



Mark Community Land Trust

The Steering group extend a warm welcome to all
MCLT Share Holders

Pre Planning Application Share Holders Briefing

29th September 2016

Affordable Rented Homes for Local People

The community working together for the future of the village



Mark Community Land Trust



RANDALL SIMMONDS

BARNABY ASSOCIATES

Civil, Structural, Mechanical and
Electrical Consulting Engineers

Working in partnership to deliver affordable rented homes for local people

Welcome Housekeeping Ground Rules – Code of Conduct



Simon Emary
MCLT – Chairman

Agenda

- Acceptance of Minutes of 18th August – Simon Emary (SE) – Chairman MCLT
- Purpose of meeting - SE
- Introductions – SE
- Project background re-visited - Steve Watson (SW) – Wessex CLT Project
- Activity since last meeting – Jan Horn (JH) - MCLT
- Feedback summary – Gareth Woodcock (GW) - MCLT
- Proposed actions to address key themes – Colin Powell (CP) – GCP Architects
- Overview of final development proposal – Colin Powell (CP) – GCP Architects
- What next? - SE
- Questions

Purpose of Meeting

- To brief shareholders on the Proposed Planning Application which will shortly be submitted to SDC
- To share feedback received from the recent Community Consultation sessions and actions taken to address concerns
- To present the final plans based on feedback and suggestions received during the public consultations

Introductions

- Simon Emary - Chairman MCLT
- Jan Horn - Company Secretary MCLT
- John Spencer - Treasurer MCLT
- Gareth Woodcock - Founder Member MCLT
- Sally Flack - Founder Member MCLT
- Donna Johnson (CEO) - South Western Housing Society (SWHS)
- Martin Carney - Operations Director - SWHS
- Colin Powell - GCP Chartered Architects
- Duncan Harvey - SDC
- Esther Carter – SDC
- Steve Watson - Wessex CLT Project

Project Background Revisited

- SDC Housing Needs Survey identified a need for twelve affordable rented homes in Mark for local people
- Mark Community Land trust (MCLT) established to work with Wessex Community Land Trust Project to make it happen
- All MCLT Board members are local residents and have a passion to ensure the village continues to thrive by enabling young and old alike to remain within the village
- There has to be young life in any village. We have got to think about what this village will be like in 50 to 100 years, and we must do something now, to make sure it is a living, working, breathing community then.” (extract from BBC news article 16/09/16)

Activity since our last meeting

- Public drop in session held on September 3rd
- Community feedback forms reviewed
- Project design team meeting held
- Proposed plans revised to address community concerns and suggested changes
- Detailed surveys undertaken and reports received including Northwick Road Traffic survey
- Pre Planning application process conducted with SDC
- Confirmation of funding from SDC

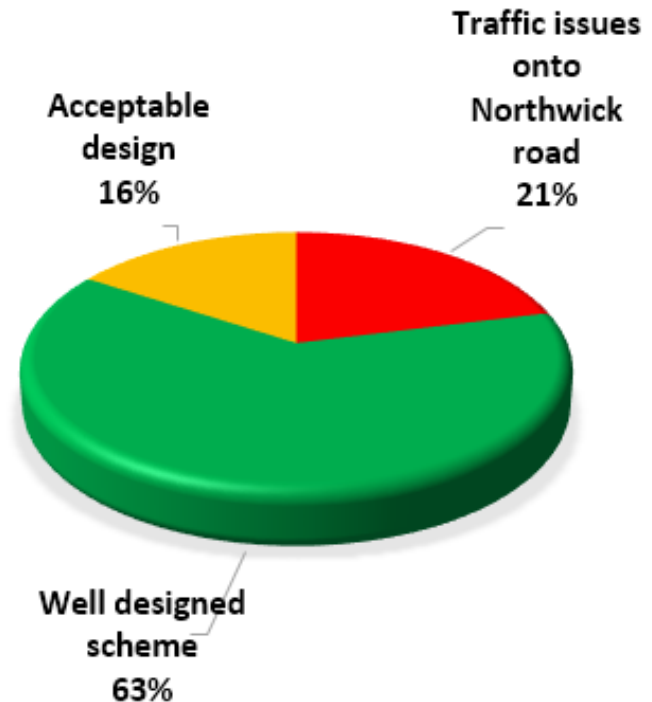
Feedback Summary – Question 1

1. Proposed development:

Q.1:

Having viewed the Design Plan what do you feel about the following elements:

Proposed Development Layout



Traffic issues onto Northwick road

4

Well designed

12

Acceptable design

3

Recorded Comments – Question 1

1. Proposed development:

Further comments recorded individually

Proposed Development Layout:

Is this the start of further development.

Excellent, but need more parking eg at least 3 spaces for a 3 bed house

I would welcome the opportunity to be able to view details outside of the meetings.

Brilliant.

In keeping with the surroundings.

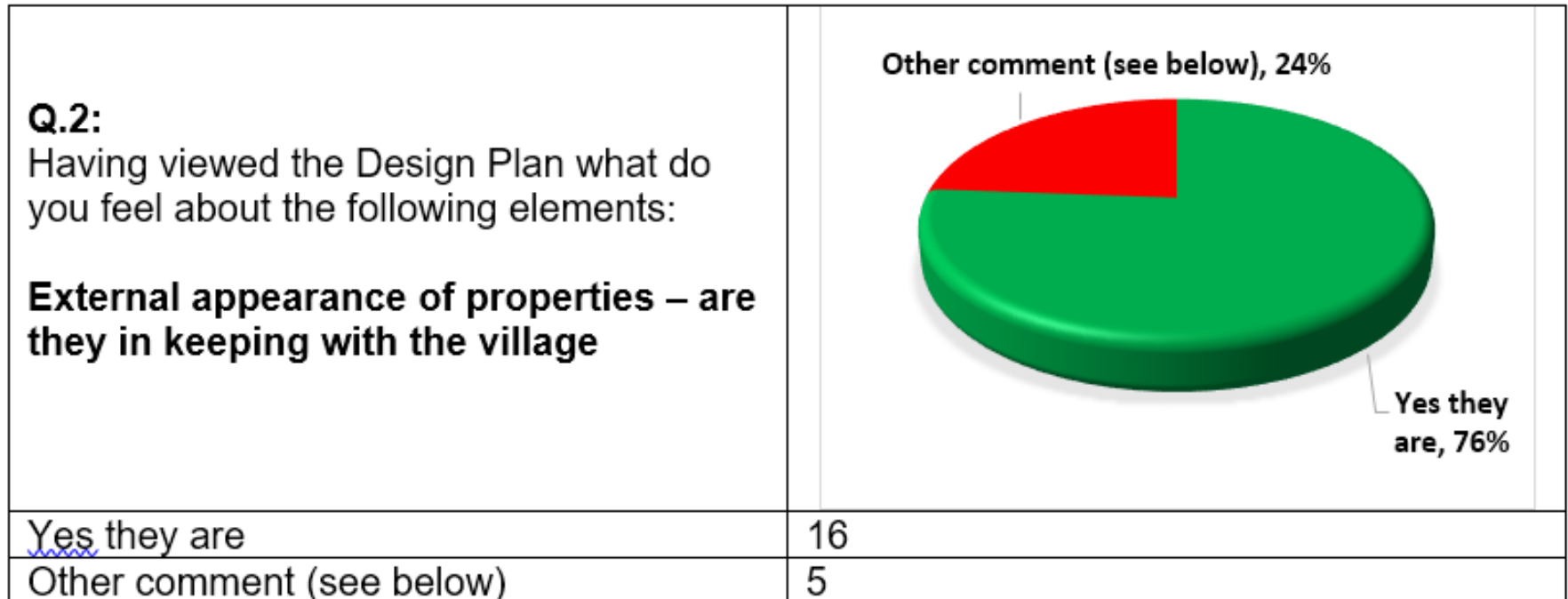
Instead of Swale how about a pond.

