

# Amenity Led Migration in Mountain Areas Banff Conference

## Affordable Housing Delivery in areas of high landscape value: Case Studies from the Lake District and South Hams, England

Presented by

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# The Problem

“Without housing which people on low incomes can afford, rural communities will increasingly become dormitories for the better-off who work elsewhere, or places where people go to retire or visit for the weekend, rather than places where people live and work”

Elinor Goodman, May 2006

Chair of the Affordable Rural Housing Commission  
in the forward to its report



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# Two Case Studies

- The Lake District
  - In North West England
- South Hams
  - In South West England



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# The Lake District National Park

Meeting only local needs



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# Planning Policy

- National
  - Housing projections
- Regional
  - Distribute housing numbers to each local authority
  - Housing Need one of the considerations
- Local
  - Take forward numbers into allocated sites



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# Context

- Lake District National Park established 1951
- Covers 2,292 sq. km
- Resident Population 42,000 (in 2001)
- Second Home Ownership 30% in many communities and over 50% in some



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# Environmental Policy

- National
  - National Parks Act(s)
- Regional
  - Regional Asset
- Local
  - National Park Management Plan  
inc. chapter on communities



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# Local Issues

- Second (and third, fourth etc.) homes
- Holiday Homes
- Commuter Homes
- Retirement Homes

All add to demand



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# Question:

## Can demand ever be met?

- Conflict between Housing Need and Environmental Protection
- Housing objectives v. Planning and National Park Objectives



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# Answer: No

This justifies a policy approach of **ONLY** building new housing to meet a demonstrated local need



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# Implemented through

- Strong Planning Policies
- Local Occupancy restrictions
- Section 106 Agreements
- Visioning exercises used to secure  
Community Support for policies and schemes



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# Delivery Methods

- Allocations
- 'Exception sites'
- Windfalls
- 'Departures'



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# Pooley Bridge, Lake District



# Pooley Bridge, Lake District



# Pooley Bridge, Lake District



# Glenridding



# The South Hams

Affordable Housing Delivery through  
multidisciplinary working



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# Context

- South Hams District cover 350 sq. miles
- Includes 60 miles of coastline
- Resident Population 80,000
- 130 sq. km (337 sq. miles) is AONB
- Part of the district is in Dartmoor National Park
- Second home ownership 10% across district but over 40% in some communities



