

Community Led Housing Report

To: Ideford Parish Council
From: Mary Ridgway, Affordable Housing Enabler, Teignbridge DC
Date: 20 November 2018
Title: Search for Affordable Housing Sites in Ideford

PURPOSE

To report to the Parish Council on the findings of the affordable housing sites assessment on Thursday 1 November 2018 and to determine how they Parish Council wishes to go forward with community led affordable housing. All comments on sites are without prejudice to the normal planning processes.

BACKGROUND

On 25 April 2018 Teignbridge DC and Devon Rural Housing Partnership held a drop in session at the village hall to assess housing need in the village.

On 12 July 2018 a 'Next Steps Discussion Document' was submitted to Ideford PC and it was agreed to carry out a call for affordable housing sites followed by an assessment of those sites.

The call for sites closed on 8th October 2018 and 4 sites were identified. All 4 sites have some development potential but with differing constraints

On 1 November 2018 a group including a Teignbridge Planning Officer, Teignbridge Enabling Officer, Devon County Highways Officer, Devon Rural Housing Partnership Enabler, a Ward Councillor (Cllr Peart) and 2 Parish Councillors supported by the Parish Clerk undertook a sites walkabout and assessment. The assessment was divided into 2 sections:

- A desk top assessment of the planning and development constraints for each site
- A sheet for participants to record site observations including meeting with the landowners where possible.

This report sets out a summary of the findings for each site and makes recommendations for the next steps.

SUMMARY

Having identified a need for affordable housing in Ideford and identified available sites with willing landowners the sites assessment process aimed to look at the suitability of the sites in planning terms and the viability of the sites for development.

Four sites were identified:

Site A: Lower Colleybrook Farm to the North East of Fore Street

Site B: Lower Colleybrook Farm to the South West of Fore Street

Site C: Land at Town Farm adjacent to Broadlands.

This site was further sub-divided into 3 parts which were assessed separately

- C (1) Land at Town Farm adjacent to Broadlands (inc the 'Play Area')
- C (2) Land at Town Farm to the North of Broadlands (behind Broadlands).
- C (3) The 'Play Area' adjacent to Broadlands.

Site D: Land at Hayes Farms South of Longthorn Road.

RECCOMENDATIONS

1. To seek formal pre-application advice from Teignbridge planning authority for the preferred site(s);
2. Meet with households who want self-build/custom build affordable housing to establish eligibility and identify their options for affordable housing.
3. To hold a community drop-in session to seek views on the preferred site(s) and to encourage people to register if they are in housing need.
4. Once there is clarity about which is the best site and about the detail of what housing is required a sketch scheme can be produced with a further opportunity for the community to give feedback and suggestions.

HOUSING NEED

The total affordable housing need identified in the Housing Need Surveys is seven affordable homes in Ideford parish over the next 5 years. Three of the households in need qualified for affordable rent and four have registered an expression of interest in an affordable self-build/custom-build property.

OVERVIEW OF SITES

Planning Overview Of All Sites

All the sites are greenfield and the principle of exception site residential development appears acceptable on all sites except site A- Lower Colleybrook Farm due to the flooding issue. (subject to those sites meeting other criteria of local plan policy WE5 within the Teignbridge Local Plan 2013-2033).

All the sites would be subject to exception sites land values which is limited to £10,000 per plot or £300,000 ha whichever is least. The incorporation of open market housing can only be permitted, at the minimum amount required to fund the affordable housing and would be checked by an independent viability assessment.

Although all lie within an area of great landscape value all sites are outside of any wildlife conservation area. They share the same planning constraints for biodiversity in that they all lie within Greater Horseshoe bat foraging and/or flight path areas and cirl bunting wintering area. Barn owls may also breed nearby at Town Farm.

All the sites lie within the Minerals Consultation Area for aggregates.

Options C and D lie on the western side of the village which is the side closest to the A380 exits to Newton Abbot and Exeter, this could reduce additional movements through the village.

Options C and D would encroach into the countryside and whilst not unacceptable, careful consideration will need to be given to design and impact on the character of the village and a conscious effort to reduce the encroachment into the countryside to the minimum amount required to deliver the identified affordable housing needs.

