

**DRAFT**

# Affordable Housing

## Supplementary Planning Document

Teignbridge District Council

July 2015



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## **APPENDICES: Supporting Evidence**

A – Local Plan; affordable housing policy and targets

B - Calculating financial contributions

C - Travelling community housing provision

## **Glossary**

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# 1. Introduction

The purpose of this draft Affordable Housing Supplementary Planning Document (SPD) is to support the local authority, developers, housing providers and local communities to deliver a wide range of housing through approved planning applications with particular focus on:

- the provision of affordable housing;
- the design and layout of such sites and
- the preferred methods for ensuring delivery.



The previous Affordable Housing SPD was adopted by Teignbridge District Council in December 2010. Since then, there have been a number of changes to the policy context it was based on, notably the introduction of the National Planning Policy Framework (NPPF) and adoption of the Teignbridge Local Plan.

This SPD contains detailed advice and direction on the implementation of Local Plan Policies WE2 (Affordable Housing Site Targets), WE3 (Retention of Affordable Housing), WE4 (Inclusive Design and Layout), WE5 (Rural Exceptions) and WE6 (Homes for the Travelling Community).

Anyone interested in the planning of the area, and particularly in the provision of housing and affordable housing, should take the opportunity to comment on the document. When adopted it will be a material consideration in the determination of planning applications.

**Humphrey Clemens**  
**Executive Member for Housing and Planning**  
**Teignbridge District Council**

(If you need this information in another format please phone 01626 361101 or e-mail [info@teignbridge.gov.uk](mailto:info@teignbridge.gov.uk))

## 2. Definition of affordable housing

### 2.1 NPPF and Local Plan

1. The National Planning Policy Framework (NPPF) states that affordable housing is defined as social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.
2. Teignbridge District Council's priority is to focus on the delivery of affordable rented and intermediate housing, having regard to the limitations set out in Local Plan policy WE3 Retention of Affordable Housing, which determines criteria including occupancy restrictions, rent cap levels and the need for any subsidy receipts to be recycled for alternative affordable housing provision.
3. It is assumed that affordable rented housing will be delivered without the need for public subsidy. Affordable rented housing is usually owned by housing associations or registered providers. Other providers are possible, given that equivalent rental arrangements, recycling arrangements and occupancy conditions are in place.
4. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable). Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent but not affordable rented housing.
5. Homes that do not meet the above definition of affordable housing, such as "low cost market" housing may not be considered as affordable housing for planning purposes. However, where the need for affordable housing is considered to have been satisfied in the long term and there is a clear need for low cost market housing, this may be a material consideration in determining tenure mix in planning applications.

### 2.2 75/25 Tenure split

6. On each qualifying site, the requirement for affordable housing, as specified in Local Plan policy WE2 will be broken down to provide a tenure split of 75% affordable rented homes and 25% intermediate homes; consistent with the Exeter Housing Market Area SHMA (2015). Intermediate housing will generally be provided as shared ownership. Other intermediate products may be considered as long as they meet NPPF definitions in terms of affordability and include the provision for the home to remain at an affordable price for future eligible households.
7. The Council will only accept alterations from this 75/25 tenure split if the Council's Housing Department is satisfied that an alternative split would better meet needs in that location, and the house builder and provider are content. If the Housing Department is not content of the need for an altered tenure split, the developer shall have to provide clear evidence, including via a detailed viability assessment, that the amended tenure split would make an otherwise unviable scheme economically viable.

## 2.3 Site specific re-appraisal of affordable housing targets

8. The Council developed its affordable housing targets alongside the adopted Community Infrastructure Levy (CIL) and other key Local Plan requirements. The Council is therefore confident that viability will not be a concern for the vast majority of sites. In addition, if the housing market takes a significant turn, the Council is prepared to review the CIL if necessary, and at least on a 5 yearly basis.
9. Where a site is not coming forward due to viability considerations, the Council will only consider reassessing the affordable housing target on a site by site basis, where all of the following criteria are satisfied;
  - a. The developer can demonstrate that they have worked with the Teignbridge Housing Department to consider alternative mixes and tenures of affordable housing, phasing and house sizes before concluding that a reduction in the overall affordable housing target is required.
  - b. A full open-book development viability appraisal is produced. This will be agreed/scrutinised by an independent expert appointed by the District Council.
  - c. The viability appraisal sets out the demonstrable reasons and justifications for why the affordable housing target cannot be reached. The appraisal should include a detailed breakdown of build costs, external works and any specific abnormal costs. The Council shall require specific evidence of abnormal costs and shall not except generic descriptions. The Council does not consider common site characteristics, especially ones that are known in advance (such as topography) to be the basis for an abnormal cost.
  - d. All costs including the costs of viability assessments, viability consultants and renegotiation and redrafting of S106 agreements must be paid for by the relevant developer.

\*The above assessment procedure will allow occasionally some latitude to embrace other TDC corporate objectives.

## 2.4 Self Build as affordable housing

10. Specific guidance on delivery and objectives of custom and self build housing is contained in TDC's supplementary planning document of the same title. The definition of self build housing is determined by the Community Infrastructure Levy Regulations (54A) as a dwelling built by a person (including where built following a commission by that person) and occupied by that person as their sole or main residence. Self Build therefore incorporates a number of different delivery models, such as shared equity and homes custom built by a contractor.
11. Policy WE7 - *Custom Build Dwellings* requires that 5% of dwellings on sites of more than 20 dwellings, should be provided as serviced plots. These self build plots are to be sold on the open market and the Council will not normally expect developments to offer its self build element as affordable housing. There are however a number of mechanisms for delivering self build housing that is also affordable housing. These mechanisms include;

- Where developers or landowners are able to work in partnership with a recognised Housing Association, Community Land Trust or alternative registered affordable housing provider;
- Where a self builder commits (via S106) that the resale of the dwelling shall be restricted to an eligible household for at least a 20% discount on market prices in perpetuity, as set out below.

12. Affordable self build housing plots may be delivered on any type of site including infill plots, departure sites, rural exception sites or allocated sites and subject to affordable housing need.

## Definition of Affordable Self Build Housing

13. Self build housing may be considered as affordable housing where it complies with the following criteria, which includes that affordable housing is only provided to eligible households (as determined by local incomes and house prices); that affordable housing remains affordable for future households, and; that it costs no more than 80% of market rates. All the criteria must be satisfied.