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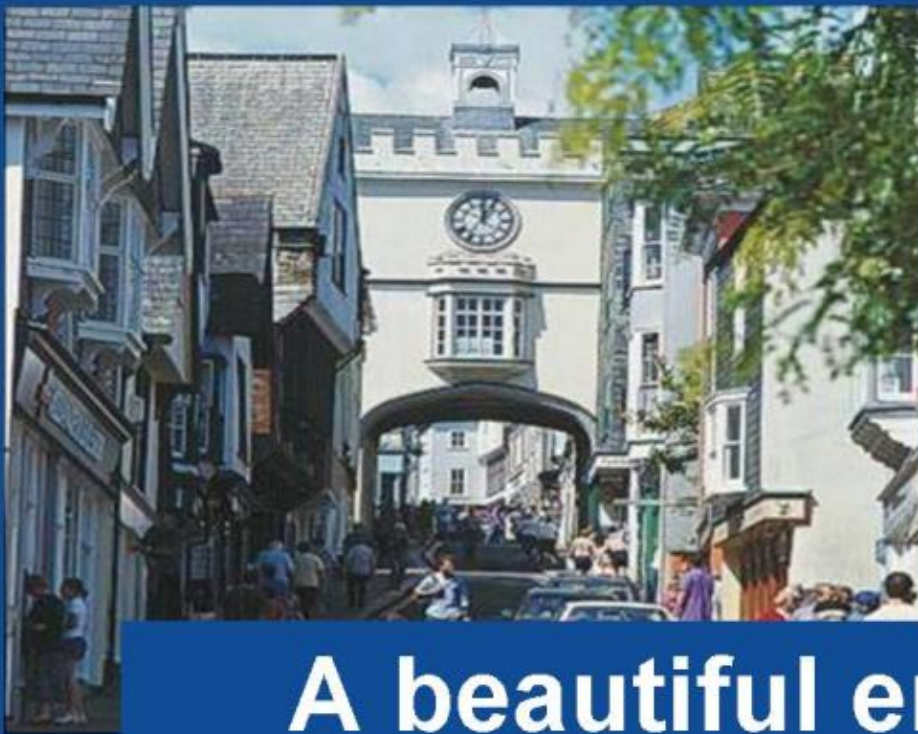
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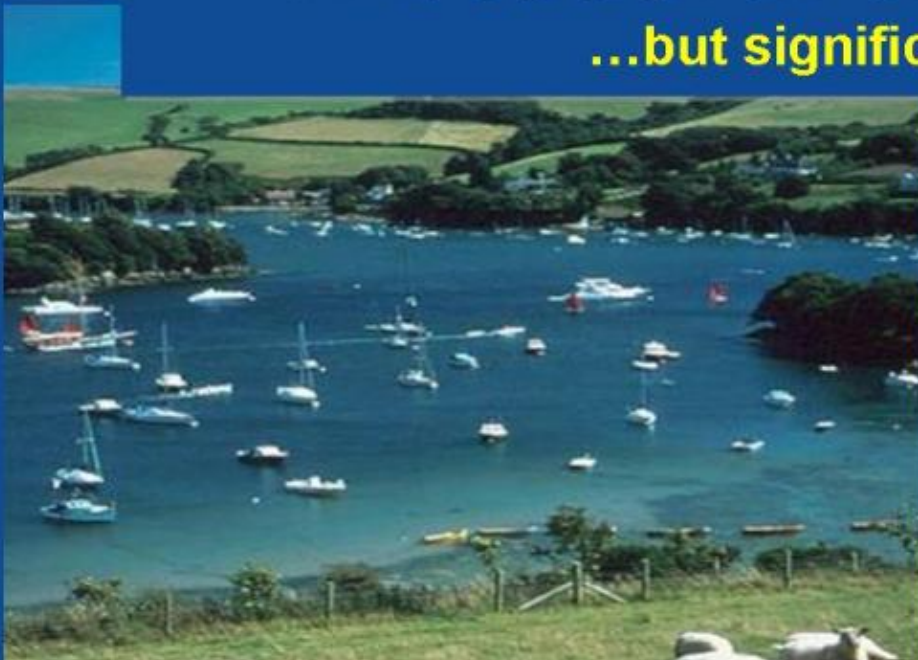


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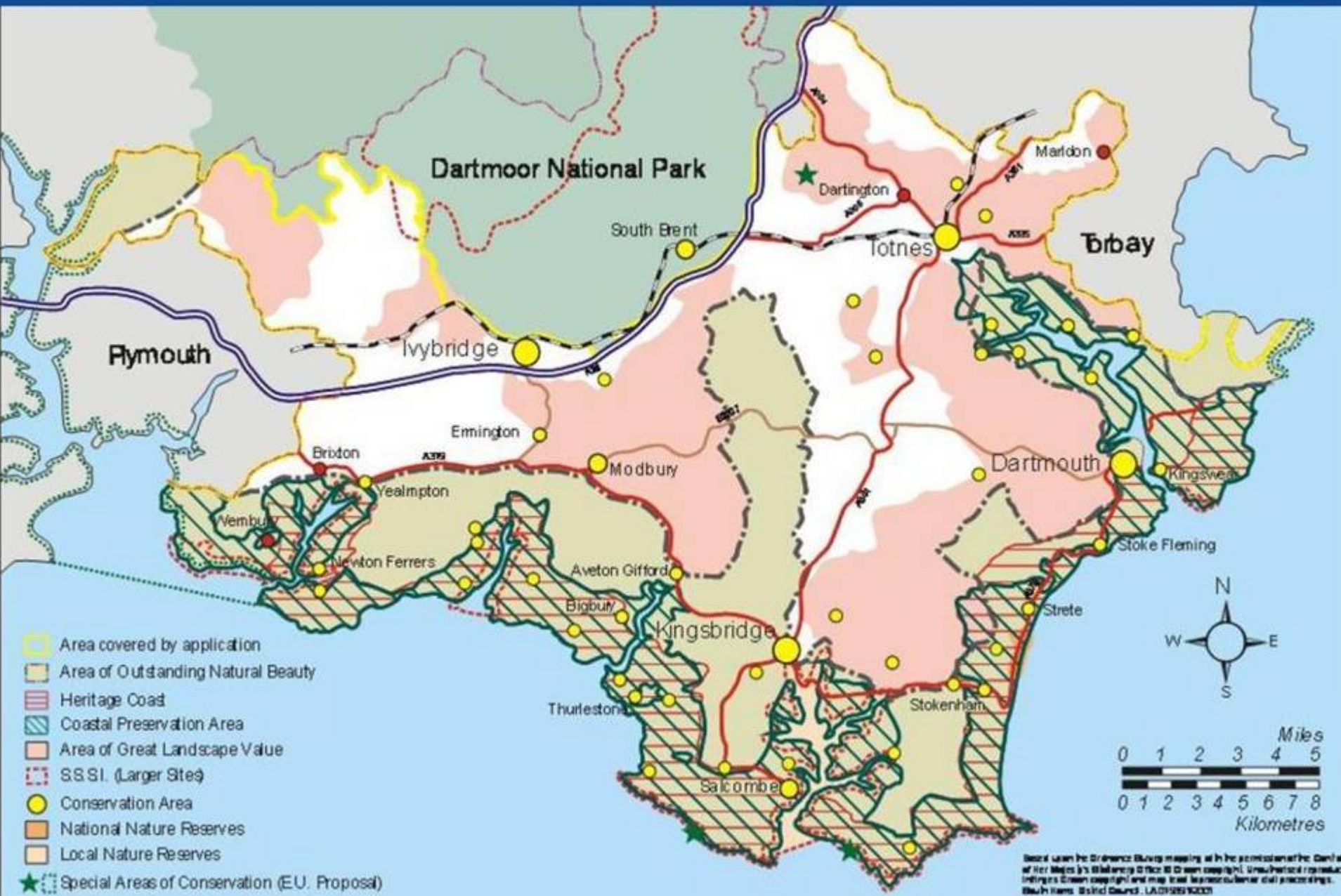