Sites C and D present the opportunity for providing the number of homes needed (4 to 7 homes), the greatest flexibility in design and layout and also have the advantage of including a Teignbridge District Council (TDC) asset. Sites C and D also present potential for additional community benefit through the provision of parking, subject to Highways constraints on vehicle movements and access.

Highways

All the sites will require visibility splays either over land owned or controlled by the landowner or on Public Highway. The length of the visibility splays for all sites will need to take into account the speeds of the vehicles in the area.

SITE A: LOWER COLLEYBROOK FARM TO THE NORTH EAST OF FORE STREET

This is a greenfield site with previous refusal of planning applications to convert agricultural buildings to dwellings.

The proposals for this site include a small terrace of affordable self-build homes accessed from Fore Street or a small mixed affordable housing tenure scheme accessed from Butts Lane.

Suitability for Planning and Highways

Key Planning Constraints

Flood Zone 3 (High risk) appears to cover the majority of the site. This status is being challenged with the Environment Agency by the landowner. However current status means that the following would apply before any residential application would be found acceptable.

- The sequential test must be applied which must demonstrate that there are no reasonably available sites firstly in flood zone 1 and if none, then secondly sites in flood zone 2.
- Only where there are no reasonably available sites in flood zones 1 or 2 will the suitability of sites in flood zone 3 be considered.

- Should the sequential test be met and it is adequately demonstrated that there are no sites in 1. Flood zone 1 and 2. Flood Zone 2 then the exceptions test is required to be met. The exceptions test requires the proposed development to show that it will provide wider sustainability benefits to the community that outweighs the flood risk and that it will be safe for the lifetime of the development without increasing flood risk elsewhere.
- The site is not therefore ruled out of the consideration completely but the above sequential and exceptions test would need to be completed prior to any consent for residential development.

Highways

Access onto Fore Street would require mitigation to ensure the visibility splays can be achieved over land owned or control by the landowner or on Public Highway. The length of the visibility splay would need to take into account the speeds of the vehicles in this area.

Potentially there is a second access north of the site leading onto Butts Lane. This would require an access road to the site and which need to be a minimum of 4.8 m wide. For a low number of dwellings a footway would not be required. The length of the visibility splay would need to take into account the speeds of the vehicles in this area.

Development Viability and Services

The southern part of the site is level with a gradual rise towards the northern part with access to Butts Lane

This cost of an access road from Butts Land could be a significant cost for a small development when looking at viability. Access from Fore Street may be constrained by the extent of land in the landowner's ownership. Flood risk could mean higher costs for flood risk mitigation and surface water drainage. This may require an element of cross subsidy from an open market home, this would require detailed, independent viability assessments being carried out.

There are telephone cables overhead. There is a 6 inch main sewer and 3 inch water pipe that runs through the field. There are underground electrical cables (three phase) in the adjoining road.

The 2 tin roofed barns at the front of the site are not in the landowner's ownership and would need to be retained. Consideration should be given to what appears to be a traditional cob wall on the SE boundary of the site and which might be an undesignated heritage asset.

SITE B: LOWER COLLEYBROOK FARM TO THE SOUTH WEST OF FORE STREET

Key Planning Constraints

This is a greenfield site that includes existing buildings with previous refusal of planning applications to convert agricultural buildings to dwellings. The site under consideration is considered a greenfield site in planning terms even if the barns are included (see NPPF definition in annex 2- Glossary)

This appears a well contained site within the built form of the settlement with no intrusion into the open countryside. It would require careful integration to ensure character of village is maintained and enhanced.

Highways

Access through the farm and on to Fore Street would not be supported by the Highway Authority, due to the potential barn conversions which may come forward and which would require access at this point.

The preferred access for affordable homes would be via the access private lane leading to Fore Street to the East of the site. The access road to the site would need to be a minimum of 4.8 m wide, and for a low number of dwellings a footway would not be required. All landowners would need to jointly ensure access over this lane to guarantee access for perpetuity, through a suitable agreement.