To be considered *affordable* in planning terms, applicants/applications for affordable self build dwellings must;

1) Be made by an eligible household(s), meaning applicants for self build dwellings must be able to demonstrate *need*, to be assessed against the following criteria;

- a) Household income of less than £60,000 p/a;
- b) Do not already own a home;
- c) Able to sustain home ownership;

2) Put in place a legally binding restriction upon the property, as agreed and implemented via a covenant on the property to ensure that;

- a) the resale of the property is limited to at most 80% of market value in perpetuity, and;
- b) the property may only be sold, let or sub-let after both a period of 3 years after the completion of the dwellings, and only to people who satisfy all the criteria in 1) for affordable housing.

## Rural Exception Sites

14. In addition to satisfying the criteria above, affordable self build plots delivered on Rural Exceptions sites will also need to establish that a household has 'a strong local connection'.

Demonstrating a 'strong local connection' requires that at least one adult resident of each affordable Self Build dwelling shall have to demonstrate to the Local Authority that they satisfy the criteria below, which shall be inserted into a S106 agreement;

- The affordable self build dwelling shall be occupied and at all times subsequently occupied by a person who:-

- has immediately prior been resident within the parish or neighbouring rural parishes, or;
  - has a strong local connection with the parish, including any two of the following:
    - family associations within the parish or neighbouring rural parishes;
    - any periods of ordinary residence in the parish or neighbouring rural parish not immediately before the date upon which any Affordable Dwelling becomes vacant; and/or
    - has current employment of a non-casual nature in the parish or neighbouring parishes.
15. Subject to viability evidence, open market self build plots may also be appropriate to enable the development of affordable housing on Rural Exceptions sites in accordance with Local Plan policy WE5 to support the delivery of affordable housing in rural areas.

### 3.Site Thresholds

16. The revised national policy approach contained in Planning Practice Guidance (Revisions to Planning Obligations, Nov 2014) introduces a threshold under which such obligations for affordable housing should not be sought. These changes have been brought in order to address what the government perceives to be a disproportionate burden on small scale developers, including those wishing to build their own homes and prevent the delivery of small scale housing sites. The new national policy does not however apply to rural exception sites.
17. Policy WE2 of the Local Plan provides advice on affordable housing site targets and is shown in Appendix A with relevant amendments to the affordable housing targets table. In terms of larger settlements, the national guidance means that for Newton Abbot, Kingsteignton, Kingskerswell, Dawlish and Teignmouth the capacity threshold stands at more than 10 dwellings (ie 11 or more dwellings) unless the maximum combined gross floorspace is greater than 1000 sq m.
18. A different scenario for lower thresholds in rural areas is allowed. The designated rural areas (by order of the Secretary of State under section 157(1) of the Housing Act 1985) apply to the whole of Teignbridge with the exception of Dawlish, Kingskerswell, Kingsteignton, Newton Abbot and Teignmouth. Therefore, for Bovey Tracey, Chudleigh and the villages, the capacity threshold has been raised to more than 5 dwellings. (ie 6 or more dwellings) Consequently, for sites of 6-10 dwellings outside the named larger settlements, S106 contributions may be requested, but must be by financial contribution paid after completion of the houses.

*\*Alternatively, if the revisions to Planning Obligations addressed in paras 16-18 are not implemented and current Local Plan Policy WE2 (Affordable Housing Site Targets) position retained without amendment then following para 19 will replace aforementioned paras.*

19. Policy WE2 of the Local Plan provides advice on affordable housing targets and is shown in Appendix A. This shows for sites with a capacity for more than 4 dwellings, affordable housing will be sought. A target percentage will be applied to the number of dwellings by which the site exceeds 4. Those targets being 20% for Newton Abbot and Kingsteignton; 25% for Dawlish, Teignmouth and South West Exeter Urban Extension and 30% everywhere else.

## 4. Size limitations of affordable housing

20. This policy applies to affordable housing in the countryside – specifically self build or custom build dwellings delivered on rural exception sites (or justified via the Rural Exceptions policy) and agricultural workers dwellings in the Countryside. The policy is in place to ensure these dwellings are limited in size, which in turn helps to protect their affordability and prevent the potential misuse of policies which are designed to deliver affordable homes in perpetuity.
21. Affordable self build dwellings that are delivered on rural exception sites shall be limited in size. They shall not exceed 100 sq m gross internal area or 25 sq m per resident, whichever is higher.
22. A worked example of the policy is set out in the table below.

Number of Residents in household	1	2	3	4	5	6	7
Maximum Floor area (m <sup>2</sup> ) if dwelling is on a rural exception site.	100	100	100	100	125	150	175

## Plot Values on Rural Exception Sites

23. Policy WE5 (Rural Exception sites) sets the maximum value that landowners should expect to receive for affordable housing plots. This policy applies equally to affordable self build plots on rural exception sites with respect to the land value receipts, therefore, for unserviced plots the value will be limited to £10,000 per plot. However, the final plot price (at which the self builder acquires the plot) may also reflect the additional plot preparation, servicing and access works costs in their final value as a serviced affordable self build plot.

## 5. Design and layout of new dwellings

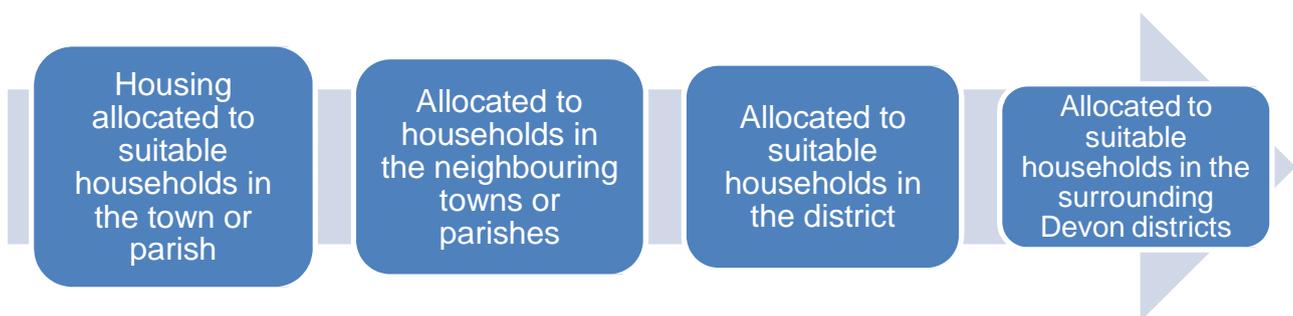
24. Policy WE4 of the Local Plan seeks to create inclusive and mixed communities, through the provision of affordable housing as part of the wider tenure mix of a site. The Council will expect affordable dwellings to be intermixed with other dwellings on the site and as far as practical visually indistinguishable. This form of distribution of affordable housing can successfully be achieved through small groups or clusters and size mix of affordable homes 'pepper-potted' through the site. The actual size mix of housing within a development scheme will be informed by need in that location, including reference to Devon Home Choice waiting lists.

