



Registered by the FCA as Community Benefit Society 7967

Public Consultation

The Board of High Ham CLT would like to thank everyone who took the time to give written or verbal feedback regarding the presentation of the proposal for six affordable homes for rent in High Ham. All feedback is being considered as part of our planning application preparation.

The following notes respond to the main questions raised during the consultation:

- The information provided via email, website and hand delivered post has been the only communication of the design; it has not been possible to hold any meetings this year to present the proposed design due to Covid restrictions
- To date the CLT has only submitted a pre-application to South Somerset District Council. The purpose of the Public Consultation exercise was to inform all members of the CLT, residents of Windmill Road and residents of the wider parish of the proposed design of the scheme and to obtain feedback to inform the full planning application
- This consultation is separate to the consultation process that SSDC carries out for all planning applications, which will provide an opportunity for people to provide feedback on the planning application for the proposed development
- The need for Affordable Homes derives from the most recent South Somerset DC Housing Needs Survey (2017) which identified a need for five affordable homes; SSDC has subsequently supported a need for six affordable homes
- Our planning application is being submitted for approval as a rural exception site which means it can only be used for affordable housing in perpetuity; it does not change the status of the surrounding agricultural land as the CLT will only have ownership of the proposed site for the new homes, with the remaining land retained by the Landowner
- The Board has informed the architect that timber cladding and fibre cement roofing is not acceptable to the Board, CLT members and local residents; use of more traditional materials, such as render and tile, is being discussed with SSDC prior to submission of the planning application
- Parking has been provided at 2.5 spaces per 2 bed dwelling and 3 spaces per 3 bed dwelling. Provision is also made for 2 visitor parking bays and 2 motorcycle parking bays; parking provided is in accordance with SSDC planning policy for this area

<https://www.southsomerset.gov.uk/your-council/your-council-plan-and-strategies/planning-policy/>
- The speed survey was carried out under licence issued by Somerset County Council; Somerset County Highways confirmed the results would be considered as valid despite lockdown; the speed survey also concluded that vehicle speeds along the site frontage were significantly below the posted national speed limit; the scheme's junction visibility is proportionate to the observed speeds



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- Anyone interested in applying for a tenancy in one of the CLT homes must have a strong local connection through residency, work or family connection and must register with Somerset Homefinder

<https://www.homefindersomerset.co.uk>

- Selection of tenants will be carried out by South Devon Rural Housing Association (SDRHA) in accordance with agreed local connection criteria; SDRHA will build, manage and maintain the affordable homes

<https://southdevonrural.co.uk/>