**A beautiful environment...**

**...but significant problems**



# Landscape and Nature Conservation Designations



# The Problems

- Scale of the affordable housing problem
  - High property values / low wage levels
    - Average house price £250,000 / wages 75% of national average
    - Average house prices are 15 times the average local wage
- Second homes
  - 10% of all homes
  - Several parishes over 40%
  - Holiday cottages also reduce stock
- Balance and viability of communities
- Attractive Environment
  - Shortage of development land
  - Local objection



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# A possible way forward – our experience

- Strategic approach
- Corporate commitment
- Integrated policy frameworks
- Resources to support plans
- Joint working
- Some achievements



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# Strategic approach to delivery of affordable housing

- Revised vision in 2002
  - Reviewed in 2005
- Ranked corporate priorities
  - Affordable housing – top priority
- Consultation and community engagement
- Evidence based
- Challenging targets



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# Corporate commitment to delivering affordable housing

- Influencing key players
  - Ministers and MPs
  - Regional agencies
  - County Strategic Partnership
  - Local Area Agreement
- Working in partnership
  - RSLs
  - Developers
  - Other LAs
  - Internal organisational and culture change
    - Members
      - Leadership/involvement
    - Staff
      - Uniting behind corporate priority.



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# Corporate commitment to delivering affordable housing

- Overcoming barriers
  - Raising awareness of the problems
  - Communication Strategy
  - Concept Statements
  - Community and Member involvement
    - Propose sites in tandem with landowner
  - Viability studies
  - Sustainable communities rather than a sustainable settlement.



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# Integrated policy frameworks



