

Steve/Mike,

In my 15th Feb Email in response to your joint 3rd Feb Email I had to leave some of your questions unanswered because I was unsure about the answer. I think I can now respond to these as promised and correct some of the comments I made at our PC meeting held on 21st Jan and minuted as Item 8.

Firstly, in those minutes at option 5 I said that a CLT ;' could only happen without a commercial element (of housing) if the land was gifted by a local landowner.....'. This is incorrect although it is a true record of what I said. The Beer example, which I quoted in my Email of 15th Feb, disproves this point comprehensively. Beer CLT had to pay market rates for the land and still managed to make the scheme work without commercial housing. Of course it substantially helps the CLT get established if it is gifted the land or pays a nominal amount to acquire it initially or even pays ground rent.

Turning to the issue of parish groupings to assess 'affordable ' housing need. The Local Plan states;' for affordable housing in rural areas account will be taken of the specific need within the parish in which the application land is sited and in addition regard will also be paid to need in surrounding parishes.....parishes that are grouped (o) Awliscombe, Broadhembury, Payhembury, and Plymtree.....'. I referred to this in the minutes (three paras before the end) and you asked me to elaborate (your point 1 Email 3rd Feb)

The answer is that when a Neighbourhood plan is in place the affordable housing needs of the neighbourhood, in our case synonymous with 'parish' take precedence. So we would not be grouped with adjacent parishes. However if a developer chose to survey residents of Broadhembury whilst surveying adjacent parishes to assess 'affordable' need then it would be possible for him/her apply to meet the need in our Parish and adjacent ones. This only re-inforces my argument that a CLT would be a safer option to prevent this possibility.

Finally to clarify the possible relevance of the AONB design guide. I believe that it will give us extra protection but it can only be enforced , through the NP in areas where there is 'intervisability'(not my term) of and from the AONB. This would apply to perhaps 60% of the Parish but its legitimacy would need to be tested in boundary areas. Notwithstanding this point, it could provide some level of control over design and would certainly cover those areas which would satisfy the 'sustainability' criterion more strongly.

In conclusion I am even more of the view that a CLT for the Parish would provide the reassurance that we all want. It would give control of : site choice, design of properties, ownership/tenancy of properties and how owners/tenants maintained their accommodation . It has been pointed out to me that CLT's are far quicker to deal with anti-social behaviour by tenants than Housing Associations. In general, they also build better quality and more sensitively designed housing. I cannot see any disadvantages even without an up-to-date 'affordable' housing needs survey which the CLT could undertake once established and then act to meet.

I look forward to continuing this discussion on Tuesday evening.

Yours, Bob

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Cllr Bob Nelson

chairman@broadhembury-pc.gov.uk

On 3 Feb 2020, at 11:59, Steve Chipperfield wrote:

Bob

Many thanks for the detailed Minutes setting out options for affordable housing, etc. Both Mike Drewe and I have individually taken a little time to digest the overview, the options and the proposals you have set out and can see that you have tried hard to navigate a way through the various opportunities and obstacles.

At the moment this process naturally leads to some questions – some for the purposes of clarification and others perhaps to try to keep ourselves open to any potential for unintended consequences, an issue you have also highlighted. With a view to our being able to make a well-informed contribution to the 25th February meeting, it would be helpful if you could provide a response to the questions below. This will avoid us having to deluge you with questions at the meeting (others naturally need to be heard) and also to save the PC's time.

1. New assessment of need

Unless I misunderstood you when we chatted after the meeting, I think you stated that – while the old assessment was now out-dated - you did not want/ intend to undertake another due to the expense. On that basis it is difficult to understand where BPC could go from there. Can you therefore please clarify if, or in what circumstances, BPC is planning to undertake a new assessment:

- If yes, when, and would this need to be in conjunction with Awliscombe, Plymtree and Payhembury again, or is there a solo option?
- If no, how do you propose to progress your Option 5 from a Planning perspective?
- Do you perceive any risk that a new assessment of need from BPC could be 'trumped' by one asserting a more substantial level of need from an opportunistic developer?

2. Land for affordable housing

- Has BPC identified key target sites?
- Have discussions been held with any of the landowners?
- How likely do you think it is that land would be gifted and with what conditions?

3. Construction and operational budgets and management

- How would BPC fund the construction of the affordable homes?
- Has BPC undertaken an initial (scoping) budget to establish the viability of the proposal looking at:

- Capital and interest repayments on the design and construction
- Maintenance costs
- Operational management and letting services
- Against predicted revenues?

4. Other options

- Has BPC considered EDDC's Heritage Strategy as contributing to an option?
- If so, what factors excluded it from featuring as a protective element among the list of options?
- Is there any reason why Option 4 could not be integrated within Option 5 – or would that be unnecessary if the project was solely affordable homes without a commercial element?

Many thanks, Bob, and we look forward with interest to your response.

Regards

Steve Chipperfield & Mike Drewe

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