

COUNCIL – 28th OCTOBER 2019

BUTTERPARK

Members will be aware that plans are progressing to work with LiveWest to deliver the housing at Butterpark. The latest site plan is attached for information, along with a sample of the flat design for people with learning disabilities.

Tom Plant of DOVE Project has helpfully assisted with the design layout of the flats and the training hub house.

In the budget report mention is made of the need to borrow funds for the project in the next financial year, and prior to any application being made Members will receive a report which will be presented once the legal position is close to being finalised with LiveWest – discussions with solicitors are currently underway.

The Larkfleet Homes site will generate some 106 funds for affordable housing which South Hams DC have indicated would be allocated to the development of our housing units.

The hope is that the planning application will be submitted in the next couple of months to South Hams District Council and current indications are that it will take up to two years for the site to be built out.

Beer Community Land Trust

Beer Parish Council have an affordable housing project and would be willing to talk to representatives about the initiative. It is intended to arrange transport with Ivybridge Ring and Ride. It could be that others in the South Hams may wish to join the visit but it would be helpful to know if any Councillors would be interested in attending to learn about their project and advice that they might be able to give.

(If Members wish to see any of the supporting, background information to this site then please contact the office for the various reports submitted to Council over the years.)

Mrs Lesley Hughes
Town Clerk



Trehill Lodge

BLOCK PLAN LAYOUT TAKEN FROM DRAWING ISSUED TO LIVESTOCK AND R&S FOR COMMENT (31.07.19)

BROOK ROAD

BUTTERPARK

Note: Road Layout as proposed by Airey & Coles 16.08.19

APPROXIMATE LOCATION OF NEW DRAINAGE ROUTE ACROSS THE SITE
- Exact position and required 'no build' zones to be confirmed by Airey & Coles

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NOTE: THESE PARKING SPACES CANNOT BE RELOCATED IN FRONT OF PLOTS 1 TO 6 BECAUSE THERE IS INSUFFICIENT SPACE BETWEEN BACK OF PARKING SPACE TO PLOT 13 FOR MANOEUVRING PURPOSES (minimum requirements is 6 metres)

Bins stores to have a 'hit and miss' timber enclosure with roof over.

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Proposed fencing to the rear garden of plot 13

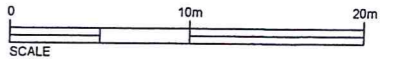
Proposed fencing to the rear garden of plot 20

Defensible planting and knee rail to plot 13 parking.