Community Strategy

Prosperity Strategy

Local Development Framework

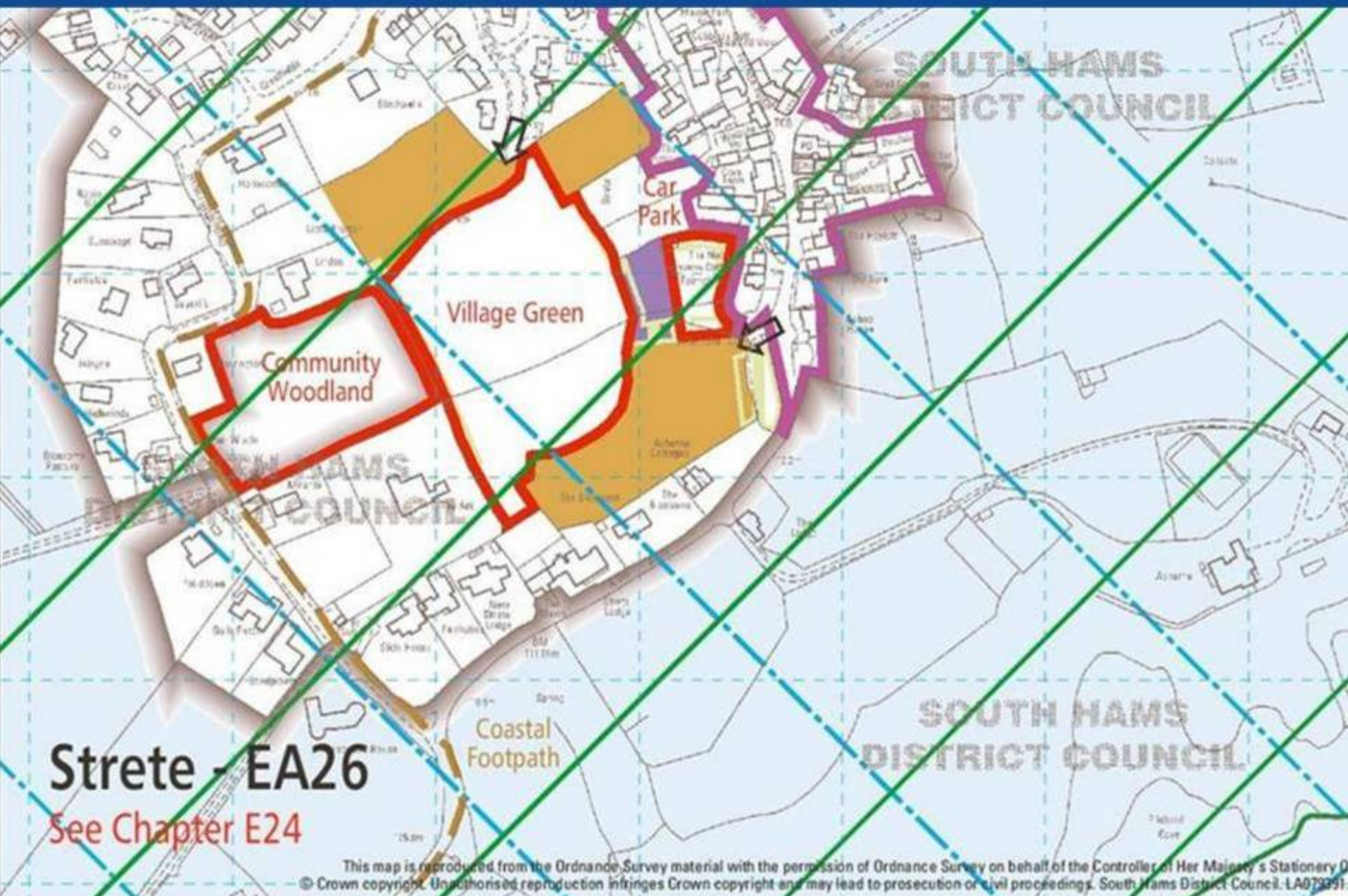
Housing Strategy

Annual Report Strategy 2007 to 2011	
Prosperity Strategy	
Contents	
1. Strategic Vision	Page 11
2. Economic Strategy	Page 12
3. Sustainable Transport	Page 13
4. Skills and Training Strategy	Page 14
5. Training and Employment	Page 15
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C. Employment and Training	Page 21 to 22
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Additional information on page 30	



