

Proposed Affordable Housing – Parsonage Road, Newton Ferrers

Information Sheet

1. Introduction

Newton & Noss Parish Council Affordable Housing Group approached the Affordable Housing Team at South Hams District Council in 2007 to help them meet their affordable housing need within the two villages.

In July 2008 the Rural Housing Enabler together with the Parish Council undertook a housing needs survey of the Parish in order to establish the affordable housing need.

The results of the survey identified a need for 32 affordable homes mainly 2 and 3 bedrooms. The recommendations from the survey also established a proportion of intermediate affordable housing could be supported.

The existing affordable housing stock in the two villages consist of:

Rented dwellings

9x 1 bed bungalows - older persons
12 x 2 bed bungalows – older persons
25 x extra care flats – older persons
2 x 1 bed house
6 x 2 bed house
17 x 3 bed house
1 x 4 bed house

Shared ownership

4 x 2 bed flats

Due to the amount of older persons housing in the Parish and the recent extra care scheme there is now a need to develop more family housing.

In terms of the site choice planning and housing officers in conjunction with the District Councillor and the Parish Council (PC) identified potential sites. The District Councillor, Cllr Cooper contacted the landowners to gauge their interest in progressing an affordable housing scheme.

The site at Parsonage Road was chosen as most deliverable due to a willing land owner and the fact it is an acceptable site in planning terms.

The scheme is the first Village Housing Initiative in the South Hams and will deliver 14 much needed affordable homes for local people.

2. Site Constraints

Utilities

South West Water sewer currently running north-south along the rear of the site. Sewer has a 6m easement prohibiting building and is located 3m either side of the sewer. This restricts how far into the site the development can be placed.

Western Power Distribution. There is an electric cable running east-west along the northern boundary of the site.

Topography

The site topography worsens (becomes steeper) at the southern end of the site. The dwellings need to be kept close to the road on this part of the site to allow for a gravity connection for the foul water drainage into the existing SWW sewer.

Highways

Highways have approved the point of access into the site but there has always been a safety issue with additional junctions located just within the site entrance due to insufficient visibility and potential conflict of vehicles. Negotiations with Highways have always ruled out the possibility of having a road and parking to the front of the dwellings at the southern end of the site (this was again confirmed by George Bryant and John Halliday on 5th April 2011).

3.Option Appraisal

Option 1: Southern terrace running parallel to Parsonage Road.

Option 2: Southern terrace at right angles to Parsonage Road.

Both options overcome the site constraints, however, Option 2 presents a less favourable quality of life for residents due to:

- i) remoteness of parking
- ii) proximity of trees in southern boundary to properties and the resulting issues of shading.

It was also felt that option 2 had a greater impact on immediate neighbours due to closer proximity of a number of rear gardens and their potential for noise.

4. Lettings Policy

In terms of who will be allocated the rented properties the dwellings will be advertised through Devon Home Choice (DHC) and allocated to those households in the highest bandings **who have a connection** to Newton & Noss. This connection is as in DHC policy (see extract below).

To demonstrate a local connection (defined in Part VII of the Housing Act 1996) with Devon applicants will:

- Normally be resident in Devon. Local Government Association guidelines define this as having resided in the area for six of the last twelve months, or three out of the last five years, where residence has been out of choice.

- Work in Devon. The Local Government Association guidelines define this as employment other than of a casual nature. For the purposes of this policy this will be defined as having had permanent work with a minimum of a 16 hour contract per week for the previous 6 months, and without a break in the period of employment for more than three months.

- Have family connections in Devon. The Local Government Association guidelines define this as immediate family members (parents, siblings and non-dependent children) who have themselves lived in the area for five years.

Applicants will be required to provide proof of their local connection to Devon before their banding is assessed.

In terms of a VHI scheme the local connection will be to Newton & Noss. If the Council is unable to make a nomination in the manner referred to above then it shall apply the same procedures, but in place of reference to Newton & Noss, there shall be substituted in no order of precedence reference to any one of the parishes of Holbeton, Wembury, Brixton or Yealmpton.

If the Council is still unable to make a nomination in the manner referred to above then it shall apply the same procedures, but in place of reference to Holbeton, Wembury, Brixton or Yealmpton, there shall be substituted to any parish within the district of South Hams.

A Household considered to be in housing need will have been placed in Devon Home Choice bands A, B, C or D.

Tor Homes will prioritise applicants with a local connection and the ability to purchase the shared ownership dwellings. Purchasers of shared ownership dwellings in rural areas such as Newton Ferrers are restricted to the amount of the dwelling they can purchase and therefore can never purchase more than 80%.