

East Huntspill Affordable Housing Project

East Huntspill Parish Council Briefing: Paper 3 – Presented on 11th April 2017

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Development Opportunities

East Huntspill is currently designated a KRS (“Key Rural Settlement”). The existing local plan includes specific housing policies, which allows the building of new affordable housing outside the village settlement boundary. Where a quantifiable need for affordable housing can be demonstrated these new homes could be built under Policy P4, which requires at least 40% of the overall new homes are affordable.

The East Huntspill 2016 Housing Need Assessment (HNA) confirmed 14 households requiring an affordable home see recommendations below:

Property Type	1 bed flat	1 bed bungalow	2 bed house	3 bed house	4 bed house	Total
Rented	2	2	3	3	0	10
Intermediate	0	0	1	3	0	4
					TOTAL	14

Sites have been provided to East Huntspill Parish Council, which are currently in the SHLAA. All of the SHLAA sites sit outside the settlement boundary but could be developed under the current SDC Local Plan Policy P4.

Under the emerging Local Plan East Huntspill is likely to be classified as a Tier 3 settlement with a similar P4 type Policy being retained which will allow development by exception.

Community Housing Fund

SDC have recently secured funding from the Community Housing Fund (CHF) and now have confirmation that we have been successful in our bid for the second tranche of the CHF.

Proposals for investing these monies have been supported out our Internal Housing Programme Board on 20th March 2017. The next step is for the proposals to go before Executive on April 12th 2017. This should be a formal ratification process from Executive.

The CHF requires some direct input from the community and we are suggesting that East Huntspill PC could set up a small housing sub-group made up of two or three members who will be supported by the Housing Enabling Team.

SDC have put East Huntspill forward for up to £30k of the CHF (tranche one) to fund pre development costs e.g. the cost of progressing a scheme to planning

	<p>application stage. This for example may include professional fees such as architects and surveyors. The detailed feasibility study will be carried out on a preferred development project opportunity. The Parish Council will be awarded the CHF in the form of a grant to pay for specific feasibility investigations. The Housing Enabling Team will provide members with practical support and information to commission the investigations.</p> <p>SDC would like confirmation from the parish council that they are happy to accept the CHF grant, work with the Housing Enabling Team and agree who will be on the housing sub-group.</p>
<p>Site Search</p>	<p>Finding and securing a suitable parcel of land on which new affordable homes could be built is the next stage in the process. The Housing Enabling team will carry out an initial desktop assessment for each chosen site.</p> <p>SDC Planning Policy team request that sites within the settlement boundary are explored first however, there are no available, suitable or achievable sites fitting this description. Sites are then considered outside the village settlement boundary.</p> <p>Assessment Criteria 1: Site Available for housing A site is considered available for development, when, on the best information available, there is confidence that there are no legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements of landowners. Confirmation is required that the landowner wishes to dispose of their land to support the provision of affordable housing.</p> <p>Assessment Criteria 2: Site Suitable for housing A site is considered available for development, when, checked against planning policy restrictions and limitations (designations, protected areas, existing planning policy and corporate, or community strategy policy), any physical problems or limitations (access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination), any potential impacts (upon landscape features and conservation) and any environmental conditions.</p> <p>Assessment Criteria 3: Site Achievability for Housing A site is considered achievable for development where there is a reasonable prospect that housing will be developed on the site within a particular point in time. This is essentially a judgement about the economic viability of a site and the financial capacity of the affordable housing provider to actually build the new homes.</p>
<p>Funding the delivery of affordable housing</p>	<p>Under the existing Local Plan, developing by exception is dealt with by specific housing policies which allow the building of new affordable housing outside the development boundary.</p> <p><u>Policies P5 and D7</u> – would only allow the development of affordable housing. Only building affordable housing requires some form of subsidy. Gap funding in the past has been provided by the public sector (central or local government). This is becoming more challenging due to restrictions in government expenditure.</p> <p><u>Policy P4</u> – would allow development of market and affordable housing. Building both market and affordable housing does not require subsidy. The gap funding comes from the sale of the market homes in the form of a cross subsidy.</p>

	<p>Developments using this policy require that at least 40% of the overall new homes are affordable.</p> <p>The P5/D7 and P4 type policy will be retained in the emerging Local Plan. East Huntspill is likely to be classed as a Tier 3 settlement under the emerging Local Plan.</p>
<p>Project Steps moving forward</p>	<p>SDC Housing Enabling Team will work with owner/developer/contractor/housing provider to ensure land is secured and proceed with development plan on a site agreed with the parish council.</p> <p>Agreeing a housing sub-group with members of the parish council.</p> <p>Confirm CHF funding to procure a pre development feasibility study.</p> <p>Complete pre-development feasibility studies, provide feedback to the parish council and provide the reports to the developer/contractor/housing provider.</p> <p>Establish a refined and detailed housing project, indicative layout, and development timetable.</p> <p>Community Consultation re: proposed development proposals.</p> <p>Submission of a Planning Application to SDC.</p>