

Brent Knoll Affordable Housing Project – Land at Station Road/Brent Street
Project Update 7th February 2018

<p>April 2016: Sites identified</p>	<p>The Parish Council (PC) initially looked at 8 sites outside the settlement boundary.</p> <p>The preferred site of the PC was Musk Farm, Brent Street, however after long negotiation with the owners of Musk Farm, the Parish Council decided to look at alternative sites.</p> <p>The PC choose 3 alternative sites which were placed in order of preference:</p> <ol style="list-style-type: none"> 1. Land to the south of Station Road 2. Land to the south west of Laurel Farm Brent Street 3. Land to the North East of 2 Brent Street Brent Knoll <p>The Housing Enabling Team (HET) carried out a desktop assessment on each of the sites using the following Assessment Criteria:</p> <ol style="list-style-type: none"> 1. Criteria 1: Is the site available for housing 2. Criteria 2: Is the site suitable for housing 3. Criteria 3: Is housing achievable on site <p>The HET followed the above criteria on each of the three chosen sites. Feedback was presented to the PC who finally decided to move forward with the Station Road site In June 2016.</p>				
<p>June 2016: Public consultation</p>	<p>The PC in partnership with the HET hosted a Public Consultation to provide the community a chance to feedback on the principle of development on Station Road.</p> <p>The initial layout shown at the Public Consultation was for 18 units and access onto Station Road.</p> <div data-bbox="422 1232 1484 1937" data-label="Diagram"> </div> <div data-bbox="1236 1702 1404 1825" data-label="Table"> <p>Accommodation Schedule</p> <table border="0"> <tr> <td>6 x 2b4ph @ 76 m²</td> </tr> <tr> <td>11 x 3b5ph @ 86 m²</td> </tr> <tr> <td>1 x 4b6ph @ 114 m²</td> </tr> <tr> <td>Total 18 Units</td> </tr> </table> </div> <div data-bbox="335 1960 582 2027" data-label="Text"> <p>Station Rd. Brent Knoll Preliminary Site Layout - OPTION 1 <small>Scale 1:500 approx @A3 Date 05.05.2016</small></p> </div> <div data-bbox="989 1948 1476 2049" data-label="Page-Footer"> <p>gcp Chartered Architects <small>architecture energy sustainable design</small></p> <p><small>www.gcparch.co.uk mail@gcparch.co.uk</small></p> <p><small>Suite 10, Conum 2 Conum Office Park Crown Way Bristol BS30 8PJ</small> <small>T. 0117 967 6285</small></p> </div>	6 x 2b4ph @ 76 m ²	11 x 3b5ph @ 86 m ²	1 x 4b6ph @ 114 m ²	Total 18 Units
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Total 18 Units					

June 2016: Public consultation feedback

A brief synopsis of the feedback from the Public Consultation showed that 51% of those attending would support the building of market homes to cross subsidise the building of the affordable homes.

There was an equal split of those who supported the Station Road site, however it must be considered that a third of those who attended live on Station Road.

The majority of concerns from the Public Consultation were as follows:

- Concerns about highway safety on Station Road
- Concerns about drainage and flooding on site
- There were too many parking spaces on site
- There were too many homes on the site (over development)
- The homes should be in keeping with the local vernacular

September 2016: Housing Need Assessment

As the 2013 Housing Need Assessment (HNA) was coming to the end of its shelf life, the PC requested the HET carryout a new HNA to ascertain what if any housing need currently existed in Brent Knoll.

December 2016: Updated Housing Need Assessment

The completed HNA findings were reported to the PC. The updated HNA confirmed there were 14 households who had a strong connection to Brent Knoll who required some form of help with their housing.

