

Update Report

from Cllr French, Leader of Housing & Infrastructure Steering Group

Just before Christmas the DNPA (our Planning Authority) met with the Teignbridge District and Devon Communities Together Housing Enabling Officers to discuss the Dunsford Affordable Housing project. They came back with some questions, which the Parish Council Housing and Infrastructure group discussed at our mid-January meeting. The questions and answers are below. We are aware the same Local Authority team met in the last week of January to consider our response but we do not have their feedback yet.

1. What are the main priorities of an affordable housing scheme? i.e. Design, sustainability, car parking etc.

The main priorities (in order) for the Parish Council are:

- a. To provide 10 Affordable Homes for residents with a local connection (as per the Housing Needs Survey)
- b. To provide a high design quality in keeping with the local vernacular
- c. To provide low energy-use homes with a preference for a fabric first approach such as Passivhaus or AECB that reduces fuel poverty (our reference property is your Cheriton Bishop development).

The secondary items that are desirable to the Council if they can be accommodated viably and in the right location are:

- d. Green space for recreational use such as a wildlife area
- e. An area that can potentially be used for car parking in the future as a village overflow for events that occur in the village (usually for Village Hall events and church events). This would be sized to fit 15-20 vehicles, be heavily screened and not use tarmac/concrete as the surface. Our “design” reference would be the Manaton car park.

2. I understand the Parish are looking for some additional car parking spaces within the village centre. If this is possible on one of the proposed sites have the PC considered how this might be funded? Any future affordable development in the village would be unlikely to be able to financially support a car park, and I understand the LA would not be in a position to help with funding. The same applies to the ongoing management and maintenance of any additional parking.

This is an aspiration but not at the detriment to providing the housing. Currently there is no funding available from within the Parish Council. The Committee is aware that the likelihood of car parking improvements from the scheme is limited however if the opportunity for future development is enhanced by allocation of a parcel of land or power capacity within the affordable Housing Project then they would like the opportunity to take it.

There has been discussion at the committee regarding scope of provision and we would reference Christow for “management” where they have land available for parking as a form of village overflow, managed by local peer pressure but the prime purpose is for users of the Community Hall and sports field. There is also an aspiration to in the future provide communal electric car charging points for resident and others use.

3. **Also, regarding the potential car parking. Has the PC carried out a car parking survey?**

The need has not been fully assessed and traffic studies have not been undertaken. The current aspiration is based on feedback from Residents that informed the Parish Plan and anecdotal feedback at Parish Meetings.

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