Very good position near centre of village.

Not very good, field floods every year affecting the existing row of houses.

Feedback Summary – Question 2

2. External appearance of properties – are they in keeping with the village:



Recorded comments – Question 2

2. External appearance of properties – are they in keeping with the village:

External appearance of properties – are they in keeping with the village:

Sort of.

Lots of parking space.

The properties are in keeping and are pleasant to look at.

Would prefer to see 'older looking' properties on the development.

Nothing is perfect.

Different, but ok.

Very stylish.

Drawings show cladding, this is an ongoing maintenance issue.

Blue timber 'out of keeping' should be a natural colour.

I would prefer if they were painted.

Feedback Summary – Question 3

3. Internal layout of the properties:

Q.3:

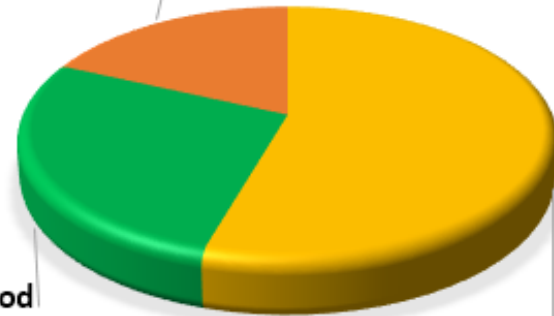
Having viewed the Design Plan what do you feel about the following elements:

Internal layout of the properties

Well thought out
18%

Good
27%

Satisfactory
55%



Satisfactory

6

Good

3

Well thought out

2

Recorded Comments – Question 3

3. Internal layout of the properties:

Internal layout of the properties:

Unseen, too many 'interested bods in front of boards'.

I hope that the properties take into account the sun in kitchen/diner as well as being 'eco'.

Sort of.

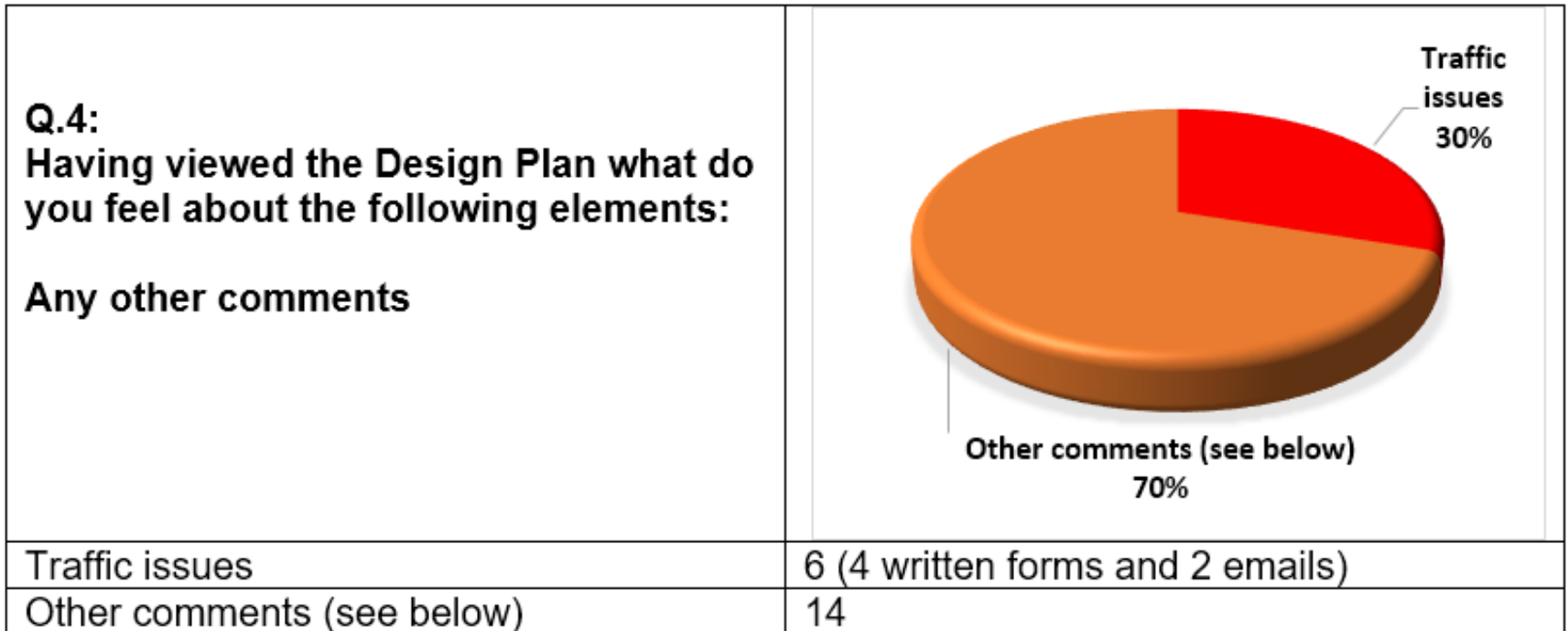
Good usable layout.