Rented accommodation required												
1 bed			2 bed			3 bed			4 bed			Total
F	H	B	F	H	B	F	H	B	F	H	B	11
2	1	0	0	3	1	0	1	0	0	3	0	

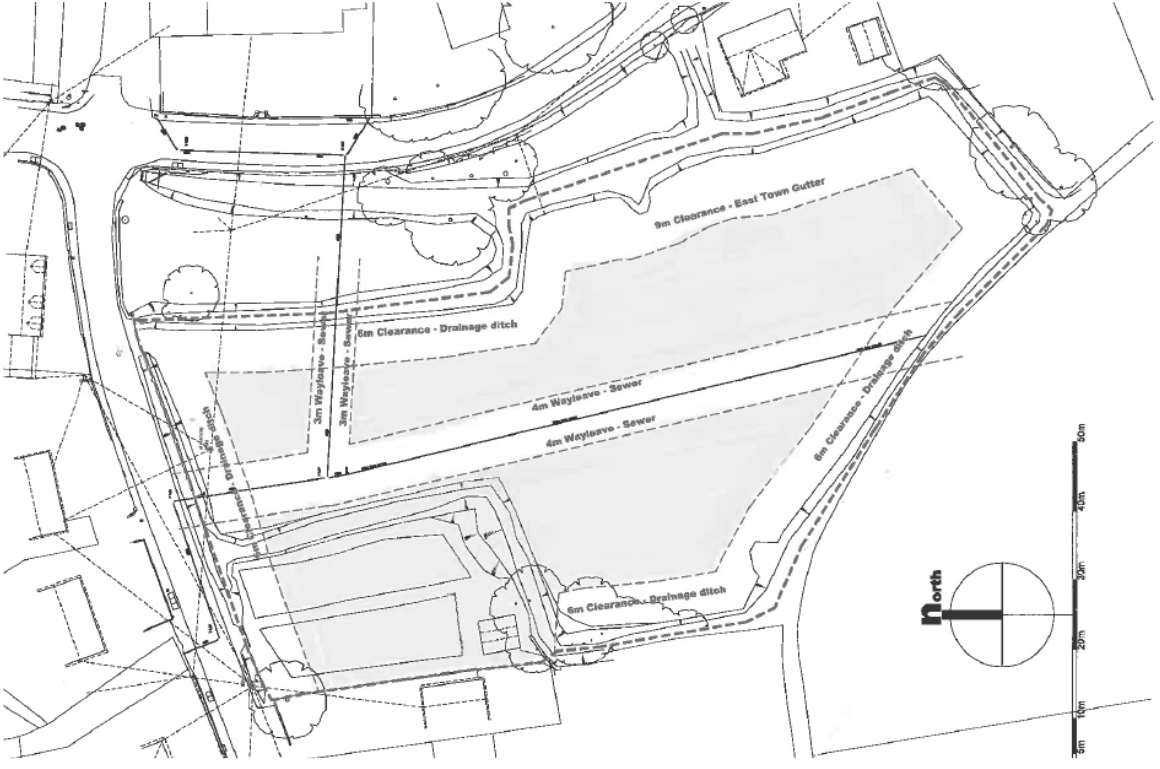
Intermediate home ownership required												
1 bed			2 bed			3 bed			4 bed			Total
F	H	B	F	H	B	F	H	B	F	H	B	3
0	0	0	0	3	1	0	0	0	0	0	0	

February 2017: Updated layout

A revised layout was presented to the PC, which incorporated a number of changes taking into account the feedback from the June 2016 Public Consultation.



ACCOMMODATION SCHEDULE (target)	
3 x A: 4bed-5person house @ 106 m ²	
3 x B: 3bed-5person house @ 93 m ²	
5 x C: 2bed-4person house @ 79 m ²	
2 x D: 2bed-3person flat @ 61 m ²	
2 x E: 1bed-2person flat @ 50 m ²	
TOTAL: 15 units	

