



Community Consultation – Your Concerns

Much of the feedback we received following our community consultation event on 28 March 2018 was positive and encouraging:

“High spec and efficiency of the proposed properties”

“Much needed”

“An asset to the community”

“Allowing local people to stay local ... and benefitting the community in ongoing years”

“Allows young people to stay in their locality, providing a sustainable future for our small villages”

“Allows for a good mix of people, not just retired”

“Thoughtful design to match and complement existing buildings. Well landscaped.”

Some of the concerns we would like to respond to:

- **No democratic vote on the development from residents of Netherhay and Drimpton**

At our first public meeting in September 2016 in Drimpton Village Hall we specifically discussed the Netherhay Lane site. The vast majority of those present voted in favour of a CLT development on that site (68 for, 12 against, and 6 abstentions). The Parish-wide survey that was part of the draft Neighbourhood Plan shows a very positive majority in support for affordable housing development. Analysis of the response from residents of Drimpton and Netherhay echoes this.

- **Proposals are nothing like the original plans**

The CLT proposal has always been to build up to 15 affordable homes for rent or for shared ownership. Plans may change as the design process becomes more informed. Some of the changes have been made as a result of community feedback.

- **Changing / spoiling the character of existing village; destroying rural views**

The build quality and design will be of the highest standards. The design has been tied into the existing styles of architecture of Drimpton and Netherhay. There will be substantial landscaping and planting around the boundaries of the scheme.

- **Losing the gap between Drimpton and Netherhay**

The proposed development will be on 1.5 acres in the SW corner of the field. The remainder of the field will remain for agricultural use. Our understanding is that within the draft Neighbourhood Plan the remainder of the field, excluding the proposed CLT development site, is designated as green space to maintain the gap between Drimpton and Netherhay.

- **Concerns about increased traffic on Netherhay Lane, parking, and position of entrance**

We will take all steps necessary to ensure that the development will be as safe as possible, following the advice of the local authority Planning and Highways departments. All homes will be provided with 2 off-street parking places.

- **No employment opportunities or local infrastructure**

There are 2 regular bus services that travel past the CLT site, with bus stops currently at either end of Netherhay Lane: Services 96 and 96A. Both of these buses run several times a day Monday - Saturday. The 96 goes to/from Chard, to Crewkerne, where they stop at Crewkerne Railway Station (Exeter to London line) then on to Yeovil, with the 96A bus going to/from Chard then to Taunton.

Dorset County Council Buses transport pupils to the nearest Primary school which is in Broadwindsor (approx 2 miles away), and to Beaminster Senior School.

Many local residents already travel out of the village to get to work or go shopping.

- **Lack of information about proposed sewage treatment**

What we propose is a below ground installation with no internal mechanical or electrical moving parts within the tank, and with a biological treatment section which is odour free. Any run off is classed as 'potable' water and will run off underground to the stream on the east boundary of the field. There is a link to more information of the type of system proposed on our website at <http://www.broadwindsorgroupparishclt.org/page-6/>

- **Loss of 'ancient' trees and hedgerows**

All existing mature trees will be retained and the existing hedgerow preserved, apart from the entrance space to the scheme. The design has now been amended to improve safety and preserve the existing hedge by the removal individual footpaths from houses on to Netherhay Lane and instead creating of a footpath on the inside of the hedge to provide pedestrian access on to the lane at the main entrance of the scheme. In addition, there will be substantial planting of native trees and shrubs around the scheme boundary.

- **The development encroaches on the public footpath**

The scheme's boundary fence will **not** encroach on the public footpath. The CLT site boundary does includes this area of land in order to preserve the oak tree which stands where the public footpath accesses Netherhay Lane. Pedestrians will continue to be able to enjoy their popular walk with additional trees and hedging around the boundary of the scheme

- **Street lighting will destroy the ambient light**

We are proposing that, as in the rest of Drimpton and Netherhay, that lighting will be minimal.

- **Why is the metal gate into the field needed?**

The gate allows the farmer to access his field from the development. This is normal practice in these schemes, as at Lyme Regis and Marshwood.

- **Why not use the Axe Mill site, which already has good site access and space for employment opportunities**

This has been discussed with the planning authority, and they consider the site unsuitable for several compelling reasons:

- The site is too far away from existing settlements and there is a preference in the Planning Department to keep any new housing next to existing housing at Drimpton;
- Undesirable to create a new hamlet that is not closely connected to existing settlements;
- The Axe Mill site is currently designated for industrial use and its status would have to be changed via planning application – additional cost and time delay implications.

At the time when the CLT was looking for a site, the owner of the Axe Lane site did not offer it for consideration.

Who will our prospective tenants be?

Tenants for the proposed development must comply with the CLTs 'local connection' condition. These are:

- continuously and permanently resident in the parish for at least 5 of the last 10 years; or
- family connection (past or existing) permanently resident in the parish not less than 10 years; or
- in continuous permanent employment or self-employment (over 16 hours per week) in the parish over at least the preceding 2 years .

As part of their lease, tenants will enter into a contract with Yarlington Housing Group that includes conditions about looking after the property and garden, and a code of conduct.

Local Authority or Housing Association tenants who already have an assured tenancy will be offered an assured tenancy. Transferring tenants who already have a fixed term tenancy will be given another fixed term tenancy. New tenants to social housing will have a starter period of 1 year followed by 2, 5, or 7 year fixed term tenancies. When properties become available for re-letting, new tenants complying with the CLT 'local connection' criteria will be selected.

The shared ownership scheme enables people to buy a home in stages, typically buying a share of a property and paying a low-cost rent on the remaining share. Up to 80% of the property can be purchased and the freehold of the property will remain with the CLT. If shared ownership property owners wish to sell on, the housing association will buy back the owned share of the property and offer as shared ownership to another interested shared ownership buyer who complies with the CLT 'local connection' criteria.