

Report from Homes for Wells re New Affordable Homes – Warham PC 20/01

Good afternoon Jane,

I apologise for the delay in getting back to you. Please find update below;

Contractor:

- With respect to negotiations with Impact Modular, we are working to finalise negotiations with them with a view to entering a potential JCT contract.
- Provisionally we had earmarked April 2022 for starting on site, but we shall be able to provide firmer expectations once we are able to confirm funding and contract.
- Start on site has been pushed back slightly to June 2022 now as we need to secure a Non Material Amendment with NNDC due to the fact that the dimensions of the Modular Units that Impact Modular produces are very slightly different to the dimensions within the existing planning permission.

NNDC:

- The planners have advised the following “that it will be important to understand the external materials being proposed as this will make a significant difference to how the scheme will appear - we need to try and ‘lift’ the scheme. When making the original planning decision, we had asked the applicant to consider amending the materials to try and give the buildings a more modern feel reflective of the fact these were to be of modular construction. We had advised that ‘brick slips’ be omitted in favour of a more honest approach using the cement boarding and giving careful consideration of window design. It is important we avoid a flat finish and have some articulation to the facades.”
As a result, we will be appointing a planning consultant to assist us in submitting the Non Material Amendment as noted above, which has an impact on when we can start on site.
- We have also been discussing the Safe Play Area with NNDC and are awaiting an update in this respect from Graham Connolly. The following is being proposed;
- The ‘Safe Play Area’ to be offered to the Warham Parish Council; ‘General Play Area’ to stay with Flagship.
- Parish Council to install the play equipment after Practical Completion of the scheme.
- The eight visitor bays to be offered to the Parish Council;
- No trees are located within the eight visitor bays and Safe Play Area.

Kind regards,

Kai