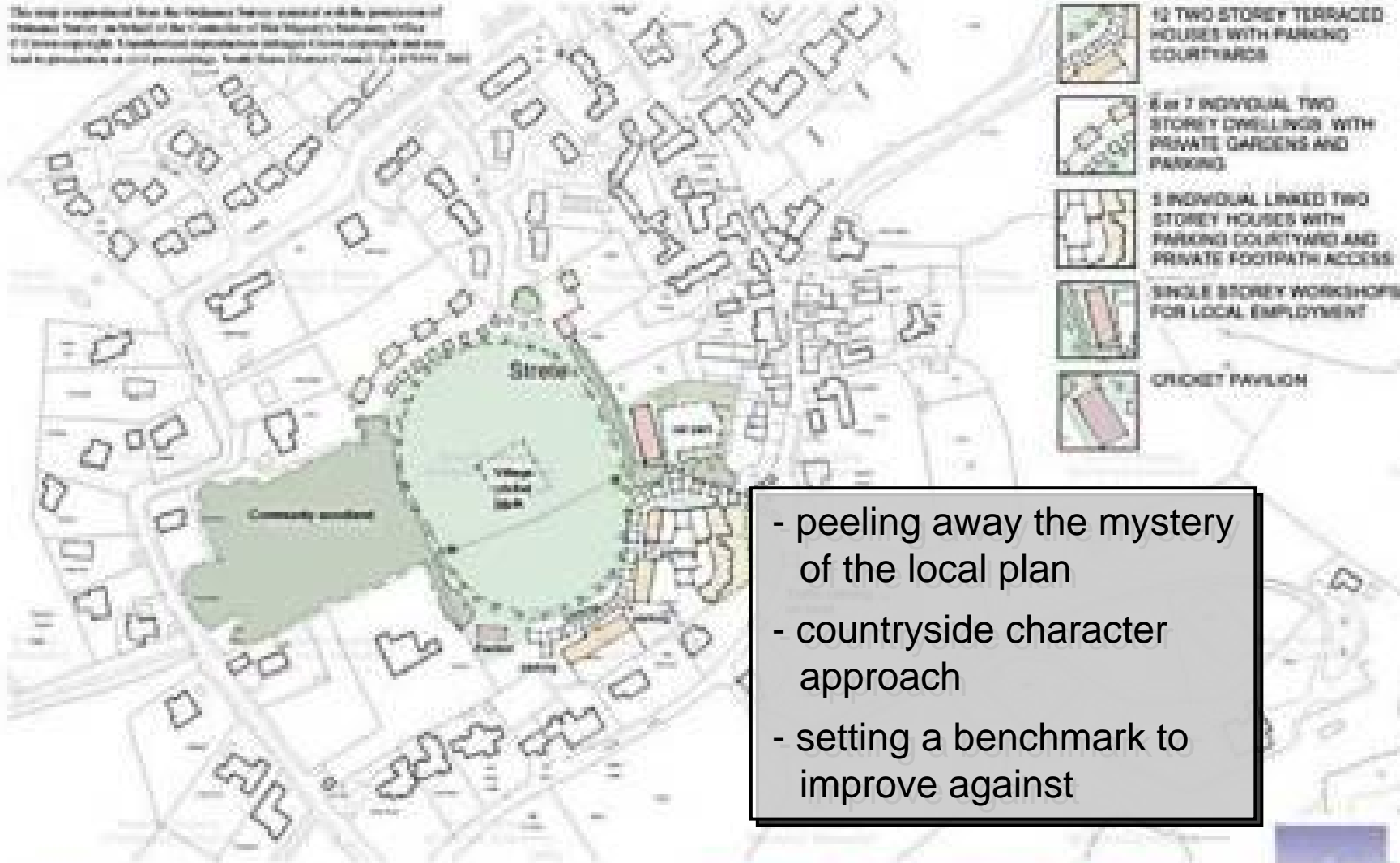
SPD

# Local Plan Inset for Strete



# Concept Statement for Strete

This map is prepared from the Historic Town Council with the permission of the Historic Society as part of the Memorandum of Understanding between the Historic Society and the Council. It is not a legal document. It is intended to provide a visual guide to the proposed development and is not intended to be used as a legal document. It is not intended to be used as a legal document.



- peeling away the mystery of the local plan
- countryside character approach
- setting a benchmark to improve against

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Memorial Green, Strete



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Strete

Village cricket pitch

Community woodland

car park

parking

Pavilion

parking

parking

Traffic calming on bend

## LANDSCAPE CHARACTER

The site is situated above a sharp bend in the A379 on elevated land above the Kings Arms car park. The land is used for rough grazing in two connected fields, together with a small paddock partly enclosed by a belt of elders and small trees. There is some evidence that parts of the land are used by local children as an informal play area and for walking. The site adjoins the community woodland on part of its southern boundary, but elsewhere is almost surrounded by the gardens of private dwellings. Although it is an integral part of the village, the strong boundary definition with trees and hedges gives it an enclosed feel.

Overall the site has a gentle eastward slope, with a more level plateau towards the middle of the upper field. The higher ground to the west gives views over the sea, as does the short northern boundary above the pub car park.

## ENVIRONMENTAL CAPITAL

**Asset:** Hedgerows and hedgerow trees.  
**Current value:** Habitat for birds and small mammals.

**Proposal:** Maintain existing boundary planting and add new trees around open space to compensate for loss of some trees and hedge in the middle of the site. Reinforce connection with the community woodland.

**Asset:** Space for play and walking.  
**Current value:** Informal local resource.  
**Proposal:** Provide formal sports ground with opportunities for casual play around the edges. Create new public access around the sports pitch. New housing overlooking the open space will provide additional security.