25. The Council's approach to design standards for affordable housing is summarised below and has been informed by the recent final conclusions of the Government's Housing Standards Review (March 2015):

- a. Access: An assessment of necessary requirements will be undertaken by TDC in accordance with government guidance for Accessibility and wheelchair housing standards (March 2015). It will focus upon requirement M4(2) (accessible and adaptable dwellings) and M4(3) (wheel chair user dwellings) of the Building Regulations. Teignbridge has a higher proportion of residents over 65 years old (23.6%) compared to the national average (16.4%). Therefore there is a need for a proportion of affordable homes to be wheelchair accessible which will be subject to negotiation with developers on individual schemes.
- b. Residential Space Standards: An optional nationally described space standard for new housing schemes will be taken forward in a comprehensive assessment undertaken by the council in conjunction with key housing stakeholders. (To provide requirements for the gross internal (floor) area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms).
- c. Energy, Water and Security: The Council will leave such matters to building regulations as appropriate.
- d. Design and Quality: The Code for Sustainable Homes has been withdrawn by the government, however affordable housing should be built to meet the Homes and Communities Agency Design and Quality Standards and Buildings for Life 12(BfL12). ([www.designcouncil.org.uk/knowledge-resources/guide/building-life-12](http://www.designcouncil.org.uk/knowledge-resources/guide/building-life-12))

## 6. Allocation cascade policy

26. The Council shall implement the following cascade policy for the allocation of affordable housing;



## 7. Other forms of delivery

27. There are a number of new or alternative mechanisms for achieving planning permission or making housing allocations, some introduced by the Localism Act 2011. The Council will support local communities where they seek to deliver affordable housing using the following mechanisms;

- a. Neighbourhood Planning – including the production of neighbourhood plans or neighbourhood development orders to deliver affordable housing;
- b. The Community Right to Build – allowing communities to grant themselves planning permission for development which benefits the local community, such as affordable housing, subject to a successful local referendum;
- c. Community Land Trusts – Community organisations who work together to deliver affordable housing schemes for local people.

Community level planning can enable local people to have a greater influence over where and how housing may be built, as well as how they are occupied. A strong community stake in housing development will normally mean applications are then more positively received.

## 8. On-site Pricing

- 29 The need to provide affordable houses in a largely grant free environment will require the developer to subsidise each dwelling to a greater extent than may have been the case in the past. The site targets set out in Policy WE2 reflect this increased cost per affordable dwelling and therefore this will not impact on the overall economic viability of development.
- 30 The Council can provide guidance on the price that Registered Providers might expect to pay for affordable housing units but it cannot prescribe or influence that price. Developers will be expected to deliver the affordable housing in contract with a Registered Provider, who will purchase the affordable housing units from the developer at a price agreed between themselves.
- 31 The price paid for affordable housing should be what can be supported by capitalised rents in the case of social and affordable rental units and the limits of equity and residual rent for intermediate units. Developers should contact preferred housing partners (details on TDC website) for current transfer prices on affordable housing units. These values will also be contained in Section 106 agreements and often set out on a phased basis for larger schemes.

## 9. Off-site contributions

32. In some special circumstances it may be appropriate for the Council to accept a commuted payment to deliver affordable housing off-site. Such circumstances are likely to be when the Housing Department is convinced that a better housing outcome is likely through off-site delivery.
33. The off-site contribution has been calculated using key data such as site size, location and alternative plot values, which differ between locations and development proposals within Teignbridge. The outputs are summarised in Tables 1 and 2 of Appendix B which draws on a market report prepared by a development consultant on behalf of the Council. (Advice on Plot Values, 2015)

## 10. Gypsies and Travellers

34. In addition to general affordable housing need, the Council will consider meeting the housing needs of specific groups including gypsy and traveller and travelling showpeople communities under Policy WE6 of the Local Plan. Although gypsy/traveller residential and transit pitches do not strictly meet the definition of affordable housing their provision will be encouraged in the context of creating mixed communities. For the strategic allocations, off-site options may also be considered under S106 planning obligations.
35. There are no statutory standards in relation to the size of sites/pitches and facilities. The Council has prepared guidance for the provision of sites and pitches for the travelling community (shown at Appendix C) which takes account of recent Devon Partnership Gypsy and Traveller Accommodation Assessment and Designing Gypsy and Traveller Sites Good Practice and this will be used to guide the development of sites in the future. Sites (both permanent and transit) should ideally consist of up to 15 pitches unless there is clear evidence to suggest that a larger site is preferred by the local gypsy and traveller community. Smaller clusters of 3 to 6 pitches can also be successful, particularly where designed for one extended family.

## 11. Preferred Partners

36. The following Registered Providers and Teignbridge District Council form the Teignbridge Affordable Housing Partnership which works together to maximise the delivery of good quality affordable homes and help meet local housing priorities. Developers are asked to consider working with our preferred partners as listed below.

- Aster
- Cornerstone
- DCH
- Hastoe
- Rent Plus
- Sanctuary
- Sovereign
- Stonewater
- Spectrum
- Teign
- Westward

## 12. Extra Care housing

37. Extra Care housing provides flexible care and support arrangements to meet the increasing needs of people as they get older and/or become more disabled whilst enabling them to live independently.

38. The requirement for affordable housing extends to extra care, sheltered/retirement dwellings and any other forms of housing with care, unless the dwelling is non self-contained, in which case there is no requirement. For the avoidance of doubt this does not apply to registered residential care homes or nursing homes where the accommodation is not self-contained

## 13. Community infrastructure levy

39. CIL Regulation 49 sets out the definition of social housing relief from CIL. In practical terms this means that affordable housing as defined in this document is subject to relief from CIL.
40. In addition, in order to reduce the administrative burden, the Teignbridge CIL Charging Schedule sets a zero (£0) rate for affordable housing. Therefore, CIL is only charged on open market residential dwellings.
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# Appendix A

## Affordable housing policies and targets

### Extract from Teignbridge Local Plan 2013 - 2033

#### S21 Villages

**The following settlements are defined as villages, having close access to a shop, public house, village hall, school, and daily public transport services; Abbotskerswell, Bickington, Bishopsteignton, Broadhempston, Chudleigh Knighton, Cockwood/Middlewood/Westwood, Denbury, Doddiscombsleigh, Exminster, Ide, Ipplepen, Kennford, Kenton, Liverton, Ogwell, Shaldon/Ringmore, Starcross, Stokeinteignhead, Tedburn St Mary. Changes in the provision of village services will be monitored and may lead to this list being reviewed.**

