

## Annex C

Cabinet report 7 March 2023

### LOCAL AUTHORITY HOUSING FUND

#### Proposed Modular Development – Station Road (Forge Way) Car Park, Cullompton

Forge Way car park presently has 112 spaces which are currently significantly under-utilised (see report Section 2.3). The site has good vehicular access off Forge Way and is located in a town-centre location with good walking access to amenities, services and schools. It also has good access to public transport.

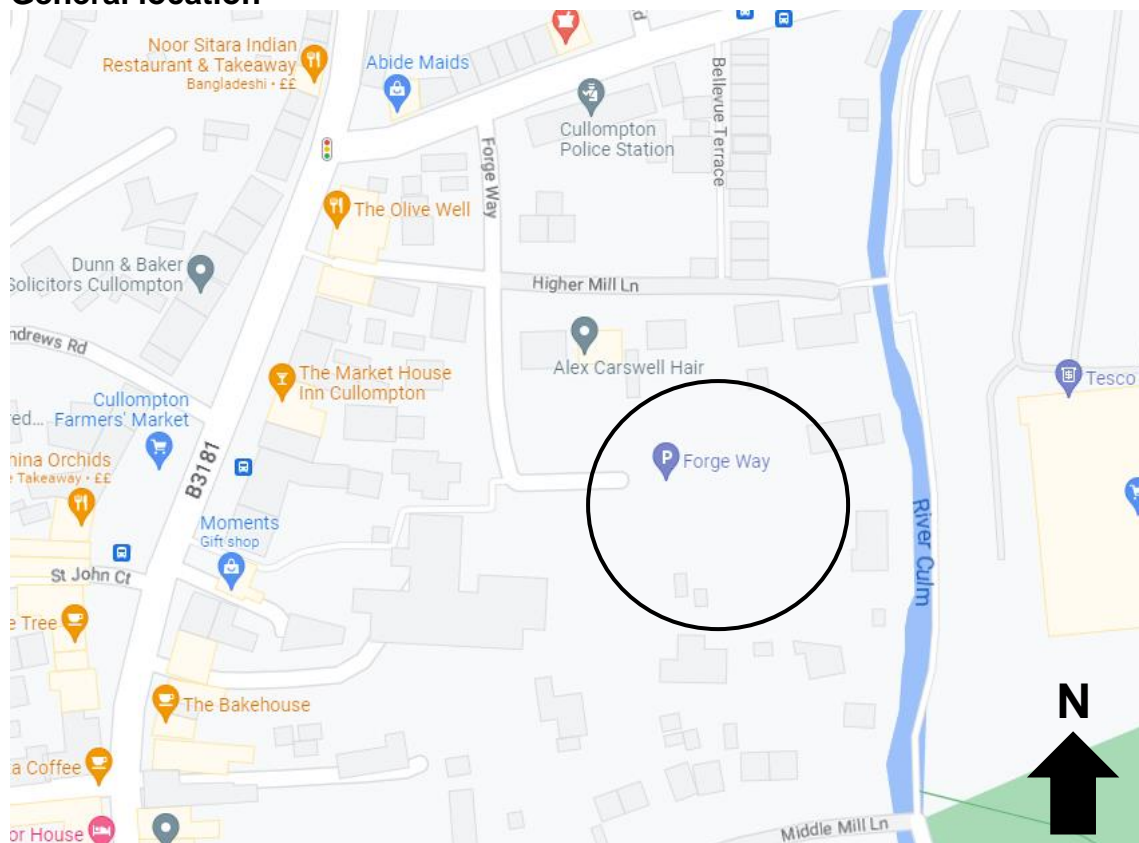
The car park slopes downwards to the east towards the River Culm/Tesco but is elevated above the river and outside of any designated flood zone. Enhancement is required for drainage and electricity provision to enable the proposal. This includes a small, additional substation likely to be located on an existing grassed area and these costs are incorporated into the proposal.

It is projected to fully utilise the lower one-third of available hard-standing including around 35 existing car parking spaces on the eastern side of the site.

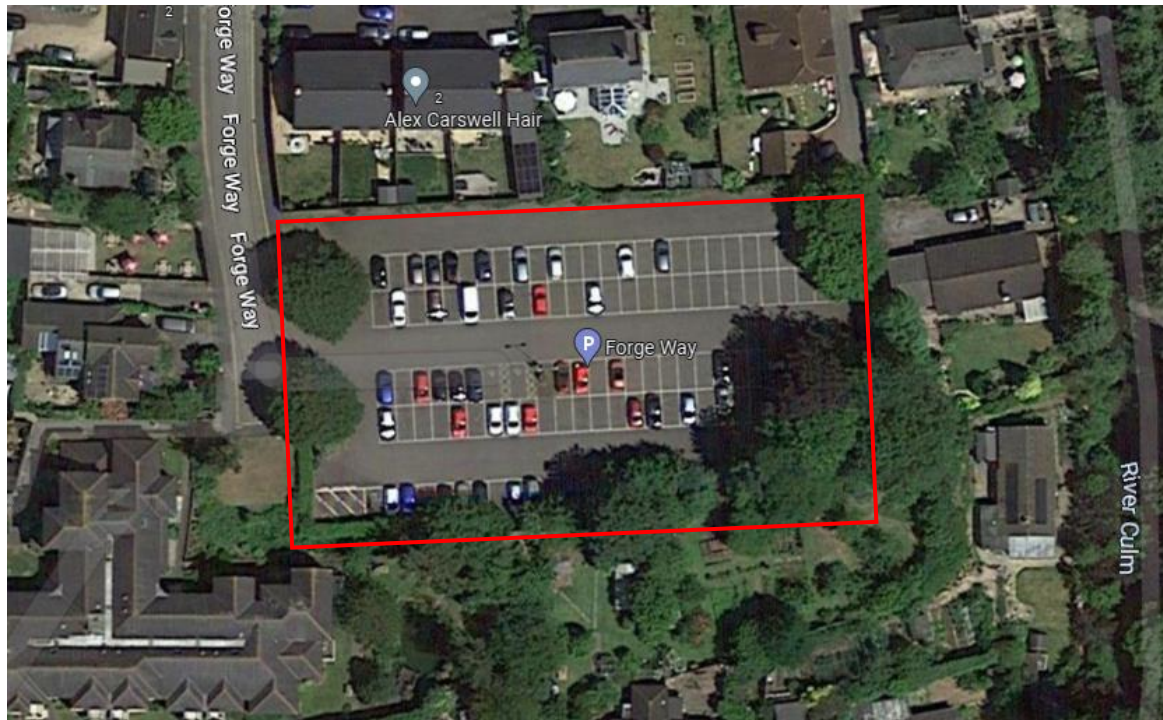
The modular accommodation is likely to be a 2-story, ground level single block terrace. This may form an ‘L-shape’ as is appropriate for design and access considerations.

Two electric vehicle charging points are already planned for the car park (north-west corner near the entrance) which will be retained and not impacted the development.

#### General location



## Aerial view



## Site entrance/views looking east



Note: use on day of photos (22 February) was 48 spaces from 112 available, therefore above average at around 45% - this was due to a training event at Cullompton Police Station and is atypical but would nonetheless remain possible under the proposed scheme.