

DAWLISH NEIGHBOURHOOD PLAN STEERING GROUP

7 JUNE 2016

Present:

Councillor Bloomfield (acting Chairman)
Councillors Fenne, Taylor and Wrigley
Mrs Ballard, Mr Jeffrey and Mrs Lowther.

Also present:

Councillor Clemens – Dawlish Town & District Councillor
Mrs Pujol – Business Manager – Housing & Health – Teignbridge District Council
Mr Kiernan – Neighbourhood Planning Officer – Teignbridge District Council
Mr McKenzie – Secretary

***Note – these minutes will be approved at the next meeting of the
Neighbourhood Plan Steering Group on 5 July 2016***

1. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Prowse, and Mr Swanwick and Ms Tullis.

2. ELECTION OF CHAIRMAN

In the absence of the Chairman and Vice Chairman, it was proposed and seconded that Councillor Bloomfield be elected Chairman for the duration of the Committee.

3. DECLARATIONS OF INTEREST

There were no declarations of interest.

4. MATTERS OF URGENCY

At this juncture, the Chairman invited Mrs Pujol to address Members.

Mrs Pujol advised that the Government had recently passed the Housing & Planning Act with regulations still to follow. It was suspected to include the definition of starter homes as affordable housing. Starter homes were homes that would be available at a cost of 80% of the market value. The government had proposed that 20% of all affordable homes must comprise starter homes. This would have significant implications for Dawlish; the Teignbridge Local Plan had allocated a 25% minimum threshold of affordable housing – in the event the regulations are passed, 20% of the 25% would be starter homes and there was nothing the local planning authority could do as this formed national planning policy.

In terms of the Local Plan's housing allocation for Dawlish there were approximately 900 new homes planned with an anticipated level of 225 affordable homes with a 70/30 split of rented affordable or shared ownership / discounted market value homes.

An affordable home was defined as affordable rented, must not exceed 80% of the market rent – shared ownership was also within that definition. The new regulations on starter homes would not impose a local connection proviso and would be open to any first time buyer aged between 23 and 40. Currently Teignbridge attached a local connection condition so that first preference would be for local people but for n of starter homes this would not apply

Following questions from Members, Mrs Pujol advised that she believed there it would be a condition of purchasing a starter home that the purchaser remained in the property for 5 years, possibly longer – further clarification would be realised with the publication of the regulations.

In terms of the remaining 5% allocation of affordable housing on new developments there was currently no policy on what that would be – she was in talks with Planning colleagues over the supplementary planning document to include rented as the need was evidenced. Teignbridge was actively exploring the possibility of establishing a housing company which would enable the Council to buy 'off the shelf' cheaper end properties that could be rented out to try and maintain the supply of affordable rented accommodation however it would be a significant challenge.

Extra care housing was a step up from sheltered housing; it allowed independent accommodation, with care provided on site. The level of nursing care was in-between care home and sheltered housing Teignbridge were finding it a challenge to deliver extra care across the district – 1 scheme has been delivered in Newton Abbot; the scheme cost over £9M – less grant around from HCA – which was on average £20K per unit. New HCA funding guidance states there will be no grant for rented housing. There was a pot of funding available for supported housing but grants for extra care were reducing. The Council wanted to put extra care at Shutterton but at present there appeared to be no appetite to deliver this from the Registered Social landlords.

With regards to the housing company Mrs Pujol advised that Teignbridge had very limited land in terms of land availability; it would have to go out and buy it as any other developer. Consultants were currently undertaking a feasibility study to see if it was viable. It was not new in terms of our aspirations, and it would be small numbers; approx 50 units per year – so it was not big numbers compared to the local plan allocations.

Mrs Pujol reiterated that Teignbridge was doing all it could to ensure affordable and extra care housing remained options for residents and would update the Group when further clarification was received from Government.

Councillor Bloomfield thanked Mrs Pujol for taking the time to address the Steering group.

5. PROJECT PLAN & TIMETABLE

David Kiernan advised that the group's primary focus needed to be plan preparation and completing the evidence base before seeking further public input.

6. WORKING GROUP UPDATES

Members agreed of the usefulness of engaging with the public to plug the gap in the evidence base where applicable; Dawlish Rotary were having an event on the Lawn on 4 August – Members suggested a stall with information, maps relating to the neighbourhood plan be made available together with small questionnaire to be put to the public.

The chairman advised Members should come back to the July meeting with draft questions to be used on the questionnaire. She would also enquire at the Manor House regards use of the marquee.

7. DATE OF NEXT MEETING

7 p.m. on Tuesday, 5 July at The Manor House, Dawlish.

Councillor Pauline Bloomfield
Acting Chairman