**These defined villages will be appropriate locations for limited development which meets their social and economic needs, protects their rural character and is consistent with the need to minimise travel. Emphasis will be on the provision of affordable housing, employment, services, facilities, environmental enhancements and to small scale development brought forward through Neighbourhood Plans. Development at any of the villages listed in policy S21 will be permitted only where it can be demonstrated that it will not have an adverse impact on the integrity of the South Hams SAC.**

**2.51** The plan focuses development on the urban areas as the most sustainable locations for new residents and workers. Therefore there are no specific proposals in this plan for the villages. Instead, subject to retaining local services, small scale proposals which meet local needs and conform with the policy should continue to come forward. The policies map defines settlement limits. Villages and hamlets which are not referred to in this policy are defined as open countryside, with no defined settlement limits applying, and to which the countryside policy provides relevant guidance. The Local Plan proposes to carry forward the village envelopes from the 1996 adopted plan without amendment with the exception of Exminster and Starcross. Village settlement limits can be altered through Neighbourhood Plans.

#### S22 Countryside

**Land outside the defined settlement limits of Bovey Tracey, Chudleigh, Dawlish, South West of Exeter, Kingskerswell, Kingsteignton, Newton Abbot, Teignmouth and the villages listed in S21 is classified as open countryside, where development and investment will be managed to provide attractive, accessible and biodiverse landscapes, sustainable settlements and a resilient rural economy.**

**In open countryside, development will be strictly managed, and limited to uses which are necessary to meet the overall aim set out above, as follows:**

- a) affordable housing for local needs, replacement dwellings, travelling show people plots, Gypsy and Traveller pitches, and dwellings for agricultural, forestry and other necessary rural workers;**
- b) agricultural, forestry, equine, industry, business, warehousing, retail, leisure and tourist uses;**
- c) transport, communication, energy and other infrastructure and community facilities;**
- d) development to support biodiversity and geodiversity; and**
- e) alterations and extensions to existing dwellings, and to other buildings with one of the uses in criteria (a) – (d) above.**

**In assessing development proposals, particular account will be taken of:**

- f) the distinctive characteristics and qualities of the Landscape Character Area;**
- g) the integrity of green infrastructure and biodiversity networks;**
- h) impact on overall travel patterns arising from the scale and type of development proposed; and**
- i) the need to ensure that development in the countryside does not have an adverse effect on the integrity of the South Hams SAC.**

**2.53** The countryside (defined as land outside a settlement limit) is suitable for limited development, as set out in the policy above. The emphasis is on an attractive, economically successful countryside, where change is managed to encourage appropriate enhancement. Specific policies may apply certain limitations to the uses listed in the policy and these should be considered in any planning application. They may limit scale and location.

**2.54** The countryside character differs from place to place. Accordingly, the policy refers to different issues which apply in different locations, and which will have an influence on the location and design of specific appropriate developments. The Teignbridge District Landscape Character Assessment defines the landscape character areas, including key characteristics, and should be taken into account in the location, form and design of proposals.

**2.55** Certain areas of the countryside are subject to additional policies, reflecting their landscape character. The undeveloped coast has its own character, and this area is defined on the policies map and subject to policy EN2. Other particularly attractive areas of countryside are defined as Areas of Great Landscape Value, again indicated on the policies map and subject to policy EN2A. Finally, a number of strategic open breaks between settlements are also defined, see policy EN1.

## **WE2 Affordable Housing Site Targets**

**To ensure that housing sites provide for the range of housing needs:**

- a) all open market housing sites including change of use and conversion to dwellings within the district with a capacity of more than 4 dwellings will provide affordable housing in accordance with the following targets (to apply only upon the introduction of Community Infrastructure Levy within Teignbridge);**
  - i. 20% within the settlement limits of Newton Abbot and Kingsteignton;**
  - ii. 25% within the settlement limits of Dawlish, Teignmouth and South West of Exeter urban extension, and;**
  - iii. 30% in any other location**
- b) the provision of affordable housing is a high priority in considering planning applications, however if independently verified evidence is submitted which proves that the affordable housing target renders the site undeliverable, a reduced level of provision or other alterations to the scheme sufficient to bring it forward will be negotiated;**
- c) affordable dwellings will be sold by developers to a Registered Provider (Housing Association) or other appropriate managing organisation at a price which retains their affordability without the need for external grant funding. These prices will be approved annually by the Council; and**
- d) on sites which meet criterion a) of this policy, but on which the provision of affordable housing would not be an efficient use of resources or would be otherwise inappropriate, a contribution towards affordable housing provision elsewhere in Teignbridge will be required, based on the purchase price referred to in criterion c) of this policy.**

**4.3** The need for affordable housing is found throughout the District. In view of the high level of need it is considered that the majority of new market housing should make a contribution to the delivery of affordable housing. The Council has undertaken an Affordable Housing Economic Viability Study and Community Infrastructure Levy viability evidence which have tested affordable housing levels in relation to land values and other requirements, demonstrating that these targets are viable. The viability work included an assumption that Community Infrastructure Levy was introduced, and therefore is not directly relevant to the economics of housing development until that occurs. Accordingly, the policy will only apply once CIL has been introduced, and until then the targets set out in the Affordable Housing Supplementary Planning Document will apply. The Strategic Housing Market Assessment 2012 indicates the need for affordable housing is expected to amount to about 40% of the overall housing need. It is the Council's aspiration to meet this need.

**4.4** However, we recognise the Local Plan must be deliverable, and the targets in WE2 reflect the current economic circumstances as well as contribute to the need for additional

infrastructure contributions. Consequently, the affordable housing targets do not currently meet forecast need.

- 4.5** Recognising this and reflecting the great importance the Council places on the provision of affordable housing, the Council will keep viability under review and will seek to increase affordable housing targets where possible to reflect any improvements in the housing market and associated viability.
- 4.6** This may involve the full review of the Local Plan proposed every five years or so, or may involve a single topic quick review if necessary. A number of the site allocations are very large, and will be developed over a period of more than five years. In such a case, the Council will seek to include a requirement in their planning obligations that an alteration to the Local Plan site targets will lead to a review of their affordable housing requirements in future phases of development.
- 4.7** All housing developments which are of sufficient size should contribute to meeting the need for affordable housing. A threshold of more than 4 dwellings (i.e. 5 or more dwellings) will be used, reflecting the increased costs per dwelling of smaller sites. In order to reflect increasing viability as sites become larger, the target will be applied to the number of dwellings by which the site exceeds 4. This will be rounded to up to the next whole dwelling. The table below illustrates this approach on sites of up to 15 dwellings for the three targets.