Extent of adoptable highway

263850

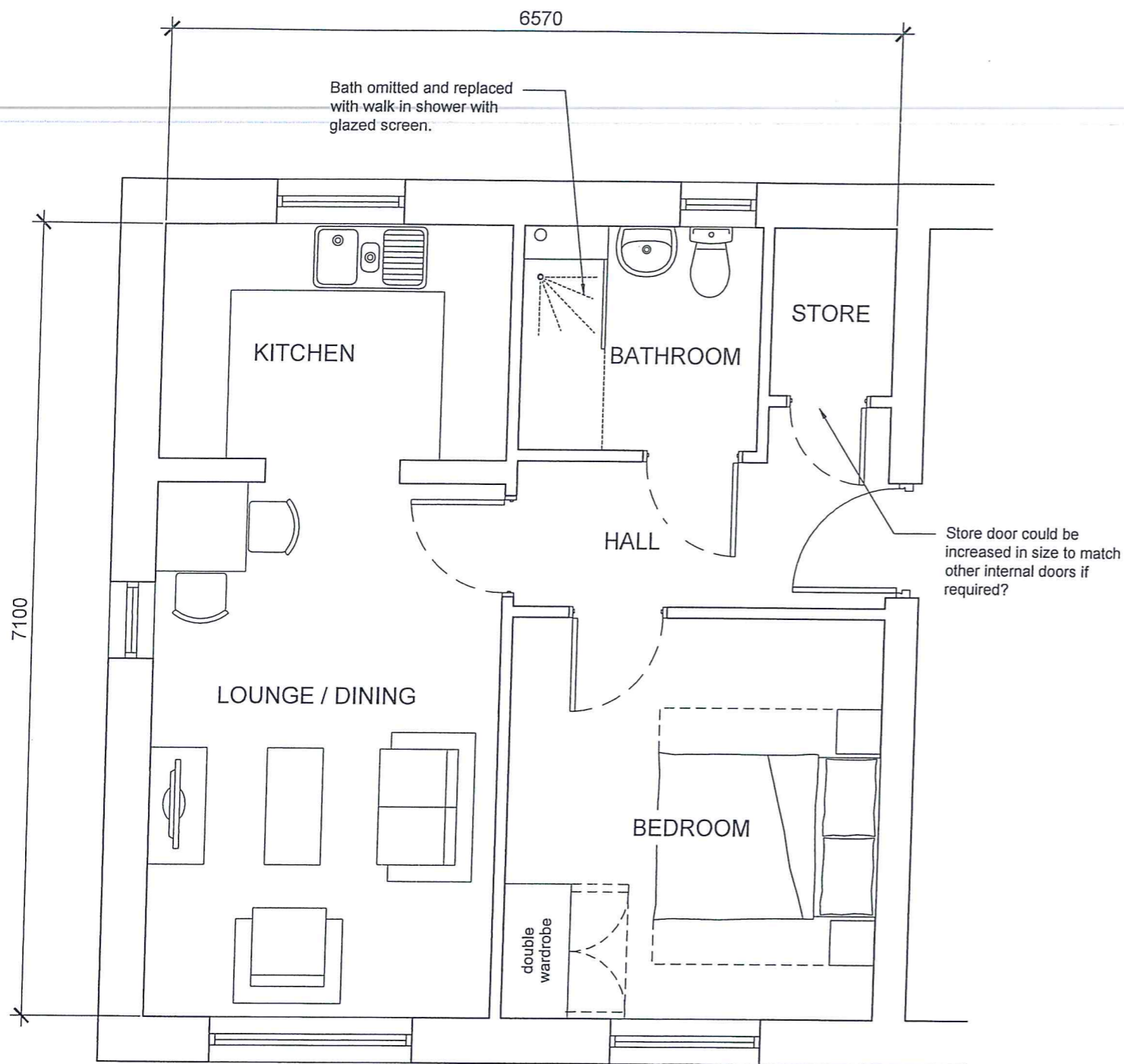
263900



PRELIMINARY - FOR REVIEW

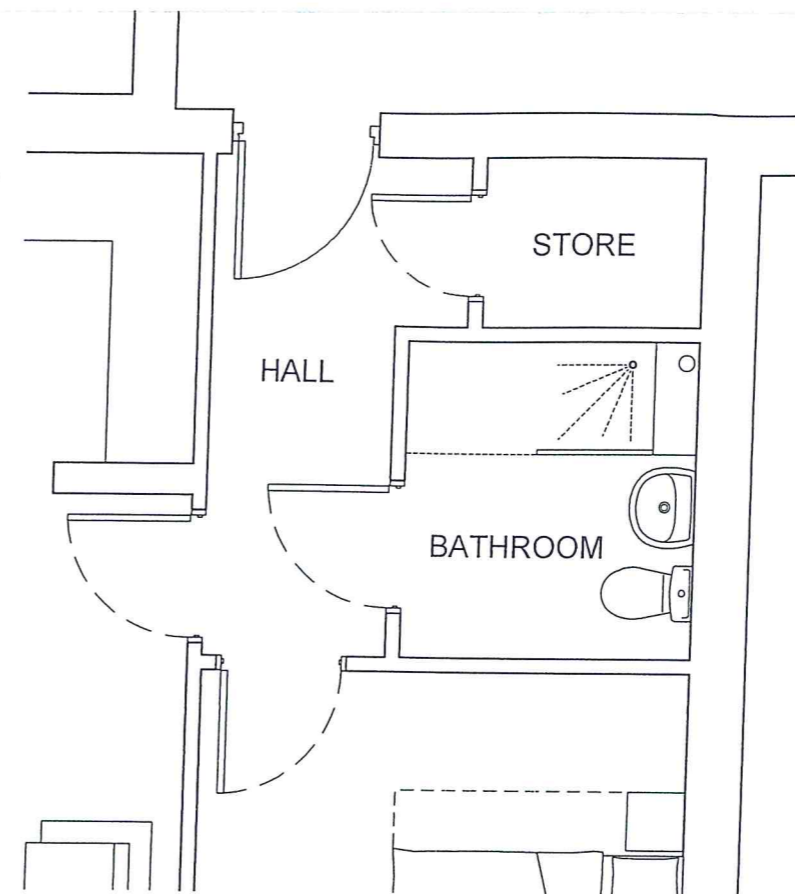
PROPOSED SITE PLAN - ADG 11.10.19
Revised Car Parking and Bin / Bike Store Layout
Scale: 1:200 @ A1 Sheet Size, 1:400 @ A3 Sheet size

