



East Huntspill Affordable Housing Project
Briefing: Paper 4 – Presented on 12th December 2017

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Housing Need Assessment

East Huntspill Parish Council (EHPC) received the Housing Need Assessment (HNA), carried out by the Affordable Housing Development Team (AFHDT) at the February 2017 Parish Meeting. The HNA confirmed 14 households requiring an affordable home as per the table below.

Property Type	1 bed flat	1 bed bungalow	2 bed house	3 bed house	4 bed house	Total
Rented	2	2	3	3	0	10
Intermediate	0	0	1	3	0	4
					TOTAL	14

Site search

February 2017: The search for a potential site saw EHPC first review and consider a number of opportunities identified in the latest SDC SHLAA (Strategic Housing Land Availability Assessment) in February 2017. EHPC were asked to provide the AFHDT with a prioritised list of sites, which could be further assessed at the desktop level by the AFHDT. The desktop assessment looked to answer the following questions about the sites. Were any available & suitable & achievable.

March 2017: Following the desktop exercise, EHPC felt that they wanted to focus their attention on the New Road site, opposite the playing fields.

After committing to look at the New Road land, the owner of the land adjacent to the village hall indicated that their land was available. After further discussion with EHPC, it was agreed (June 2017) to complete the on-going investigations in the New Road site before opening up the possibility of another parcel of land.

Community Housing Fund Grant Award

The use of the SDC grant of £30,000 from its Community Housing Fund Grant (CHFG) to EHPC was first discussed by the East Huntspill Affordable Housing Project Steering Group (EHHS) on 6th July 2017. The EHHS recommended a use for this grant to East Huntspill Parish Council (EHPC) on 11th July 2017.

The EHHS is an informal group, hosted by the AFHDT. Members of the EHPC are invited to attend meetings to receive progress reports associated with the building of new affordable housing in the parish. These SDC hosted sessions allow the authority to spend more time talking over issues, without taking up significant time at the monthly EHPC sessions. The EHHS has no decision making powers. All decisions associated with the housing project sit firmly with EHPC.

	<p>EHPC approved that it would use the £30,000 CHF grant to carry out detailed feasibility investigations into the possibility development of homes on New Road. Core Strategic Land confirm the following finalised draft reports have been received:</p> <ol style="list-style-type: none"> 1. Planning Statement 2. Master Planning / Design and Access statement 3. Transport Statement / Travel Plan 4. Flood Risk Assessment and drainage strategies 5. Phase 1 Ecology Assessment 6. Landscape Assessment 7. Topographical Survey <p>We are still awaiting these further reports:</p> <ol style="list-style-type: none"> 8. Phase 1 Ground Investigation 9. Utilities Assessment 10. Viability Assessment <p>Investigations to date have seen the emergence of a revised layout for 40 homes (16 AFH). This latest layout is attached to the end of this briefing note.</p>
Project update	<p>The feasibility reports and investigations have not unearthed any issues that would be a threat to stop the project moving forward.</p> <p>The new amended proposed layout attached at the end of this report has been taken to SDC Internal Development Group on 29th November, where it received positive feedback.</p> <p>The proposals slightly changed from before are listed below:</p> <ul style="list-style-type: none"> • The development on New Road would see 40 new homes built • Core Strategic Land have secured an option agreement for the site • The broad form of development is unlikely to change significantly • Of the 40 new homes built 40% (16) would be policy compliant affordable • There is currently no Housing Association on board • 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 • The S106 agreement must include a local letting (sale) plan for the allocation (sale) of the affordable housing units. <p>Members of the EHHSG are currently looking at the wording of the local letting (sale) plan (LLP), and priority groups for allocation. The LLP will only apply to the affordable homes. The letting plan will apply to first affordable lets (sale) and all future affordable lets (sales). The proposed priority under discussion for the letting (sale) of the affordable homes is set out overleaf:</p>

	<p>Priority Group 1 – A Household who live and have lived in the parish for the last XXX years</p> <p>Priority Group 2 – A Household who live and have lived in the parish for less than XXX years or a household who have full time employment and/or a family connection in the parish and/or lived in the parish 5 out of the last 10 years</p> <p>Priority Group 3 – A household who live and have lived in neighbouring parish(s) (to be specified) for the last XXX years</p> <p>Priority Group 4 – A household who live and have lived in the neighbouring parish(s) (to be specified) for less than 5 years or a household who have full time employment in the neighbouring parish(s) and/or a family connection in the neighbouring parish(s) and/or lived in the neighbouring parish 5 out of the last 10 years</p>
<p>Public consultation feedback</p>	<p>The public consultation held at All Saints Church Hall on Monday 4th September 2017 from 3pm to 7pm. There were approximately 50 visitors to the event. Feedback from the event can be found on the SDC website below:</p> <p>https://www.sedgemoor.gov.uk/article/1558/East-Huntspill</p>
<p>Revised Possible Project Timetable</p>	<p><u>Tuesday 5th December 2017</u> – Briefing session held with EHHSG</p> <p><u>Tuesday 12 December 2017</u> – Update EHPC on the progress of the project</p> <p><u>End of December 2017/Early January 2018</u> – EHHSG to confirm all reports received and agree payment to Core Strategic Land from the Community Housing Fund. A refined detailed project and indicative layout to be discussed and confirmation of the Local letting (sale) plan for the S106.</p> <p><u>December 2017</u> – Subject to Parish Council approval - submission of a Town and Country Planning Act (Planning Application) to SDC.</p> <p><u>April 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>Autumn 2018</u> – Anticipated commencement of construction of the new homes</p> <p><u>Autumn 2019</u> – New Homes ready for occupation</p>
<p>Actions for EHPC</p>	<p>Note the content of this briefing paper.</p> <p>A further meeting of the EHHSG is required to review progress in terms of completing the site investigations and to agree payment of fees.</p> <p>Agree that the New Road project should be submitted for planning permission in line with the above timescales.</p>
<p>Any other business</p>	<p>Implications of development on land adjacent to the village hall (Notaro) update</p>

