

	<p>Brent Knoll Affordable Housing Project – Land at Station Road Briefing Paper 8 – Reported at Brent Knoll Parish Council 10th January 2018</p>
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<p>Community Housing Fund Grant Award</p>	<p>Brent Knoll Parish Council (BKPC) approved the £30,000 Community Housing Fund Grant (CHFG) awarded by Sedgemoor District Council (SDC).</p> <p>BKPC agreed that the £30,000 CHFG be used by EG Carter & Co. Ltd to carry out a number of feasibility investigations associated with the possible development of homes on Station Road.</p> <p>The amount of the CHF and the use of it was confirmed to BKPC and EG Carter & Co Ltd by letter on 25th July 2017.</p> <p>The final value of the feasibility works came to £29,664.</p> <p>Payment for the feasibility works was subject to EG Carter & Co Ltd having an option on the land at Station Road, which has now been confirmed.</p>
<p>Detailed Feasibility Investigation reports</p>	<p>Stage 2 Detailed Site Feasibility Investigations</p> <p>The following finalised draft reports have been received:</p> <p>Reports received to date</p> <ol style="list-style-type: none"> 1. Preparation of initial design and village character assessment 2. Highway and drainage consultation 3. Topographical and buried services survey 4. Ecological survey 5. Arboriculture survey 6. Site investigation desk top study 7. Traffic count and transport statement 8. Utility searches and water application <p>The following reports will be undertaken as part of the planning application</p> <ol style="list-style-type: none"> 9. Acoustic survey 10. Landscape design <p>The cctv survey works with existing surface water network has been completed, the Internal Drainage Board are currently undertaking further surveys and modelling</p>
<p>Design Team meeting 6th December 2017</p>	<p>On Wednesday 6th December there was a Design Team meeting held at South Western Housing Society (SWHS) Offices.</p>

	<p>Norman Rourke Pryme (Construction Consultants) chairs the Design Team meeting and in attendance are SWHS, EG Carter & 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>Agenda items included the following:</p> <ol style="list-style-type: none"> 1. Legals 2. Revised site layout 3. Drainage 4. Highway Issues / Visibility Splays 5. Planning 6. Review of Target Dates <p>The main topic of discussion at the meeting was the revised layout due to the Highway and Drainage feasibility study received and the feedback from the November Community Consultation.</p> <p>See Appendix 1 (page 4) at the back of this briefing report for the revised layout.</p>
<p>Latest Development Proposals</p>	<p>Following the Public Consultation held on 15th November 2017 and the constraints and solutions flowing from the feasibility investigations now received there has been a significant change to the layout entrance. Appendix 2 (page 5) shows the layout proposed at the Public Consultation in November, Appendix 1 (page 4) shows the new entrance to the site off Brent Street.</p> <p>The amended access from Station Road to Brent Street is due to the concerns from the public consultation and the constraints from the Highway and Drainage Survey. A further Highways and Drainage survey will be carried out on the new proposed access.</p> <p>The new access from Brent Street incorporates additional land being released by the landowner; this has been agreed by the landowner and EG Carter & Co Ltd who now have an option agreement in place.</p> <p>The new layout maintains the number of units on site, which keeps to the original 15 units and maintains the optimum affordable housing provision at 60%.</p> <p>SDC Internal Development Group has provided feedback on the alternative entrance. The feeling from the Group is that the entrance onto Brent Street is a positive solution to the public feedback and Highways and Drainage survey. The Urban Designer felt the layout is much improved with the change of entrance, the Highway Consultant felt the new entrance would mitigate the issues raised by the Highway survey.</p>
<p>Brent Knoll Station Road Housing Project Group Briefing</p>	<p>Brent Knoll Station Road Housing Steering Project Group (Project Group) met on 19th December 2017.</p> <p>Please see below for a summary of the minutes.</p> <ul style="list-style-type: none"> • The Project Group was updated on the Design Team meeting held on

<p>Brent Knoll Station Road Housing Project Group Briefing cont...</p>	<p>Wednesday 6th December.</p> <ul style="list-style-type: none"> • Paul Gardiner updated the Project Group on the constraints and solutions following the completion of the feasibility studies. • The Project Group agreed to the new layout with the entrance on Brent Street. • A Project Timetable was agreed for a Drop in Session for the public to make comment on the new revised layout. • It was agreed that EG Carter & Co Ltd provide the feasibility studies to the Parish Council via a memory stick at the March BKPC meeting. • The Project Group agreed the proposed Target Dates for possible submission of the Planning Application.
<p>Revised Target dates</p>	<p>10th January 2018 – Brent Knoll Parish Council presented with the updated layout and a more defined development proposal for the site.</p> <p>February 2018 – Subject to BKPC approval, a project update (Appendix 3) will be placed in the Brent Knoll News (February edition). This article will also provide details of the next public consultation event proposed for 7th March 2017.</p> <p>7th March 2018 – Public drop in session to be held in the Jubilee Room, Parish Hall between 3.30pm and 6pm</p> <p>Spring 2018 – Possible submission of a Town and Country Planning Act, Planning Application.</p>
<p>Recommendations and Approvals are required from BKPC</p>	<p>The Public Consultation and the constraints and solutions provided in the feasibility investigations have led to the new entrance on Brent Street.</p> <p>Concerns from the public consultation and the constraints from the Highway and Drainage Survey have instigated the changes.</p> <p>The Landowner has agreed to release the additional land, which is now under option agreement.</p> <p>The new layout maintains the number of units on site, which keeps to the original 15 units and maintains the optimum affordable housing provision at 60%.</p> <p>Members Decision Required:</p> <ol style="list-style-type: none"> 1. Members are asked to agree the latest proposal update (Appendix 1). 2. Members are asked to agree the article for the Brent Knoll News (Appendix 3). 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 are asked to agree to the proposed Target Dates to proceed with the Planning Application.

Appendix 1 - Proposed new road layout for Station Road, Brent Knoll, Brent Street entrance



Station Road, Brent Knoll

Site Layout Revisions

Date: JAN 2018



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Appendix 2 – Site layout shown at the Public Consultation held in November 2017



Station Road - Brent Knoll.
PRELIMINARY - Site Layout Opt.9

| 1:500 @ A3 approx | 12 Sept, 2017 | 17029-SK005.Pr.1 |

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Appendix 3 – Article for the Brent Knoll News



Brent Knoll Affordable Housing Project – Community Drop in Session 7th March 2018 – Jubilee Room, Brent Knoll village hall

Brent Knoll Parish Council and Sedgemoor District Council will be hosting a Community Drop in Session during the Parish Surgery on 7th March 2018. The Session will run from 4pm to 5.30pm.

Visitors to the event will be able to see the amended layout below in more detail. The revised layout shows the entrance to the site now on Brent Street, the amendments are the result of the Community Drop in session held on 15th November 2017 and further advice from Somerset County Highways Department.

Representatives from Brent Knoll Parish Council, EG Carter & Co Ltd, GCP Architects and the Affordable Housing Development Team from Sedgemoor District Council will be available to answer any questions.



Station Road, Brent Knoll
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