

Ideford –Identifying an Affordable Housing Exception Site

Note: a timescale is not included as this can vary or change

What Are We trying To Do?

The Parish Council are working with Teignbridge DC and Devon Rural Housing Partnership to explore if and how we can deliver a small number of affordable homes in Ideford both for rent and/or for custom and self-build.

The purpose of this summary is to outline the process we will be following and explain how and when the community will be consulted.

Who Are We?

Teignbridge District Council have a Housing Enabling team who work with communities on new affordable housing projects. Devon Rural Housing Partnerships is a partnership of all the Devon Rural Local Authorities and their Housing Association Partners. Devon Rural Housing Partnership has a small team of Rural Housing Enablers who work with communities to help with the delivery of affordable homes. They carry out Housing Needs Surveys and can help with site identification, setting up of community land trusts and provide a range of other practical support.

How Will We Work With The Community?

The table below shows the main stages, what we have done and what we will do.

Stage	The Purpose	How Will We Do It	Action Taken	Your chance to comment
1. HOUSING NEED	Understanding the need for Affordable Housing and what affordable tenures are required e.g. rent or Shared Ownership or Affordable Custom and Self Build	Devon Rural Housing Partnership carry out a Housing Needs Survey on behalf of the Parish Council and Teignbridge District Council	Housing Needs Survey 2016 & 2012 Drop-in session to update Housing Needs Survey 25.4.18 Local people are encouraged to register on Devon Home Choice and the Teignbridge Self Build Register	Respond to survey Feedback on updated housing need at Parish Council meetings

2. IDENTIFYING POSSIBLE SITES	Identifying Possible Exception Sites	<p>Review of what sites have come forward previously</p> <p>Village 'Call for Sites'</p> <p>Village-wide site appraisal exercise to identify all possible exception sites</p>	<p>3 sites identified and contact made with landowners</p> <p>Identify potential sites and invite landowners to come forward</p> <p>Sites walkabout with team of TDC Enabler/Planner/Highways and Parish Council reps</p> <p>Report to Parish Council</p>	<p>At PC meeting</p> <p>Consultation event on preferred sites</p>
3. AGREEING HOW THE HOMES WILL BE DELIVERED	Identifying the organisation to deliver the homes	<p>Options include:</p> <ul style="list-style-type: none"> • A Housing Association or Registered Provider • A Community Land Trust http://www.communitylandtrusts.org.uk 		This will depend on outcome from consultation on preferred sites which will also ask if there is sufficient interest in setting up a Community Land Trust
4. CONSULTATION EVENT ON PLAN FOR PREFERRED SITE	First consultation on options based on site constraints	Initial plan with the number of homes needed and key principles for layout and design	A drop-in a the village hall showing site plan and options for lay-out	Comments from drop-in included in a report to Parish Council from Housing Enablers
5. PRE-PLANNING APPLICATION ADVICE	The delivery organisation has Pre-Application discussion with Planners	This is carried out by the delivery organisation either the Housing Association or CLT		Comments from drop-in session reported to planners by TDC Enabling team

6. WORKING UP THE PLANNING APPLICATION	Detailed design and technical surveys for Planning Application	This is carried out by the delivery organisation e.g. a Housing Association or CLT		Final consultation event before Planning Application submitted. Report on feedback produced
7. CONSULTATION EVENT ON PROPOSALS		Sets out proposed layout and design with more detail on affordable tenure and number of homes		Final application to take account of feedback
8. SUBMIT PLANNING APPLICATION				Application is put up on Teignbridge DC's planning portal for formal comment