Site Capacity	20% Target	25% Target	30% Target
1-4	0	0	0
5	1	1	1
6	1	1	1
7	1	1	1
8	1	1	2
9	1	2	2
10	2	2	2
11	2	2	3
12	2	2	3
13	2	3	3
14	2	3	3
15	3	3	4

- 4.8** The Council reserves the right to calculate the capacity of the site to accommodate dwellings where it considers that the development proposed is not an appropriate density specifically for the purpose of avoiding the affordable housing threshold. The Council may also consider the overall area and capacity of adjoining parcels of land where development is phased or subject to separate planning applications, where such parcels can be considered to make up parts of a larger site. Schemes including a significant proportion of non-residential floorspace

will be considered on the basis of the numbers of dwellings proposed. Planning permissions will be subject to conditions or a planning obligation to ensure that the affordable housing remains affordable in perpetuity.

- 4.9** Where sites provide affordable housing the Council will encourage its provision within the site in order to promote the creation of inclusive communities. However, where it is appropriate the developer and Council may agree that affordable housing, including homes for the travelling community, are provided elsewhere. Such developer contributions will be through completed dwellings, land with residential planning permission, and/or financial contributions, which together permit the provision of the target number of affordable dwellings within the Teignbridge District Council area, without the need for external public funding.
- 4.10** Developers that wish to negotiate affordable housing provision below the target set out in this Document are strongly recommended to contact the Council in advance of making an application with the required information. Where a developer can prove that a site is unviable with the targets, this is likely to be where the site is subject to significant costs which are exceptional to that site and which reduce the financial viability of the development. The Council will then consider whether changes to the proposals are necessary in the interests of delivering appropriate development. If the affordable housing proportion delivered is below the Council's target, on sites of more than 100 dwellings; the Council will reassess financial viability every 3 years.
- 4.11** Changes to the scheme which improve viability will be considered by the Council during negotiations, including but not limited to reduced affordable housing provision, alterations to the mix, tenure split and scale of housing and changes to other planning and infrastructure requirements.

***NB Revised Policy WE2 a), para 4.7 and table to reflect Planning Practice Guidance (Revisions to Planning Obligations, Nov 2014)***

## **WE2 Affordable Housing Site Targets**

**To ensure that housing sites provide for the range of housing needs:**

- a) all open market housing sites including change of use and conversion to dwellings within the district with a capacity of more than 10 dwellings will provide affordable housing in accordance with the following targets (to apply only upon the introduction of Community Infrastructure Levy within Teignbridge);**
- i. 20% within the settlement limits of Newton Abbot and Kingsteignton;**
  - ii. 25% within the settlement limits of Dawlish, Teignmouth and South West of Exeter urban extension, and;  
*sites with a capacity of more than 5 dwellings will provide affordable housing in accordance with the following target:***
  - iii. 30% in any other location**

**\*Conditions b), c) and d) remain the same.**

**4.7** All housing developments which are of sufficient size should contribute to meeting the need for affordable housing. A threshold of more than 10 dwellings (ie 11 or more dwellings) will be used for Urban Settlements (within the settlement limits of Newton Abbot, Kingsteignton, Kingskerswell, Dawlish and Teignmouth) and more than 5 dwellings (ie 6 or more dwellings) will be used for Rural Settlements (outside the settlement limits of the named Urban Settlements), reflecting the increased costs per dwelling of smaller sites. On sites of between 6-10 dwellings an off-site contribution will be sought towards provision of affordable housing within the district to meet the targets within Policy WE3. In order to reflect increasing viability as sites become larger, the target will be applied to the number of dwellings by which the site exceeds 5. This will be rounded up to the next whole dwelling. The table below illustrates this approach on sites of up to 15 dwellings for the four targets.

Site capacity	20% Target	25% Target	30% Target (not rural)	30% Target (rural)
1-4	0	0	0	0
5	0	0	0	0
6	0	0	0	1*
7	0	0	0	1*
8	0	0	0	2*
9	0	0	0	2*
10	0	0	0	2*
11	2	2	3	3
12	2	2	3	3
13	2	3	3	3
14	2	3	3	3
15	3	3	4	4

*\*in the form of an off-site financial contribution. (Note: if the combined gross floorspace of a proposal exceeds 1000 square metres then the appropriate affordable housing target can be sought irrespective of the number of dwellings proposed)*

## **WE3 Retention of Affordable Housing**

**Affordable housing is required to have the following restrictions through planning conditions or obligations or another legally defensible limitation:**

- a) the occupation is restricted to households in need of affordable housing in accordance with appropriate officially published criteria such as those used by the Housing Authority for social and affordable rent housing and the Homes and Communities Agency for intermediate housing;**
- b) the price or rent is limited to no more than 80% of the market levels in perpetuity. Where this is not possible, for example where the right to acquire applies, receipts must be recycled for alternative affordable housing provision;**
- c) where an acceptable registered provider cannot be secured to take ownership of affordable housing, a cascade of potential providers will be agreed, including registered providers, Teignbridge District Council, Community Land Trusts and finally sale with Devon occupancy restrictions; and**
- d) Custom build housing which meets a-c above will be considered affordable housing.**

**4.12** Policy WE3 should be read in conjunction with the definition of affordable housing set out in the National Planning Policy Framework, and ensures that affordable housing is retained for those in need.

## **WE4 Inclusive Design and Layout**

**Housing sites to which policy WE2 applies should be developed to ensure the creation of inclusive, mixed communities as follows:**

- a) affordable and market housing on a site should as far as practicable be visually indistinguishable from each other in quality, whilst allowing for buildings to be individual and have character;**
- b) affordable and market dwellings should be intermixed within the site, avoiding concentrations of affordable housing in any part of the site. Exceptions should be clearly justified;**
- c) affordable housing should be provided broadly in step with the market housing as the development progresses.**

**4.13** The coalescence of affordable and market housing within a site can promote social inclusion. Best practice is to ensure that there is no visual distinction between different tenures. The policy sets out the key approaches to achieving this 'tenure blindness'.