<p>April 2017: Annual Parish Meeting</p>	<p>The HET were invited by the PC to provide a presentation the Brent Knoll Annual Parish Meeting. The presentation gave an overview of the proposed development at Station Road from the start of the process and the current layout following feedback from the June 2017 Public Consultation</p>
<p>June 2017: Housing Steering Group</p>	<p>The inception meeting of the Housing Steering Group (HSG) took place in June 2017; the HSG was set up to oversee future work in respect of the housing proposals on the PC's preferred site at Station Road.</p> <p>One of the HSG's first tasks was to agree funding from the Community Housing Fund (CHF). The CHF grant awards were approved at SDC's Executive on 12th April 2017.</p> <p>An award of £30k from the CHF was agreed to carry out feasibility studies and assistance with costs associated with a future TCPA planning application costs for the PC's preferred site at Station Road.</p> <p>A further award of £60k from the CHF Capital Grant was also agreed to increase the affordable housing provision associated with a future P4 TCPA application, from policy compliant 40% to an above policy offer of 60%.</p>
<p>Influencing the Layout</p>	<p>The feasibility investigations identified a couple of significant constraints very early on.</p> <ul style="list-style-type: none"> • Major sewers crossing the site • Water courses <p>The constraints restricted the amount of developable land on the site.</p> 
<p>November 2017: Public Consultation</p>	<p>A second consultation was organised for November 2017 with a revised layout taking into consideration the feedback from the first Public Consultation held in June 2017.</p>

<p>November 2017: Public Consultation cont ...</p>	<p>Option 1: 15 Homes / 32 Parking Spaces</p> <p>I like this one..... Add your sticker to show your</p> <p>Option 1: 15 Homes / 39 Parking Spaces</p> <p>I like this one..... Add your sticker to show your</p> <p>Option 1: 15 Homes / 34 Parking Spaces</p> <p>I like this one..... Add your sticker to show your</p>
<p>November 2017: Public consultation feedback</p>	<p>The majority of the community provided positive feedback on the revised layout at the November 2017 Consultation; there were three site layouts available showing different variations on house orientation, parking and layout.</p> <p>The following were the main concerns fed back from the Consultation.</p> <ul style="list-style-type: none"> • Highway Safety, specifically access onto Station Road due to the speed and amount of traffic. • Drainage and Flooding – There were several members of the community who were concerned about the drainage and flooding on site. • Appearance of the Homes – Concern about the appearance of the homes and boundary treatment fitting in with the vernacular of the area surrounding them.
<p>December 2017: Updated Layout</p>	<p>Why Change Access to Brent Street</p> <p>Feedback from the Public Consultation concerning the highway safety, traffic survey reports received and drainage constraints on the site, the Station Road access was a key concern so an alternative access onto Brent Street was looked into. The reasoning behind the decision to change access included:</p> <p>The highway feasibility report raised questions over the average traffic speed and amount of traffic using Station Road. This meant a minimum 45m visibility splay at the entrance of the site in Station Road would be required.</p> <p>The visibility splay could be achieved but meant moving the entrance further west along Station Road (currently allotments). Moving the entrance further to the west meant a loss of up to 3 units on site, which in turn would probably make the scheme unviable.</p> <p>A decision was made to look at an alternative entrance onto Brent Street, this alternative entrance was taken to the HSG for comment on 19th December 2017. Members who attended the HSG felt comfortable with the alternative approach, with a view to reporting back to the full PC meeting on 10th January 2018.</p>



At the PC meeting on 10th January 2018, several decisions were asked to be taken by members which are set out below: All decisions were agreed by members at the PC meeting.

Members Decision Required:

1. Members are asked to agree the latest proposal update.
2. Members are asked to agree the article for the Brent Knoll News.
3. Members are asked to agree to release the Community Housing Fund payment to EG Carter & Co Ltd.
4. Members are asked to agree to a Public Drop in Session being held at the Parish Surgery in the Jubilee Room Brent Knoll on 7th March 2018 between 3.30pm and 6pm.
5. Members proposed Target Dates to proceed with the Planning Application.

Options

Members have a number of very clear options

1. Brent Street Access

Members support the principle of a 15-unit housing project, with an access from Brent Street. These proposals will be subject to a public consultation in March 2018 and further highway feasibility investigations (suggested time scale before the end of March 2018).

2. Revert to Station Road Access

Given the risk associated with the highway solution and the other constraints, this would see the overall number of homes built drop by at least 2 to 13 homes (possibly more). This reduction will have severe financial implications in terms of overall financial viability, including the value of the land (the landowner may subsequently decide not to sell). Other implications would be the reduction in the number of affordable homes, specifically larger units.

3. Neither Option

The Station Road project would be discontinued – back to the drawing board.

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