Looks spacious and well laid out.

Looks fine.

Feedback Summary – Question 4

4. Any other comments



Recorded Comments – Question 4

4. Any other comments

Any other comments:

Great work so far. Will mean younger people and families will remain in the village.

Concern that scheme not being for local people and will be 'all-comers'.

Overall a good development with the confines of the project.

Northwick Rd should have a 20mph restriction applied.

Good luck.

Was worried about the swale flooding onto back of bungalows.

The proposed project is sorely needed in Mark and an excellent idea.

The development will be a valuable addition to the village

Something like this is much needed in Mark.

We just hope that this goes ahead. Well done.

I think that this development will be very beneficial to the village...to meet... the housing needs of local people.

This development will benefit all... creating affordable homes.

It will be good to see housing that will be affordable for ages of people and locals.

Do not go ahead a neighbour has been denied access off of this road, so why should it be different for this?

Please – no street lighting.

Feedback – key themes : Traffic

‘Northwick road is already busy and the new houses will add traffic to the road’

What we have done:

Carried out an Automatic Traffic Count survey using fixed tapes to measure speed, type and number of vehicles using the road

Survey was taken at the change in speed limit on Northwick road to the west and at the bend before the Vole Road Junction

The survey was carried out between Weds. 7th & Tues 13th Sept.

Results of survey:

- **Weekday Peak Flows (the busiest periods) varied between;**
- **8 to 18 vehicles in the morning 8.0 - 9.0 am.**
- **11 to 23 vehicles in the evening 5.0 - 6.0 pm.**
- **Daily vehicle use varied between 187 to 235**
- **The average use equates to approximately six vehicle trips an hour**
- **93% of vehicles were cars or vans**
- **Average speed at Vole Road was 16-17 mph**
- **Average speed at west end of Northwick road was 27 – 30 mph**

“The predicted increase in traffic is considered to be minimal and within daily variations in flows on Northwick Road and is therefore not expected to have a material impact on the safety or operation of the local highway network”

Richard Broad, Senior Transport Planner, Mayer Brown Ltd.

Feedback – key themes : Road Safety

‘Pedestrians walk in the road and the junction with Vole Road has poor visibility’

What we have done:

Consulted Somerset County Highways / Highways Safety Team for comment and advice

Looked at land ownership and the potential to improve the road

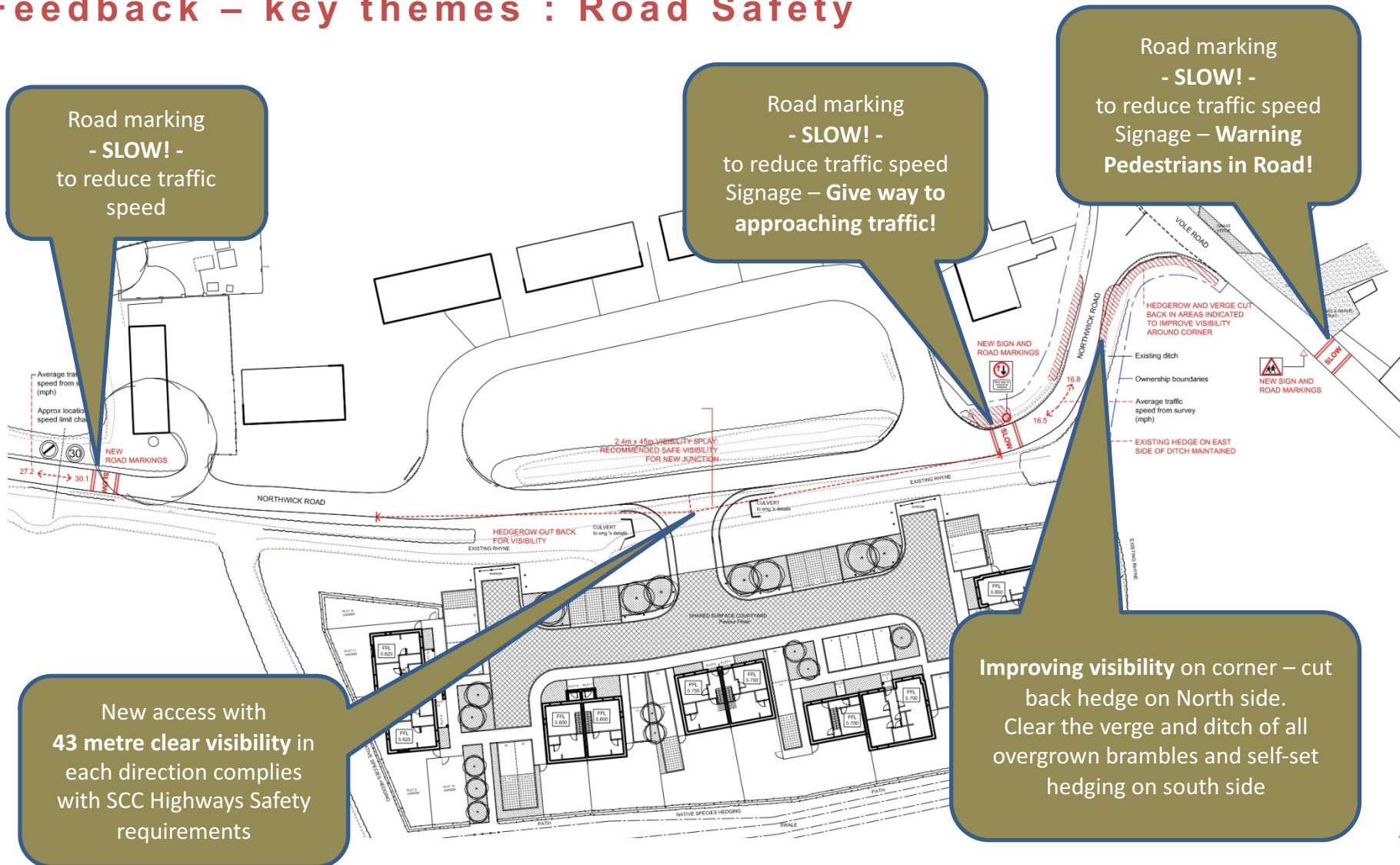
Prepared proposals to further reduce traffic speed and alert drivers to pedestrians in the road

Prepared proposals to improve visibility at Vole Road junction

Advice received:

- SCC Highways have provided minimum visibility requirements for the new site access
- No requirements for off-site highway improvements have been requested
- SCC advise that there are no recorded Personal Injury Accidents within the vicinity of the site

Feedback – key themes : Road Safety



Feedback – key themes : Parking

‘New Homes will put additional pressure on parking in Northwick Road’

