

Consultation meeting July 21st 2018

Information on the MCLT proposed site for affordable housing

1. MCLT proposed site

The site is 1.6 acres and comprises part of a larger field to the south of the A420, just to the east of Marshfield – outlined in red below. It is owned by Mike Ball. It is proposed that the southern boundary of the site should follow the southern boundaries of the school and the agricultural buildings at Garston Farm, thus not extending any further into open countryside



2. Criteria used in identifying proposed site

The site is available and has been considered suitable because, unlike many other sites we have considered in and around the village it is:

- reasonably close to the village
- fairly level
- large enough to permit a mix of primarily affordable and some market housing
- there are thought to be no archaeological factors affecting this site
- within walking distance of village amenities such as the playing fields, the Community Centre, the school, the Drs' Surgery and High Street shops
- well related to the houses of Withymead and Hayfield
- available on reasonable terms.

3. What houses are proposed for this site?

- We are proposing a scheme of 18 homes: 12 to be affordable and prioritised for local people, 3 for market sale to cross-subsidise the affordables, and 3 plots for the landowner in recognition of providing the other 15 plots at no cost to the MCLT.
- The landowner proposes to use his 3 open market plots to enable family members to live near to the farm. (This was important in his decision to work with the MCLT on this project as well as his support for MCLT's overall aims).
- In principle, South Gloucestershire Council planning policies allow housing to be developed in the AONB and Green Belt, providing most of the homes are affordable and intended for local people.

4. If site is supported a feasibility study will be needed to explore viability, design and planning issues

If there is 'in principle' support for this site, the next step would be to undertake a feasibility study when MCLT would:

1. Tender the services of professional advisers who can carry out a feasibility study and, all being well, take the scheme forward to a planning application: an architect, engineer, ground engineer, topographical surveyor, ecologist, arboriculturalist, archaeologist and landscape architect.
2. Apply to the government for a grant to appoint the professional advisers. Note: any planning and architectural costs associated with the 3 open market plots for the landowner would be borne by the landowner.
3. Select a suitable Housing Association to work with MCLT and conduct a financial assessment of the project. As freeholder, MCLT would enter into a lease with the HA so that the HA can fund and develop the homes.
4. Once the feasibility work is complete, we would hold a 'pre-application' discussion with the planning officers to gauge their support and the extent of any further information required for a planning application. Note: CLT schemes have been granted planning consent by Planning Committees, even when planning officers have had to recommend the scheme for refusal.
5. Only if the project seems feasible would MCLT and the landowner enter into a binding legal agreement and move to the planning application stage. Before an application is submitted, there would be further consultation with the village.