



Presentation to the Annual Parish Meeting
Thurlestone Parish Council
1st April 2019

Referendum



South Hams NPs

Made plans:

Ivybridge

Ugborough

Thurlestone

Newton & Noss

Bickleigh

Malborough

Stoke Fleming

Final stages:

Bigbury

Brixton

Salcombe

Strete

+ 14 more

HOUSING



Objectives

To support small-scale housing development that will contribute towards making the parish more sustainable for the future: affordable housing for local people who cannot afford to buy or rent housing on the open market and open market housing for young people on lower and middle incomes to be able to afford to buy or rent.

Housing policies

TP1 – General Development Principles

TP2 – Settlement boundaries

TP3 – Affordable housing

TP4 – Open market housing

TP5 – Reuse of farm and rural buildings for residential purposes

TP6 – Principal residence requirement

TP7 – Replacement dwellings and extensions

Housing Needs Survey, June 2016

- smaller 2-3 bed open market dwellings
- more private and affordable rentals
- community-led housing for those with a local connection to be able to afford to buy

Policy TP3 - Affordable housing

Support for infill (including previously developed land) or as a rural exception site, including a village housing initiative or community led housing, subject to certain criteria:

- housing need
- small scale scheme of up to 10 dwellings with appropriate mix
- occupied by people with a local connection
- located where it will enhance or maintain the vitality of a village community and the parish as a whole



THURLESTONE PARISH COMMUNITY HOUSING

Open Forum/Workshop

28th January 2019

Purpose of workshop

- To help identify the number of people with a local connection who may be eligible
- To consult on the scale, design and siting of the proposed housing

Interested households

- 19 households expressed interest in the community led housing 'to buy' initiative
- 9 households attended the workshop

Eligible households

6 households met the HTB SW and parish local connection criteria:

- 4 couples with children
- 1 couple and 1 single person without children

Why are they eligible?

- are currently live in the parish and have done so for the past 5 years.
- have lived in the parish for a period of 5 years, but moved away some time in the past 3 years.
- are currently employed in the parish and have been for a continuous period of at least 2 years.
- have immediate family currently living in the parish and have been for the past 5 years, i.e. parents, siblings and non-dependent children.
- have spent a significant part (around 10 years) of their upbringing in the parish.

Scale of housing

How many dwellings on a site would you consider to be about right?

36% - not more than 6

36% - 6-8 or not more than 8

Design of housing

- Over 60% favoured the courtyard, barn-style
- Natural building materials
- In keeping with surrounding properties

Church Farm, THurlestone



North Upton Barns



South Brent

Landscape

Landscaping Strategy

South, east and west facing elevations to give proper consideration to passive solar design strategies. I.e. larger areas of glazing with solar shading to prevent overheating in summer and solar gain in winter.

DRAFT Design and Access Statement

South facing roof slopes for solar renewable energy options.



Site of housing

- 35% favoured North Upton
- 55% favoured West Buckland
- 10% liked both

North Upton



North Upton



West Buckland



West Buckland



Rural exception sites

NP: “..located where it will enhance or maintain the vitality of a village community and the parish as a whole

NPPF: “In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs....”

“.....housing should be located where it will enhance or maintain the vitality of rural communities.”

JLP: “.....on sites adjoining or very near to an existing settlement which would not otherwise be released for this purpose....”



THURLESTONE PARISH COMMUNITY HOUSING