

	<p><b>Brent Knoll Affordable Housing Project – Land at Brent Street</b>  <b>Briefing Paper 8 – Reported at Brent Knoll Parish Council</b>  <b>2<sup>nd</sup> May 2018</b></p>
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<p><b>7<sup>th</sup> March 2018 Housing Consultation</b></p>	<p>A drop in session held on 7<sup>th</sup> March 2018 which:</p> <ul style="list-style-type: none"> <li>▪ Reinforced the need for more about affordable housing in Brent Knoll.</li> <li>▪ Provided help and advice to local people looking for an affordable home.</li> <li>▪ Showcased development plans for a parcel of land in West Road.</li> <li>▪ Listened to community views and opinions</li> <li>▪ Let people know how <u>everyone</u> can have a say and a voice</li> </ul> <p>On whole, the majority of comments were positive and supportive for the development proposals.</p> <p>The vast majority of people, who came along and fundamentally objected to the idea of new homes being developed, tended to live closer to the site.</p> <p>Pedestrian and highway concerns were highlighted, along fears associated with water and drainage issues. It should be noted that the PC funded feasibility investigations have suggested that there are no technical issues preventing this project coming forward (assuming proposed planned mitigations as part of the development). Ultimately, this professional advice will be tested through a formal planning application</p>
<p><b>Design Team meeting</b>  <b>26<sup>th</sup> March 2018</b></p>	<p>A Design Team meeting was held at South Western Housing Society (SWHS) Offices on 26<sup>th</sup> March 2018.</p> <p>Norman Rourke Pryme (Construction Consultants) chairs the Design Team meeting and in attendance are SWHS, EG Carter &amp; Co Ltd, GCP Architects and Sedgemoor District Council (Affordable Housing Team). The Design Teams principal function is to deal with the practical issues associated with the project and is responsible for project management and the delivery of the scheme.</p> <p>A summary of the meeting is set out below:</p> <ul style="list-style-type: none"> <li>✓ Confirmed - Land option has been signed and completed.</li> <li>✓ The footpath (from Station Road through the site onto Brent Street) was omitted from the consultation board. A footpath proposal can be seen in appendix 2 (below).</li> </ul> <p>This current proposal responds to the issues raised at consultation and by PC. The link through the site to the extended footpath on Brent Street,</p>

	<p>keeping to approximately the position of the existing allotment access and avoiding a crossing through the drainage ditch/swale's.</p> <p>✓ Further investigations will be required – A Stage 2 Ecological Survey and a Stage Two Ground Investigation. Cost £15,144.00</p> <p>The Design Team hope that this additional cost could be paid for using a further grant from the SDC Community Housing Fund.</p> <p>The next meeting will be on 22<sup>nd</sup> May, finalised contract sums and viability will be available at this meeting.</p> <p>Subject to Parish Council support, the Design Team aim to submit a planning application shortly after the 22<sup>nd</sup> May meeting.</p>
<p><b>Additional Community Housing Fund Bid</b></p>	<p>As discussed immediately above</p> <p>The cost of these surveys are £12,620.00 + VAT £2,524.00 = £15,144.00, the Housing Steering Group agreed some additional funding from the Community Housing Fund for the surveys.</p> <p><b><u>Recommendation to Brent Knoll Parish Council</u></b></p> <p>Members to approve the bid to the SDC for a further £15,144 from the Community Housing Fund for the stage 2 feasibility reports.</p> <p>Members to approve the layout in appendix 2 and agree to move forward with a planning application.</p>
<p><b>Revised Target dates</b></p>	<p><b>2<sup>nd</sup> May 2018</b> – Brent Knoll Parish Council provided with project update.</p> <p><b>22<sup>nd</sup> May 2018</b> – Planning application submitted.</p> <p><b>November 2018</b> – Start on site</p> <p><b>Winter 2019</b> – Site opening</p>
<p><b>Future Steering Group Activity</b></p>	<p>With the technical aspects of this project progressing well, the Steering Group should be asked to turn their attention to progressing the local letting plan, which will go into the s106.</p>