What we have done:

Reviewed guidance from Somerset County Highways on parking requirements

SCC minimum requirements = **27** parking spaces

Revised proposals to include additional parking

Revised proposals include:

- Flats, bungalows and 2-bed houses have 2 parking places
- 3-bed homes have 3 dedicated parking spaces
- Additional 8 visitor parking spaces are provided
- **Total parking provision = 32 parking spaces**

Feedback – key themes : Flooding

‘There have been problems with flooding at Vole Road and the new homes will make this worse ’

What we have done:

Discussed local drainage with the Somerset drainage Authority and Wessex Water

Investigated condition of local ditches and drains

Designed the proposals to place no extra load on existing drainage

To obtain approval from the water authorities the proposals have been designed to the **‘Greenfield Run-off Rate’**

This means that the development is designed to create **no increase** in the peak flows of surface water from the existing condition as a field

This is achieved through water storage and flow control engineering

Design approach has been approved in principle by the Somerset Drainage Board.

The Drainage Board have advised that the flooding at Vole Road was a result of historic poor maintenance of ditches and this has already been addressed by recent improvement works

Revised Proposals – site and landscape

- 12 new affordable homes
- Generous sizes to national space standard
- Energy efficient for low bills
- Range of house types
- Large private gardens to south
- Landscape and tree planting to soften edges
- Parking closely related to homes
- Visitor spaces in grasscrete to reduce hard surfaces
- Main courtyard surface in pavements to give high quality finish

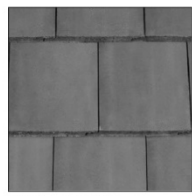
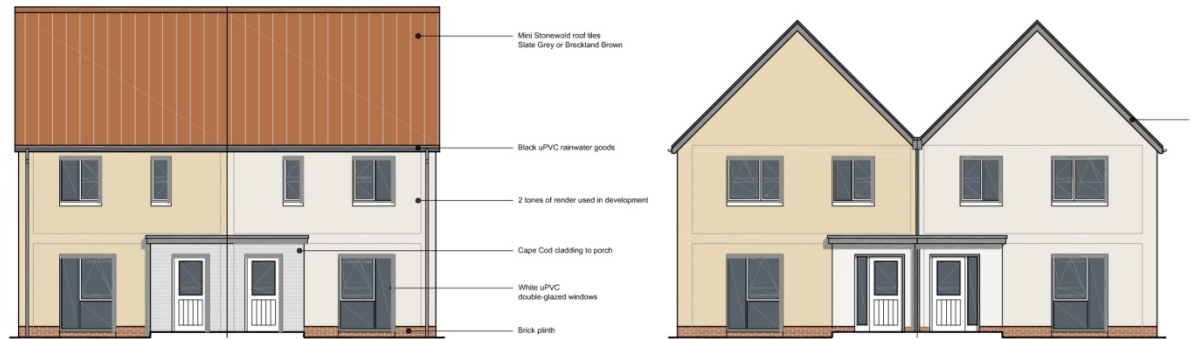


Revised Proposals – appearance and materials



STREET ELEVATION (NORTH)

- Varied forms and roofline for interest
- Large gaps between homes for openness and views
- Generous windows to living and bed rooms for views and daylight
- Simple robust finishes in muted colours
- Hedges and trees to blend into rural setting



Mini Stonewold roof tiles
Slate Grey



Mini Stonewold roof tiles
Breckland Brown



Cape Cod pre-coated timber cladding
Cape Cod Pewter



Brick plinth
Ibstock Cheddar Red



Render
Weber Pral M Mushroom / Earth

What next?

- Submit Planning application
- Could be up to three months for approval
- Exchange contracts on the land and lease to SWHS
- If development of the site is possible aim to be on site and commence build March 2017
- Goal to complete build March 2018



Mark Community Land Trust

Questions

Affordable Rented Homes for Local People

The community working together for the future of the village