## **WE5 Rural Exceptions**

**The development of a site for 100% affordable housing in rural settlements to meet the needs of the local community will be permitted where:**

- a) there is a proven need for affordable housing from households who have a strong local connection with the parish or an adjoining parish;**
- b) the site adjoins a settlement and does not have a disproportionate impact on local environmental or historical assets;**
- c) the type of affordable housing and the scale of provision are limited to meeting the proven local need;**
- d) a planning obligation is enforced which retains all the dwellings as affordable housing in perpetuity and gives priority to occupation by those with a strong local connection with the parish or adjoining parishes;**
- e) the price paid by the Registered Provider or other appropriate housing provider is limited to £10,000 per plot or £300,000 per hectare equivalent, whichever is least;**
- f) where there is a proven need according to criterion (a) but there is no available public grant to fund the affordable dwellings, the incorporation of open market housing on the site may be permitted, at the minimum amount required to fund the affordable housing provision if in accordance with the parish/neighbourhood plan if any; and**
- g) it can be demonstrated that the proposals are in a location or of a type that will not affect the integrity of a European site.**

**4.14** The provision of affordable housing in rural areas is limited by the Local Plan's strategy which concentrates most housing development in the towns. An exceptions policy, which permits affordable housing outside settlement limits where there is a local need, is a longstanding policy which can make appropriate rural provision. The policy works because the land price is limited to lower than market value, a condition which is set out in the policy. Housing is required to remain affordable in perpetuity, with the exception of the parishes of Dawlish, Teignmouth, Kingsteignton, Newton Abbot and Kingskerswell, where any receipts must be recycled for alternative affordable housing provision. Housing Associations may also request that perpetuity restrictions are lifted in designated protected areas where restricted mortgage availability is demonstrated to be inhibiting the sale of affordable properties. All other requirements relating to the natural environment and rural communities apply for example green infrastructure and environmental assets.

**4.15** The national reduction in grant for affordable housing has made the achievement of such exception sites, which rely on the grant, more difficult. Where there is a need, but no housing association has the finance to develop a site, then the policy allows an element of cross subsidy from a small number of market dwellings on the site. It will be for the Housing Association to provide evidence of the need for such subsidy.

## **WE6 Homes for the Travelling Community**

**At least 70 pitches for gypsies and travellers will be provided for between 2013–2033.**

**Gypsy and traveller pitches and travelling show people plots are appropriate uses within the defined limits of settlements.**

**Proposals for additional gypsy and traveller pitches or travelling showpeople plots in the open countryside will be permitted provided that:**

- a) in the case of Gypsy and Traveller pitches, there is not a five year supply of permitted or allocated pitches;**
- b) in the case of Travelling Showpeople plots, there is a proven need;**
- c) the proposed site is within approximately 30 minutes travel by means of public transport, walking or cycling of a primary school. Exceptions should be clearly justified;**
- d) occupation is limited to those meeting the definition of Gypsies and Travellers and Travelling Showpeople in the relevant national planning policy;**
- e) any business use proposed within the development does not exceed 50% of the developed area of the site, excluding storage requirements of travelling showpeople; and**
- f) it can be demonstrated that the site is in a location that will not affect the integrity of the South Hams SAC.**

**4.16** National planning policy requires that adequate provision is made to meet the needs of gypsies and travellers, including maintaining a five year supply of available pitches. Teignbridge has carried out a review of the need which indicates a requirement for about 70 pitches over the 20 year life of the plan. The five year supply requirement is therefore about 18 pitches. There are (at 1st April 2012) planning permissions for 6 pitches which are yet to be completed and in addition a further 2 with planning permission. Therefore there is a need to allocate at least a further 10 pitches to meet this need. A site of 15 pitches is allocated at Haldon Hill (policy WE6A below) and a further 48 are required to be provided as part of the urban extensions at Exeter and Newton Abbot. There is no proven need for new plots for showpeople at present, although there has been some expressed interest from the community. Therefore no specific allocation is included in the Local Plan. It is recognised that there will be a need for public sites as well as private provision. This policy enables this provision. The provision of pitches within settlements is appropriate in principle, as for other forms of housing. Within the open countryside, proposals may be appropriate but only where there is no five year supply of available sites (i.e. adding up to 18 pitches) and subject to other appropriate criteria.

- 4.17** A Gypsy and Traveller pitch generally includes a piece of ground large enough to accommodate a large static caravan, touring caravan, amenity building with sufficient space around it to provide a reasonable degree of privacy and allow for outside activities associated with the immediate domestic environment (e.g. children's play, laundry, sitting area) and parking and turning space. One pitch is likely to accommodate a single household.
- 4.18** A Showperson's plot generally includes a piece of ground large enough to accommodate a large static caravan, a touring caravan, possibly an amenity building with sufficient space around it to provide a reasonable degree of privacy and allow for outside activities associated with the immediate domestic environment (e.g. children's play, laundry, sitting area) and which may include space for the storage and maintenance of equipment as well as parking and turning space. One plot is likely to accommodate a single household.

#### **WE6A - Middletree Park – Haldon**

**A site of 0.8 hectares at Middletree Park, Haldon is allocated as a Gypsy and Travellers' site of about 15 pitches, including a site office and appropriate landscaping. The site will be managed as a public site. Occupancy will be restricted to the travelling community who meet the gypsy and traveller definitions.**

- 4.19** Middletree Park on Haldon Hill is a wooded site and has been a favoured area for our travelling community for many years. It is located close to the village of Kennford where there are a range of services and only a couple of miles from the city of Exeter. There is a bus stop close by and the site has good access onto a fairly quiet main road.
- 4.20** The site benefits from a willing land owner and funding has been received from the Homes and Community Agency to help bring the site forward. This is facilitated by Teign Housing, a registered provider (housing association) that will manage and run the site.

#### **WE7 Custom Build Dwellings**

**To support prospective custom builders on sites of more than 20 dwellings developers will supply at least 5% of dwelling plots for sale to custom builders, which will be controlled by the following means:**

- a) the Council may seek developments of more than 10 custom build dwellings in a single site location to be developed in accordance with an agreed design code;**
- b) planning permissions should include conditions requiring custom build developments to be completed within 3 years of a custom builder purchasing a plot; and**
- c) where plots have been made available and marketed appropriately for at least 12 months and have not sold, the plot(s) may either remain on the open market as custom build or be offered to the Council or a Housing Association before being built out by the developer.**

- 4.21** Custom Build housing is housing built or commissioned by individuals (or groups of individuals) for their own occupation. Because the Local Plan allocates mainly larger housing sites, without this policy it is likely that custom builders would struggle to compete for sites. The Community Infrastructure Levy Regulations include a definition of “self-build housing” as a dwelling built by (or commissioned by) someone to be occupied by them as their sole or main residence for at least three years. Self-build and custom-build are two names for the same product and therefore that definition should be used to interpret this policy.
- 4.22** In accordance with the National Planning Policy Framework the Council has collected evidence to understand demand for custom build. A leading land agent has provided figures indicating over 3,000 individual customers have paid subscriptions to search for residential plots in Teignbridge since 2001, indicating a high demand. By ensuring availability of custom build plots this policy helps local residents develop their own lower cost market housing, supporting the local economy by providing work for local builders and tradesmen, increasing the diversity of housing supply, and encouraging sustainable construction methods.
- 4.23** Custom build delivered as affordable housing in partnership with a Housing Association or other registered provider should comply with requirements set out in Policy WE3 of this plan.