Development Viability

The cost of the redevelopment of the existing buildings is likely to be prohibitive for affordable housing.

There is potential for a small number of affordable homes within the green field portion of the site with access via the private lane leading to Fore Street. There are a number of homes that have a right of access to this lane and ownership of the lane would need to be resolved. The 'greenfield portion rises to the south of the site. The impact of any groundworks to achieve the required levels would need to be taken into account.

Further services investigation will be needed although evidence of foul (four inch tbc) and 3inch water pipe and electricity to the site.

SITE C: LAND AT TOWN FARM ADJACENT TO BROADLANDS.

Overview of all 3 Portions of land at Town Farm

Key Planning Constraints

Options C stands on the western side of the village which is the side closest to the A380 exits to Newton Abbot and Exeter, this could reduce additional movements through the village.

Options C(1) to C(3) would encroach into the countryside and whilst not unacceptable in planning terms, careful consideration will need to be given to design and impact on the character of the village. It will be necessary to reduce the encroachment into the countryside to the minimum amount required to deliver the affordable housing Ideford needs.

These sites also has the advantage of including a TDC asset (as this gives an opportunity to reduce land costs).

Highways

All 3 parcels of land share the same highways constraints. These sites can be accessed off Longthorn Road, but this would require mitigation to ensure the visibility splays could be achieved both over land owned or controlled by the landowner or on the Public Highway. The length of the visibility splay would need to take into account the speeds of the vehicles in this area. If access were to be from the lane fronting Broadlands, then this access would require mitigation to ensure vehicles were perpendicular to the highway.

The curve of the hedgerow on this side of the road could increase the visibility requirements for vehicular access and make access directly from Longthorn Road onto the site challenging.

Development Viability

The levels vary across the 3 sites with the greater differentials in levels at the site behind Broadlands which will add to development costs.

Further services investigation will be needed although there is evidence of services present in Longthorn Road.

C (1) Land at Town Farm adjacent to Broadlands (inc the 'Play Area')

A greenfield site. It is not technically adjacent to the settlement (but probably close enough to be acceptable in WE5 policy terms).

The site is likely to be visually prominent on the entrance to the village which means design considerations will be key to the acceptability of a scheme in this location.

Use of Teignbridge District Council land has potential to improve viability and improve options for access design. Although access may still need to be negotiated over third party land.

C (2) Land at Town Farm to the North of Broadlands (behind Broadlands).

A greenfield site that stands adjacent to the settlement on a small section of the south eastern corner.

The impact of any development will largely depend on the amount of land required for the development. The site is a large open site with rising topography which would result in a visually prominent development and groundworks will impact on the viability of a small development.

Access through TDC land would be required and access may need to be negotiated over third party land. The length of the access road will also affect development viability.

C (3) The 'Play Area' adjacent to Broadlands.

A greenfield site identified as a play area and owned by Teignbridge District Council. Whilst it is named a play area it does not appear to have any recreational/green space local plan designation and its loss would not lead to any detriment to the local community as the site was replaced by an alternative play area on the Millennium Green elsewhere in the village.

This Teignbridge District Council owned asset would provide additional flexibility in terms of viability. However, if only the TDC land is used the number of homes that can be delivered on this small parcel of land will be limited. Access may also need to be negotiated over third party land.

Site D: Land at Hayes Farms South of Longthorn Road.

Key Planning Constraints

This is a level greenfield site on the western side of the village. Although it has the potential for the largest projection into the countryside, it stands lower than sites C, and therefore is likely to have a lesser visual impact.

The site has also been submitted under the Local Plan call for sites which could affect perceptions of land hope value. This site presents an opportunity for the necessary number of homes, good flexibility in design and layout.

