



## New homes at Lavers Close

### Consultation newsletter

We've prepared this newsletter to accompany our Architect's consultation pack that sets out our plans for the area behind Lavers Close.

We want to hear the views of the local community as this will help us to better understand any issues or concerns about these plans and allow us to address these before submitting a planning application to Sedgemoor District Council. We would also like your views on the external design of the proposed homes, e.g. do you prefer a rural or contemporary aesthetic?

We've been working with various partners and specialists to identify the constraints of the site and evolve our design proposals. These specialists have included Architects, Ecologists, Structural Engineers, Drainage Engineers and Landscape Architects.

The brief was to design a scheme that provided a natural extension and was sympathetic to our existing homes at Lavers Close, ensure all homes are well designed and orientated in a way to promote energy efficiency, are of a good design and specification to provide good quality, affordable homes.

This newsletter is being sent to you as part of our community consultation and we invite you to submit any comments you may have on our proposed new homes. Any comments will be reviewed and used to formulate our final design. We hope to reach as many local people as possible so please share these documents with your friends and neighbours.

### What is SHAL?

We're a community-based housing association with 748 homes across Somerset, including 78 homes in Woolavington, and we're based in Bridgwater. We're the Locally Trusted Organisation for the Big Local Village Together Partnership. We're proud to provide safe, warm and affordable homes in our community.

Our tenants' top priorities are to invest in our homes and help them reduce energy bills. We've invested significantly in Woolavington in recent years and we built the existing homes at Lavers Close in 2013.



This investment is still ongoing and we're planning to invest further to improve the heating and energy efficiency of our existing homes in the area. Following the success of the Lavers Close development, when the land behind the development became available we felt the construction of a phase two would be a natural progression of our work and help alleviate some of the housing need in Woolavington.

## Housing need in Woolavington

We're acutely aware of the need for safe, warm and affordable homes in the area. Sedgemoor District Council has confirmed there is a substantial number of people waiting for social housing in the Woolavington Parish area.

We'll ensure all 14 units are let on assured tenancies to people with a local connection.

## What's being proposed?

We're planning to build a total of 14 homes (12 houses and 2 flats) along with 37 allocated parking spaces. All homes will have a private garden. They'll be designed and built to a high standard that is sympathetic to the ecology and a natural extension of Lavers Close.

Full consideration has been given to the existing ecology on the site and an area has been set aside as an ecology corridor.

## Energy efficiency

These homes will be built to a very high standard of energy efficiency using superior insulation and integrated technologies to reduce energy use – and cost – including air source heat pumps and photovoltaic (PV) panels.

We've enclosed a consultation pack produced by our architects that outlines our proposals. We'd encourage you to have a good look and make any comments you think may be relevant, especially in relation to the choice of a rural or contemporary aesthetic.



## What next?

If, after taking a look at these plans, you'd like to comment please email [Lee@shal.org](mailto:Lee@shal.org) or write to 2 King Square, Bridgwater, TA6 3DG. Please state you're writing in relation to the new homes at Lavers Close.

Once we've received everyone's comments a full planning application will be made to Sedgemoor District Council with supporting information that will include:

- Architects Design - Full set of drawing, location, block plan, floor plan, elevations etc.
- Energy assessment
- Engineering design – drainage, levels, vehicle tracking
- Landscape design
- Arboricultural report
- Ecology Reports and Surveys
- Site investigation report
- Topographical and buried services survey
- Design and Access Statement
- Transport Statement

**Any comments should be returned by 18 March 2021.**