## Appendix B

### Calculating Financial Contributions

Financial contributions sought by the Council in lieu of the provision of affordable housing will be calculated based on the financial contribution per dwelling figures contained in column D of the tables below. The tables below show how the sum has been calculated for principal urban locations and other settlements, including rural areas.

Principal Urban Locations: Newton Abbot, Dawlish, Kingsteignton, Teignmouth & South West of Exeter urban extension

<b>Table 1</b>	A	B	C	D
	Average Size	Typical Build Costs m2	Average Plot Value	Financial Contribution per dwelling
1 Bed Flat	55	£1,136	£20,000	£82,480
2 Bed Flat	72	£1,136	£26,500	£108,292
2 Bed House	75	£1,136	£27,500	£112,700
3 Bed House	89	£1,136	£37,500	£138,604
4 Bed House	102	£1,136	£42,500	£158,372
5 Bed House	114	£1,136	£51,250	£180,754

Other Locations

<b>Table 2</b>	A	B	C	D
	Average Size	Typical Build Costs m2	Average Plot Value	Financial Contribution per dwelling
1 Bed Flat	55	£1,136	£21,500	£83,980
2 Bed Flat	72	£1,136	£25,000	£106,792
2 Bed House	75	£1,136	£32,000	£126,700
3 Bed House	89	£1,136	£41,500	£142,604
4 Bed House	102	£1,136	£47,500	£163,372
5 Bed House	114	£1,136	£50,000	£179,504

### The Breakdown

**Average Size** – These are average sizes (+10% for communal space for flats) derived from the Technical Housing Standards – nationally described space standard (March 2015).

**Typical Build Costs** – Based on analysis of BCIS average price data re-based to the Teignbridge area. The figure of £1,136 per m2 includes building works, external works, professional fees and contingency.

**Plot Value** – An average price figure derived from recent land sales in Teignbridge during 2014/15, as investigated by an external development consultant. The values take account of variances according to whether the units are detached, semi-detached or terraced which all affect achievable sales values. A weighted average value to each of the house types has been provided.

\*Build costs are index linked to BCIS online. The Council will accordingly update the financial contribution set out above on a yearly basis.

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## Appendix C

Travelling community housing provision

# Travelling Community Housing Provision in Teignbridge

June 2015

## **1.0 About this guidance**

- 1.1 Teignbridge District Council has prepared this guidance to help inform planning applications for Gypsy and Traveller sites and decisions made on these.
- 1.2 It must be read alongside the Government's National Planning Policy Framework (NPPF) and Planning Policy for Traveller Sites, relevant policies of the adopted Teignbridge Local Plan 2013-2033, and relevant policies in adopted Neighbourhood Development Plans or Orders.
- 1.3 The guidance has also been informed by other planning documents and technical evidence, including the Government's National Planning Practice Guidance (NPPG) and Designing Gypsy and Traveller Sites Good Practice, and the Devon Partnership Gypsy and Traveller Accommodation Assessment (GTAA).
- 1.4 This guidance has been prepared in consultation with members of the Gypsy and Traveller community in Teignbridge. It will be subject to further public consultation and engagement, including with the development industry in Teignbridge.

## **2.0 Pitch provision totals and distribution**

- 2.1 Teignbridge Local Plan Policy WE6 includes provision for at least 70 pitches for Gypsy and Travellers in the period 2013 – 2033.
- 2.2 In addition to planning permission for 8 permanent residential pitches at the time of the plan's preparation (see Appendix 1), the local plan includes proposals for:

- 15 pitches at Middletree Park, Haldon (Policy WE6A). These were completed in December 2014.
- 24 pitches to be delivered as part of a mixed use urban extension at Houghton Barton to the west of Newton Abbot (Policy NA1).
- 24 pitches to be delivered as part of a mixed use urban extension to the South West of Exeter (Policy SWE1).

And

- Provision through planning proposals on other sites in accordance with Policies WE6 and S22 of the Local Plan.

### **3.0 NA1 Houghton Barton and SWE1 South West of Exeter**

3.1 NA1 Houghton Barton and SWE1 South West of Exeter are suitable locations for Gypsy and Traveller pitches given their accessibility to primary transport routes and close proximity to new neighbourhood facilities proposed within each allocation. Pitches can form part of integrated mixed communities in both locations.

#### *Pitch Type and Tenure*

3.2 The delivery of 24 pitches at Houghton Barton, Newton Abbot and 24 pitches at the South West of Exeter will:

- Be for permanent residential use,
- Include a variety of rented, shared ownership and private pitches that will be negotiated with the Council. This will be guided by the Council's Waiting List for Gypsy and Traveller Pitches. Pitches will be allocated

having regard to household need and local connection to Teignbridge. The Council will prepare further guidance for this, which can include allocation criteria and an expression of interest form.

- Count towards the affordable housing contribution at each development allocation.

3.3 Where development comes forward through separate planning proposals, each shall share responsibility for the delivery of Gypsy and Traveller pitches proportionate to the number of homes within the planning proposal.

3.4 Gypsy and Traveller pitches will be expected to be provided on site within the boundary of both allocations as part of integrated, mixed communities. As a minimum, development proposals will include provision for a vacant cleared site that has the benefit of outline planning permission for permanent residential Gypsy and Traveller pitches. Utilities services and satisfactory vehicular access must be provided to the site boundary. The Council will require through Section 106 planning obligations that all sites and pitches are made available for sale, rent or other model and are marketed in an appropriate manner and at a realistic price. Such arrangements could include long-term management by a Registered Housing Provider.

3.5 However, consideration may be given to the off-site provision of a commensurate number of pitches if more suitable alternative sites are proposed. Off-site provision will be in the form of completed serviced pitches without the need for external public funding, and which are made available for occupation by the Gypsy and Traveller community. Off-site provision will be secured through S106 planning obligations.

