Building Affordable Homes in Harmans Cross

A proposed development by The Corfe Castle Community Land Trust (CLT)



Factsheet: This will help you understand why the CLT is aiming to build affordable homes in Harmans Cross

Knowns and unknowns: There are a number of factors that are still being determined as the project is still at an early stage

What we can confirm now: This factsheet confirms what we know so far

The Facts

- The site is in Tabbits Hill Lane. The site lies within the Corfe Castle Parish Council boundary. However, it is in Harmans Cross village and this is why we are making the homes available to people with local connections to both parishes

- A maximum of 25 homes (units) to be made available to people with an established local connection to Harmans Cross / Worth / Corfe Castle and Kingston

- The homes will be affordable rental homes and will be owned by the CLT and leased to Aster Homes, our Registered Provider (RP). They will appoint the developer to build the homes when planning permission has been secured

- Aster homes will have a 129 year lease for the properties when planning permission has been secured. They will then manage the properties and liaise with the CLT as site owners. At the expiry of the lease, the CLT will appoint either Aster or an alternative RP to continue to manage the housing

- The housing will be allocated against a strict set of criteria to ensure that people with strong local connections are the beneficiaries of the homes. Dorset Council will use the Housing Register to identify the applicants who will need to prove the eligibility

- A Housing Need Survey will be undertaken during the summer to identify the demand for these houses in both parishes and the CLT in conjunction with both Parish Councils will be using this information to encourage people to enrol on the Housing Register

- The rental cost will be set at 60-65% of national market rent level

- The Housing Need Survey and Planning Consent Conditions will determine the final number of homes to be built, subject to the cap of 25 homes

Opportunities

- Keeping local people in the area who wish to reside here

- Keeping our communities vibrant and active with young and old alike

- Supporting the investment in local core services and facilities such as schools by keeping families in the area

- Maintaining a stock of local housing that cannot move to the private sector and become second or holiday homes

- Maintaining a stock of rental homes during a period when this sector is coming under increasing pressure from fiscal and legislative changes resulting in a shrinkage in available homes and an upward pressure on rental costs

- Providing a substantial increase to the viability for more public transport through Harmans Cross

Challenges - the site

- Developing the site to a standard that Harmans Cross residents feel it is an asset to the community

- Managing the surface water drainage to mitigate and potentially improve the current position and ensure no negative impact on the homes surrounding the site boundary

- Minimise the impact on local wildlife through the provision of a biodiversity set-aside within the 4 acre site

- Managing the increased traffic flow on Tabbits Hill Lane to minimise the impact on existing homes and ensure an effective flow to the A351

- Establish an effective pedestrian route along Tabbits Hill Lane from the development to the A351 and consider street lighting

- Minimise the disruption within the village during the construction phase

Challenges - the community

- Demonstrate to the Harmans Cross community the benefits of community-led affordable housing and how it differs from established social housing

- Demonstrate our understanding of the specific concerns held by the residents of Tabbits Hill Lane and Springbrook Close and ensure that the project planners address these concerns

- Demonstrate why the CLT is seeking a development in Harmans Cross

Steps taken so far

- An open approach to communication with both Parish Councils and specifically with Worth parish councillors resident in Harmans Cross

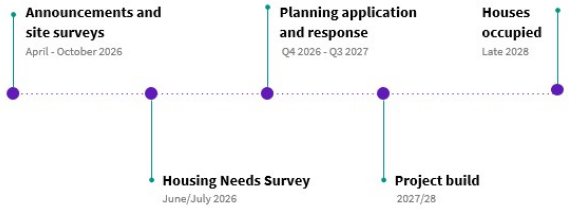
- Attending the Worth Parish Council annual meeting to meet with residents

- Making CLT directors available to meet one-to-one with residents to listen to concerns / opinions

- Maintaining a flow of information via social media / local media outlets to keep all interested parties up to date as the project progresses

Timeline

This is an indicative timeline:



Useful Contacts and social media

CorfeCastleCommunityLandTrust@gmail.com

#Corfe Castle Community Fb page

#Corfe Castle Resident's ONLY Fb page

If you wish to join the Harmans Cross WhatsApp group please contact: tpeacock@worthmatraversparishcouncil.gov.uk