**Asset:** Pump and memorial plaque.  
**Current value:** Local history.  
**Proposal:** Preserve in situ as a local landmark on a small road island at the entrance to the site

**Asset:** Car park.  
**Current value:** Supports local business and provides off-street parking.  
**Proposal:** Move to less obtrusive site to serve pub and new workshops. Landscape the current car park to provide environmental improvements to entrance to the village.



## SUSTAINABILITY INDICATORS

### Resource minimisation.

New tree planting to offset carbon emissions from the development. Mainly terraced housing to minimise heat loss from external walls. Sustainable drainage to safeguard water quality. All parking areas should have permeable surfaces.

### Design quality.

Local distinctiveness preserved through:

- detailed design of housing overlooking the main road;
- siting to reduce visual impact of cars and workshops;
- rendered finishes in typical local colours and use of stone in key locations.

New tree planting increases sense of enclosure. Most hedgerows incorporated into new planting to preserve habitats.

### Access and integration.

Pedestrian links through the site to encourage walking and use of community woodland. Traffic calming on main road and environmental improvements to the entrance to the village create a safer environment.

### Opportunity and equity.

Mix of house types to meet local affordable needs. New workshops offer local employment opportunities. Sporting activities encourage healthier living and social interaction.

## DEVELOPMENT PRINCIPLES

The buildings on the northern boundary, overlooking the main road, will be significant in defining the entrance to the village. The design must integrate the housing with the character of Strete.

Relevant local characteristics are:

- elevations should have bay windows and 'lookout' features to take advantage of the views;
- railings on top of the retaining wall should relate to nearby formal, decorative designs;
- most elevations are rendered and painted in differing but harmonious colours, but some use of stone will help to establish a visual link with other local buildings;
- roof lines and building lines are varied creating a visual impression of linked buildings with a single design character rather than separate individual designs.

Housing within the site will not have any visual impact on the rest of the village but should follow good local traditions in which roof lines and building lines are varied, and elevations are rendered and painted in harmonious colours.

The workshops should be simple single storey buildings similar in scale and massing to traditional farm buildings. Signage for the workshops and pub car park should be restricted to a standard highways road sign opposite the site entrance.



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# Memorial Green, Strete

# Resources to support our plans

## ■ Capital

- 1999 transferred housing stock to Tor Homes.
- Second Homes Council Tax.
- Developer contributions.



## ■ Land

- Discounted land.
- Development partnership with house builder.
- Disposal of temporary accommodation at discount to RSL for sub-market rent.
- Commercial partnerships for land assembly.
- Joint funding of development brief/master planning.
- Strategic approach to use of public agency assets through the LSP.