Douro Court



Typical Plan

1 Bed / 2 Person Flat
GIA - 46.6 sqm



ENTRANCE LOBBY VARIANT

B	General updates to annotation, following client review meeting 15.08.19.	DJ / PD	22.08.19
A	Minor updates to accord with bathroom layouts as noted in ITC mark-ups, provided by Livewest 25.07.19.	DJ / PD	30.07.19

Rev	Description	Drwn/Chk	Date
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Project Title:

PROPOSED HOUSING,
BUTTERPARK,
IVYBRIDGE
For: LIVEWEST

Drawing Title:

TYPICAL FLAT LAYOUT
1B/2P Flat (Ivybridge Town Council Units)

Scale:	1:50	@A3	Drawn:	DJ
Date:	July 2019	Checked:	PD	

Drawing Status: PRELIMINARY

Project Ref.	Orig.	Dis.	Type	Zone	Level	No.	Rev.
18546	ADG	A	SD	-	--	0023	B

THIS DRAWING IS COPYRIGHT. Contractors and Consultants must check all dimensions on site. Only figured dimensions are to be used. Any discrepancies to be reported to the Project Architect before work proceeds. This drawing shall be used only for the purpose intended.

NOTES:

- i). Final window positions / sizes subject to further review when elevating the building.
- ii). Plan layout designed to comply with minimum accessibility requirements set down within current Building Regulation - Approved Document M - (Requirement M4(1): Category 1 - VISIBLE DWELLINGS).
- iii). To be read in conjunction with Ivybridge Town Council mark-ups and e-mail (25.07.19) - provided by Livewest.

BEER COMMUNITY LAND TRUST

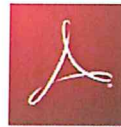

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A not-for-profit corporation delivering a sustainable model of affordable housing and community development in Beer

Our Goals

- To create affordable housing for the local community.
- To create long-term and affordable rental options.
- To help first-time buyers into the property market.
- To give the village the opportunity to take ownership of the development and management of its community assets.

Our Rules



Rules of Beer Community Land Trust
- .PDF file

About Beer CLT

Beer Community Land Trust (CLT) was established in 2013 to facilitate the development of affordable housing at 80% of the prevailing market prices for local people.

Its first project was to provide seven affordable homes in the village, and this developed very quickly and efficiently using innovative funding via loans, grants and donations:

- £1million loan from East Devon District Council (EDDC)
- £200,000 in grants from the Homes and Communities Agency (originally £259,000 but reduced to £200,000 when policy changed)
- £4,000 from local donations
- £2,500 from the CLT Network
- £1,000 from Devon County Council
- £200 prize money from Devon Rural Housing Awards
- £140 and rising from membership fees.

The Chair of Beer CLT, Councillor Geoff Pook, made the provision of affordable homes one of his top priorities after joining EDDC and was instrumental in setting up the Beer CLT. This was recognised in the 2014 Devon Rural Housing Awards where the project was awarded Highly Commended in the Outstanding Community Contribution category. Geoff Pook said, "While we appreciate that Beer is a tourist destination and that tourist income is very important to the village, retaining houses for full-time occupancy by locals is just as important."

Beer CLT completed its first set of new homes in January 2015, and it has now begun its second project to deliver a further seven affordable homes in the village.

Beer CLT today has assets worth approximately £1 million, and its second project will result in it having further assets worth an additional £1 million.

USEFUL LINKS

[Beer Parish Council](#)

[National Community Land Trust Network](#)