

Draft notes of the Meeting with Broadland Housing Association 17th September 2021

Present

Andrew Savage BHA

Mike Lloyd from Rossi Long

Ed Mumford-Smith BHA

Chris Stammers-Architect and designer of the Corpusty scheme

And

IW TB AB SF from C&S Parish Council.

The meeting was held on Teams virtually and started at 9.0am

AB had produced an agenda which was followed loosely

1 Corpusty inhabitants are very worried about the **flooding risk and questions have been raised about the methodology of Rossi Long's hydrology report.**

NCC had identified an area of free draining permeable paving in one section with an unfavourable drainage rate and felt that additional resilience was needed.

Mike Lloyd confirmed that the scheme must not increase the risk of flooding.

Andrew Savage confirmed that the 2 lagoons would be sealed ponds and that their maintenance was going to continue to be with BHA This should decrease the risk of flooding and be an improvement over the present situation.

Mike Lloyd would answer questions about the depth and other points after the meeting.

The PC requested a further hydrology enquiry from the NNDC to ascertain whether the assumptions about 100 year risk of flooding were valid.

2 Affordable Housing

Andrew Savage explained that the number of affordable houses was only 21% at the moment but following further analysis from the QS this number is likely to rise to over 25%. It was very difficult to achieve higher levels than this when the development scheme was not on an exception site.

Ed M-S pointed out that housing need was not the same as housing demand.

BHA confirmed that there was some flexibility in the scheme for altering the 3 bed housing configuration. BHA confirmed that their scheme made allowances for owners to expand the accommodation at a later date.

Chris confirmed that there was flexibility in the model but that the site had constraints with the surrounding wooded areas.

3 size standards

The HAPPI room standards have been adopted

There was one error on the plan. One 3 bed 4 person house had been described as a 5 person house.

2 bed dwellings would be 71 sq metres

In plot 5 2bed dwelling was 78 sq metres

On size standards BHA confirmed some dwellings would be under and others above the minimum recommended standards.

4 Design points

The PC asked about car parking and charging points. The design was based on 2 cars per family but there was some additional parking for guests within the site.

Chris confirmed that some changes had been made to the design to make the entrance to the site more attractive. SF asked if more gable ends could be incorporated.

SF asked about the electricity supply and whether the small substation could be on the South east corner of the site to enable an eventual link up with St. Peter's church.

5 Roads

BHA confirmed that Highways will adopt all roads that lead to 10 or more dwellings but that there are several dwellings that are outside that range when the home owners would be responsible for road maintenance.

6 Section 106 proposals

AS confirmed that the S 106 payments would not go to extending the school as this was not needed at the moment. The PC would have to prioritise schemes. One that should be considered would be to link St. Peter's with mains electricity

Highways schemes would be likely to be too expensive for the s 106 money.

7 AOB

BHA confirmed that houses in shared ownership were protected from sale on the open market as second homes .

BHA also agreed to look at mechanisms such as imposing covenants, s 106 provision etc. for continuing local connections criteria in perpetuity to prevent second home owners acquiring them.

An owner can never own more than 80% of the price of the property. BHA retains the 20%.

BHA will not be relocating overground power lines in the ground or providing a pavement along Norwich Rd and they will decide on whether Electric Charging Points will be provided or merely the correct voltage cabling to enable a home owner to install the charging equipment.

The meeting closed at 10.20am