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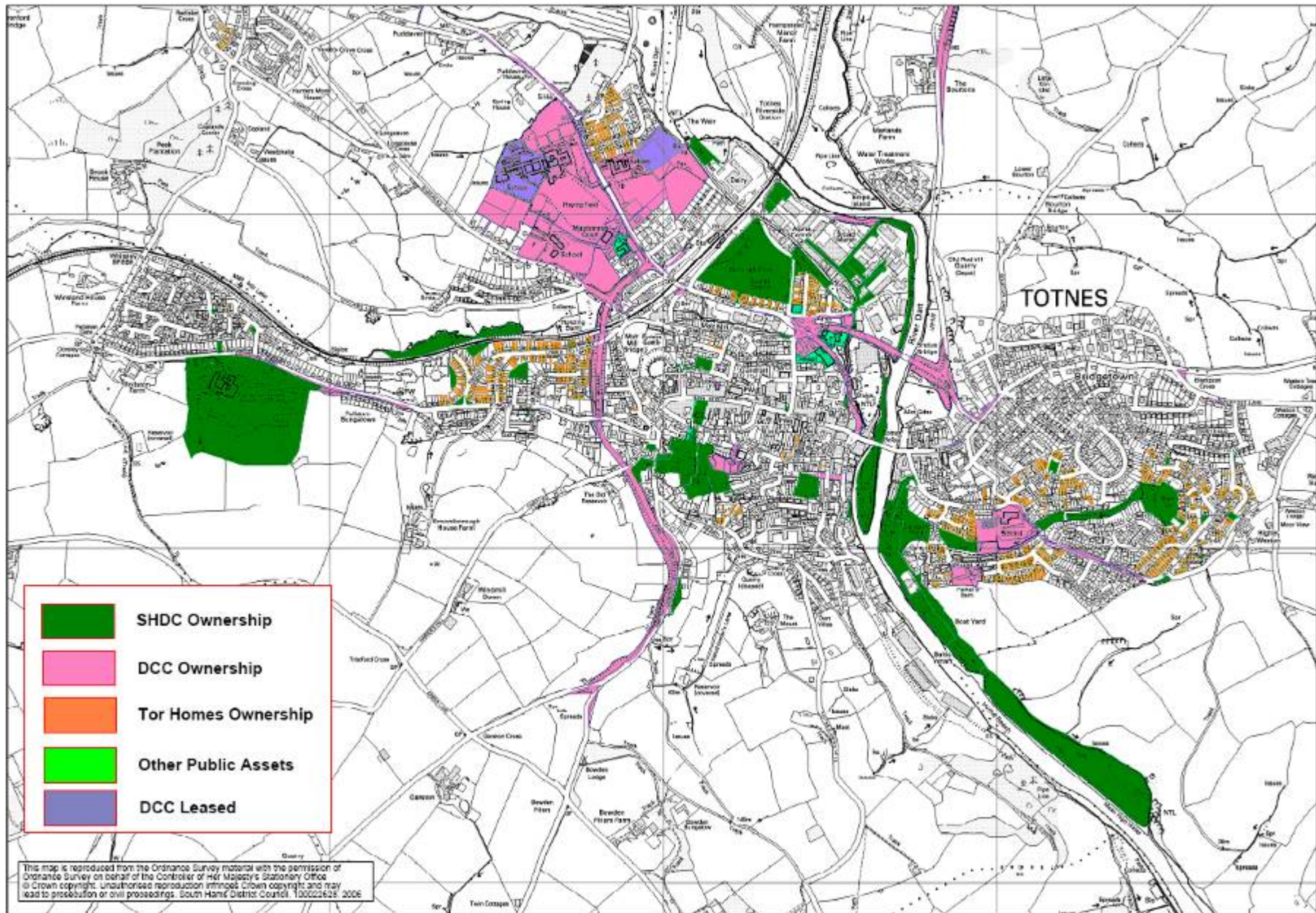
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# Joint Working

- Joint appointments to increase capacity
  - Devon-wide Strategic Affordable Housing Coordinator
  - Devon-wide Homelessness Coordinator
  - Rural Housing Enabler
- Internal reorganisation
  - Revised Service Grouping – link development of key strategies.
  - New development team to promote rural housing;
    - Planning and Affordable Housing Officer
    - Affordable Housing Enabling Officer
    - Development Surveyor



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# Some Achievements

- Beacon Status
  - Round 2 – Inform national policy
    - Community Land Trust
    - Impact of Second Homes
    - Land leasing options
- Input into the Rural Affordable Housing Commission
- Early progress of the LDF
  - Core Strategy – adopted December 2006
    - Strategic target of 50% affordable housing
- Rural target of 60% affordable housing, subject to Public Examination in June 2008
- Affordable Housing Development ahead of the Local Development Framework – some examples follow....



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# East Allington



# East Allington



# Kingsbridge



# Kingsbridge



# Newton Ferrers



**APEX**  
A Division of

Photo: Neil Gregory (@neilgregory.com) 16/03/2008. The new Regent Housing Association Bishops Court development at Newton Ferrers in South Devon was opened today by local MP Gary Streeter.

# St Barnabas



# St Barnabas



# Key conclusions

- Political / officer commitment
  - Understand local needs
  - Resources targeted at priorities
    - Reduce investment in other activities
  - Effective internal and external communication
  - Challenging targets to reflect scale of the problem
- Focus on strategic role
  - Dove-tail key strategies – corporate approach
  - Jointly commission research
  - Joint working to increase capacity



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# Key conclusions

- Develop community leadership role
  - Develop community support
  - Overcome local objection through involvement
  - Unite front line and support staff around delivery to meet community needs



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# Key conclusions

- Complex process but keep it simple to maintain enthusiasm!
  - Evidence of need
  - Willing landowner
  - Community support
  - Funding
  - Planning permission



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# Other Issues...

- Mix, Size, Type, Tenure
- Pepper-potting v. clusters
- Second Homes
- Community Land Trusts
- Land Leasing
- Changing Use Class Order
- Taxation/Fiscal measures



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# Any Questions?

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Improving the well-being of the people of the South Hams