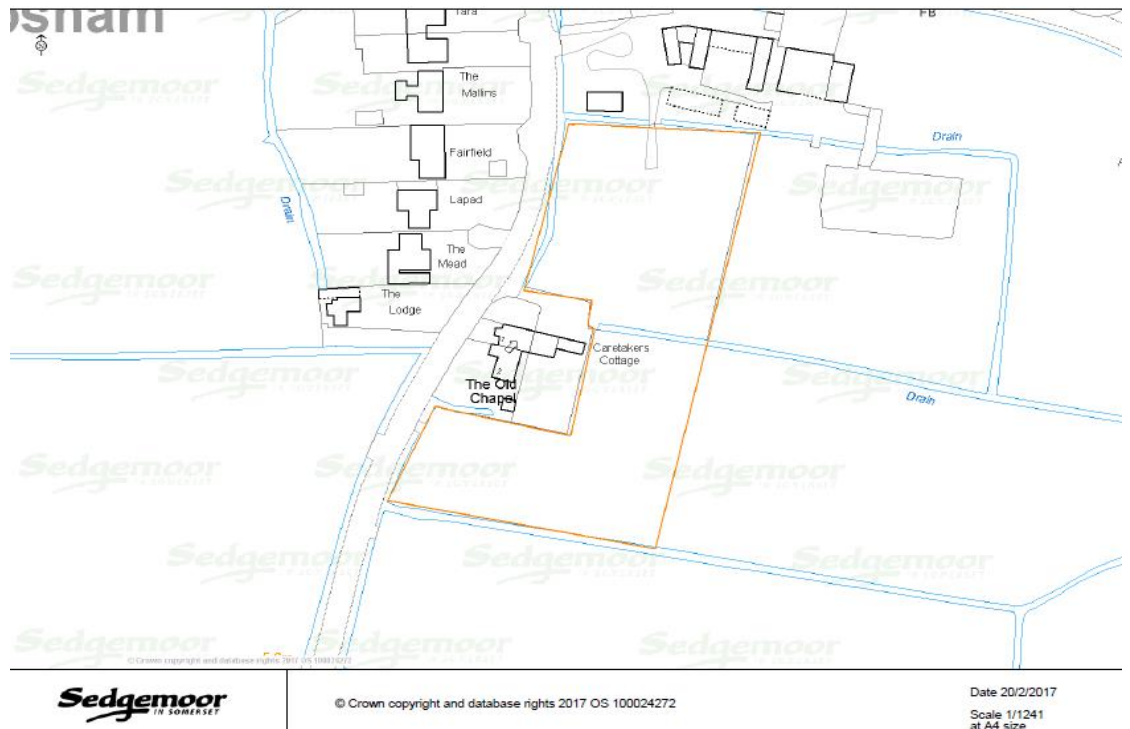
- The development proposals for the parcel of land would see 20 new homes built
- West Road is certainly available, potentially suitable and achievable
- Whilst issues associated with drainage etc will need careful consideration, an assessment of the West Road option suggests physical constraints here are not insurmountable.
- 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%. It is too early to say whether this can be realised. Discussions with a potential AH provider are on-going.

- 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.

Subject to further discussions with the landowner, feedback from the IDG and any observations from Lympsham Parish Council, a detailed development feasibility study is planned for a 20 unit proposal.



### Land adjacent to the Boundaries

As previously reported, the SDC AFHDT has held exploratory discussions with the owners of land referred to as “Land adjacent to the Boundaries”. Again, in-principle discussions with the SDC planners have confirmed this parcel of land is potentially acceptable.

SDC AFHDT is aware that the landowner for this parcel of land has written Lympsham Parish Council independently confirming their aspirations for the land. Beyond the land being available, further land owner aspirations for this parcel of land have not been shared with SDC. It is therefore impossible to give an indication in terms of scale, form or timescales for any project on this parcel of land.

### Project Timetable

#### West Road

Securing land owner agreement to proceed to feasibility stage “securing confidence to invest into the feasibility study” (March 2017)

Complete initial feasibility study, and report back to Lympsham PC (April – May 2017)

Designing a detailed housing project and indicative layout (June 2017)

Submission of TCPA application to SDC (August – September 2017)

#### The Boundaries

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