Appendix 1 – Consultation Day Layout



Station Road, Brent Knoll

Site Layout Revisions

Date: JAN 2018

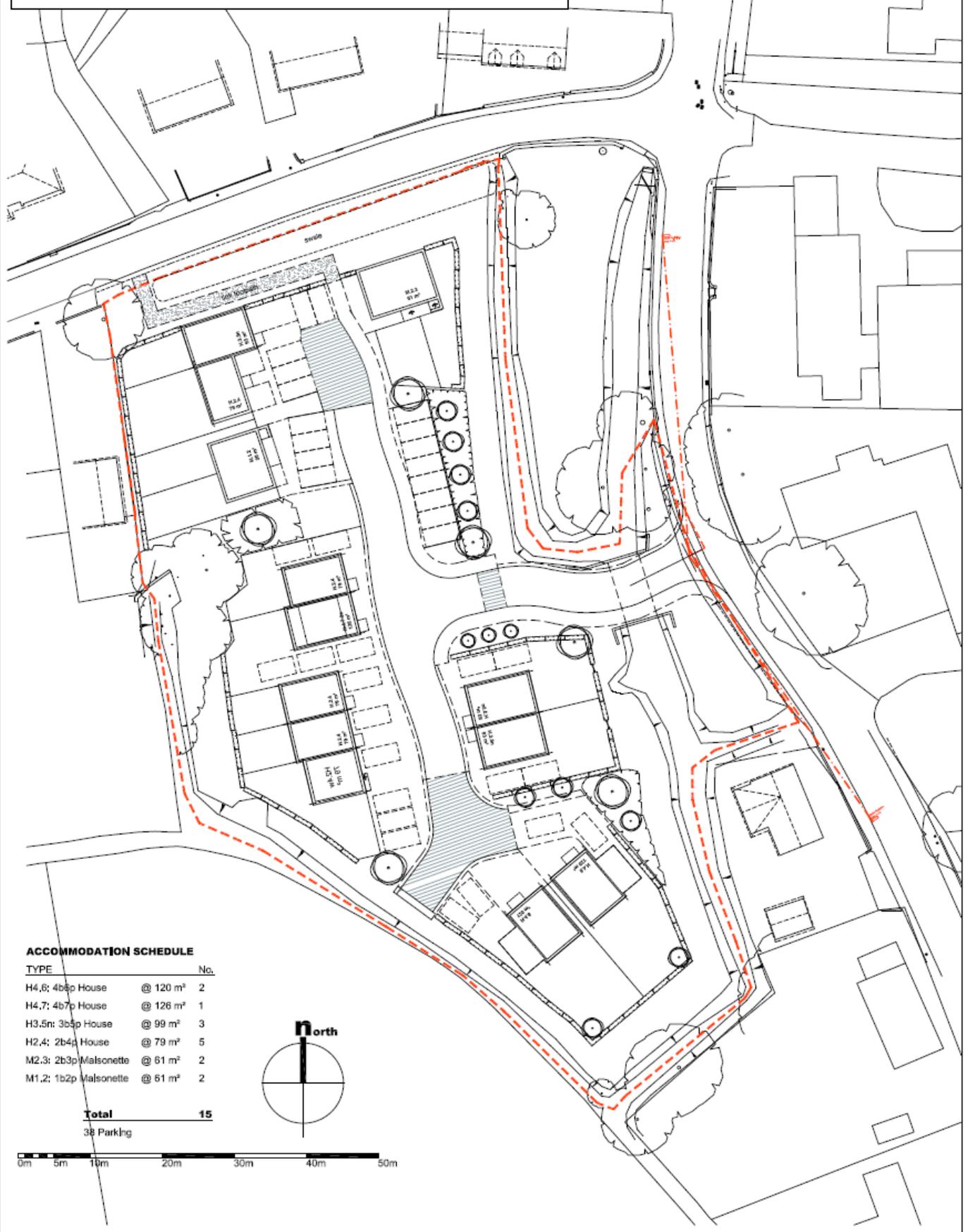


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**Appendix 2 – Revised Layout Including Footpath Link**



**ACCOMMODATION SCHEDULE**

TYPE	No.
H4.6; 4b4p House @ 120 m <sup>2</sup>	2
H4.7; 4b7p House @ 126 m <sup>2</sup>	1
H3.5n; 3b5p House @ 99 m <sup>2</sup>	3
H2.4; 2b4p House @ 79 m <sup>2</sup>	5
M2.3; 2b3p Maisonette @ 61 m <sup>2</sup>	2
M1.2; 1b2p Maisonette @ 61 m <sup>2</sup>	2

**Total 15**  
38 Parking



0m 5m 10m 20m 30m 40m 50m