Highways

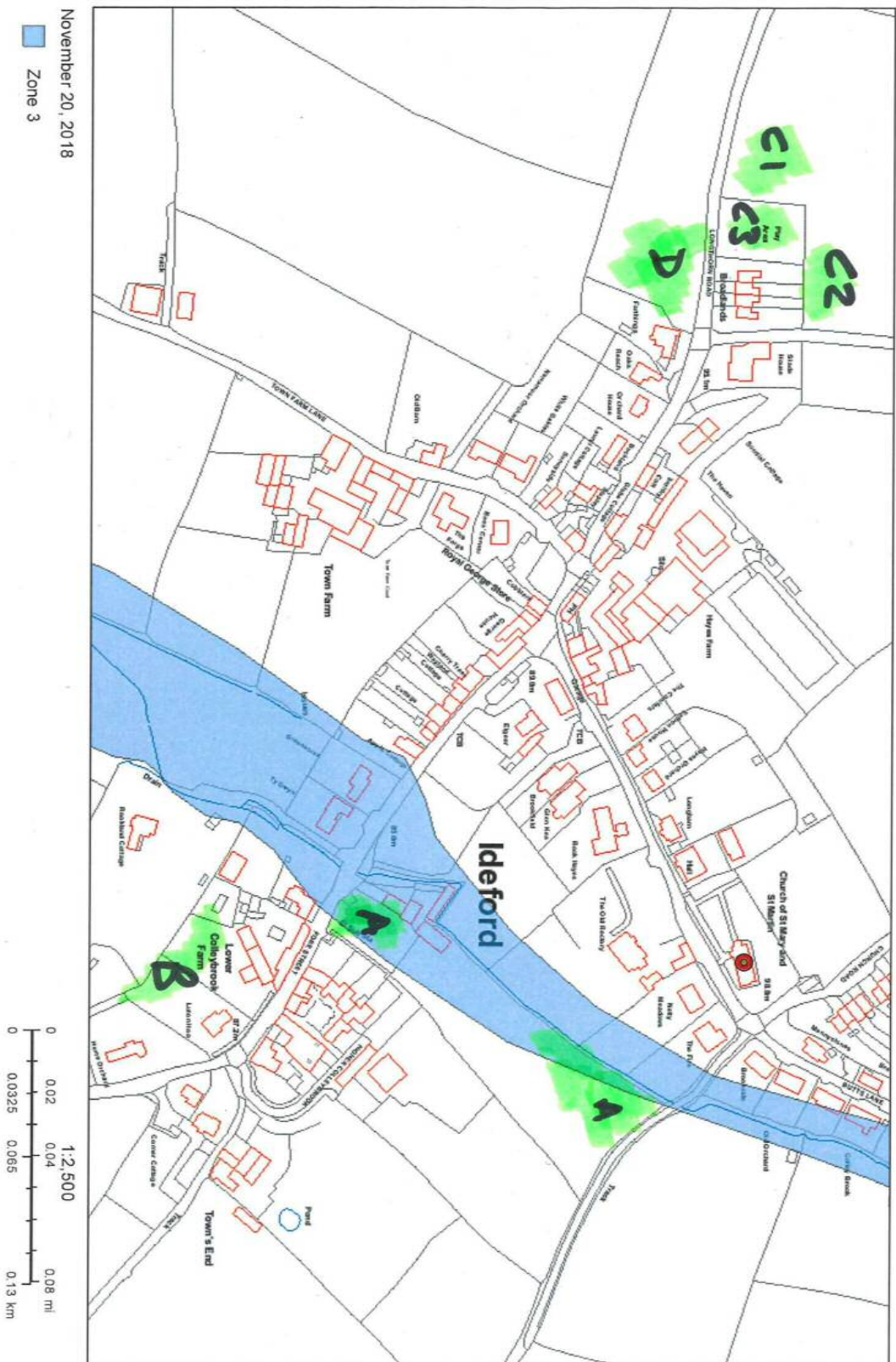
This site could be accessed off Longthorn Road, but access into the site would require mitigation to ensure the visibility splays were either over land owned or controlled by the landowner or on Public Highway. The length of the visibility splay would need to take into account the speeds of the vehicles in this area.

Development Viability

The affordable housing would only require part of the site. There is potential for community contribution through the provision of additional parking for the village.

Annexe 1: Sites Assessed

Ideford Sites Assessment November 2018



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Further Information

<https://www.teignbridge.gov.uk/planning/custom-and-self-build/further-self-build-information/>