#### *Timing of delivery*

3.6 The Council's waiting list demonstrates there is an immediate housing need for Gypsies and Travellers in Teignbridge. Therefore development proposals

will be required to demonstrate a means for achieving the earliest practicable delivery of on-site sites and pitches.

#### *Site size*

- 3.7 Gypsy and Traveller sites at NA1 Houghton Barton and SWE1 South West of Exeter should not exceed 15 pitches (about 8,000 sq m / 0.8 hectare gross area) unless there is clear evidence to suggest that a larger site is preferred by the local Gypsy and Traveller community.
- 3.8 The Devon Partnership GTAA has identified that small, family-sized sites are the preferred choice of Gypsies and Travellers. Small clusters of 3 to 6 pitches can be successful where they are designed for one extended family. These small clusters might be located adjacent to each other to form larger sites. However, it is recognised there is no 'one size fits all' ideal site since accommodation needs may vary between households and extended families.

#### *Location*

- 3.9 Gypsy and Traveller sites should be located on the edge of planned development areas, or where they can be most accessible from primary streets. This can avoid the movement of trailers and vans in residential areas.

#### *Further guidance*

- 3.10 The South West Exeter Development Framework document gives further commentary on the likely mix and location. This can be found at [www.teignbridge.gov.uk/swe](http://www.teignbridge.gov.uk/swe)

## **4.0 Gypsy and Traveller sites elsewhere in Teignbridge**

4.1 Local Plan policies WE6 and S22 facilitate the delivery of sites and pitches elsewhere in Teignbridge. Many of these will be privately owned by the applicant for planning permission and for sole use by their household, and potentially also by their extended family. However, where planning proposals seek approval for sites that are capable of accommodating more pitches than needed for a single household or extended family the Council will work with applicants to secure delivery of pitches that can be made available for sale, rent or shared ownership with other Gypsy and Traveller households in Teignbridge that are identified as being in housing need through the Council's waiting list.

4.2 In addition to placing the requirement for at least 70 pitches in Teignbridge for between 2013 and 2033 Local Plan Policy WE6 states:

“Gypsy and traveller pitches and travelling show people plots are appropriate uses within the defined limits of settlements.

Proposals for additional gypsy and traveller pitches or travelling showpeople plots in the open countryside will be permitted provided that:

a) in the case of Gypsy and Traveller pitches, there is not a five year supply of permitted or allocated pitches;

b) in the case of Travelling Showpeople plots, there is a proven need;

c) the proposed site is within approximately 30 minutes travel by means of public transport, walking or cycling of a primary school. Exceptions should be clearly justified;

d) occupation is limited to those meeting the definition of Gypsies and Travellers and Travelling Showpeople in the relevant national planning policy;

e) any business use proposed within the development does not exceed 50% of the developed area of the site, excluding storage requirements of travelling showpeople; and

f) it can be demonstrated that the site is in a location that will not affect the integrity of the South Hams SAC.”<sup>1</sup>

## **5.0 Generic site and pitch design guidance**

### *Site characteristics*

#### **5.1 Sites should:**

- Be relatively flat and suitable for purpose.
- Not be developed on exposed sloping sites where there is risk of caravans being overturned.
- Be safe for residents and in particular children, by avoiding hazardous places, including areas at risk from flooding, unstable and contaminated land.
- Have good access to the local and wider road network.
- Have good access to health services, bus routes, shops and schools.
- Have potential for separate vehicular and pedestrian access
- Have space for the safe access/egress and manoeuvring of vehicles, caravans and trailers. This could include a circular or horseshoe design
- Have traffic calming measures, though care should be taken when introducing speed humps
- Provide land per household which is suitable for a mobile home, touring caravan and a utility building, together with space for parking.

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<sup>1</sup> SAC means Special Area of Conservation

- Meet all the needs of a general housing site including garden/play/drying space/bin storage.
- Have access to mains water, electricity supply, drainage and sanitation.
- Have characteristics which are sympathetic to the local environment, including boundaries that are sympathetic to, and in keeping with the surrounding area. Boundaries can also be used to provide shelter for more exposed sites.
- Be well planned or soft landscaped in such a way as to positively enhance the environment.
- Provide visual and acoustic privacy both for people living on site and those living nearby (for instance by ensuring that neighbours cannot directly overlook each other's living quarters), but without inhibiting the important sense of community.

5.2 Consultation with the travelling community is beneficial in deciding how best to proceed with the overall layout of the site. The Government's Designing Gypsy and Traveller Sites – Good Practice Guidance includes a potential illustrative layout. This is reproduced in Appendix 2.

#### *Pitch size and facilities*

5.3 There are no statutory standards in relation to the size of pitches. However, the size of pitches will be influenced by:

- The need to accommodate a range of facilities necessary to support permanent residential use or transit use by Gypsies and Travellers, depending on which is intended.
- Vehicular access arrangements.
- Health and safety provisions in relation to the spacing of caravans (for example, fire).
- Requirements for catering for disability.

- 5.4 It may also be influenced by the characteristics of families on the Council's waiting list for Gypsy and Traveller Pitches.
- 5.5 Teignbridge Local Plan paragraph 4.17 indicates a Gypsy and Traveller pitch generally includes a piece of ground large enough to accommodate a large static caravan, touring caravan, amenity building with sufficient space around it to provide a reasonable degree of privacy and allow for outside activities associated with the immediate domestic environment (e.g. children's play, laundry, sitting area) and parking and turning space. One pitch is likely to accommodate a single household.
- 5.6 The Government's (DCLG) good practice guidance (2008) recommends two parking spaces for each pitch. It also recommends a small garden area where space permits.
- 5.7 Based on the need to accommodate the above facilities the following minimum pitch sizes will be expected which are guided by the Devon Partnership Gypsy and Travellers Accommodation Assessment (GTAA).

Pitch Type	Minimum expected size
Permanent residential use	500 sq m
Transit use	325 sq m

## 6.0 Ancillary uses

- 6.1 Ancillary uses on residential sites and pitches will be considered on a case by case basis, including:
- Business uses - Teignbridge Local Plan policy WE6 e) is relevant to proposals for business uses on sites and pitches.

- Keeping animals – the design of sites and pitches may need to include space for keeping animals on sites and pitches, for example horses and ponies.

## **7.0 Transit and emergency stopping places**

7.1 Planning permission exists for 10 transit pitches in Teignbridge, which are currently being implemented.

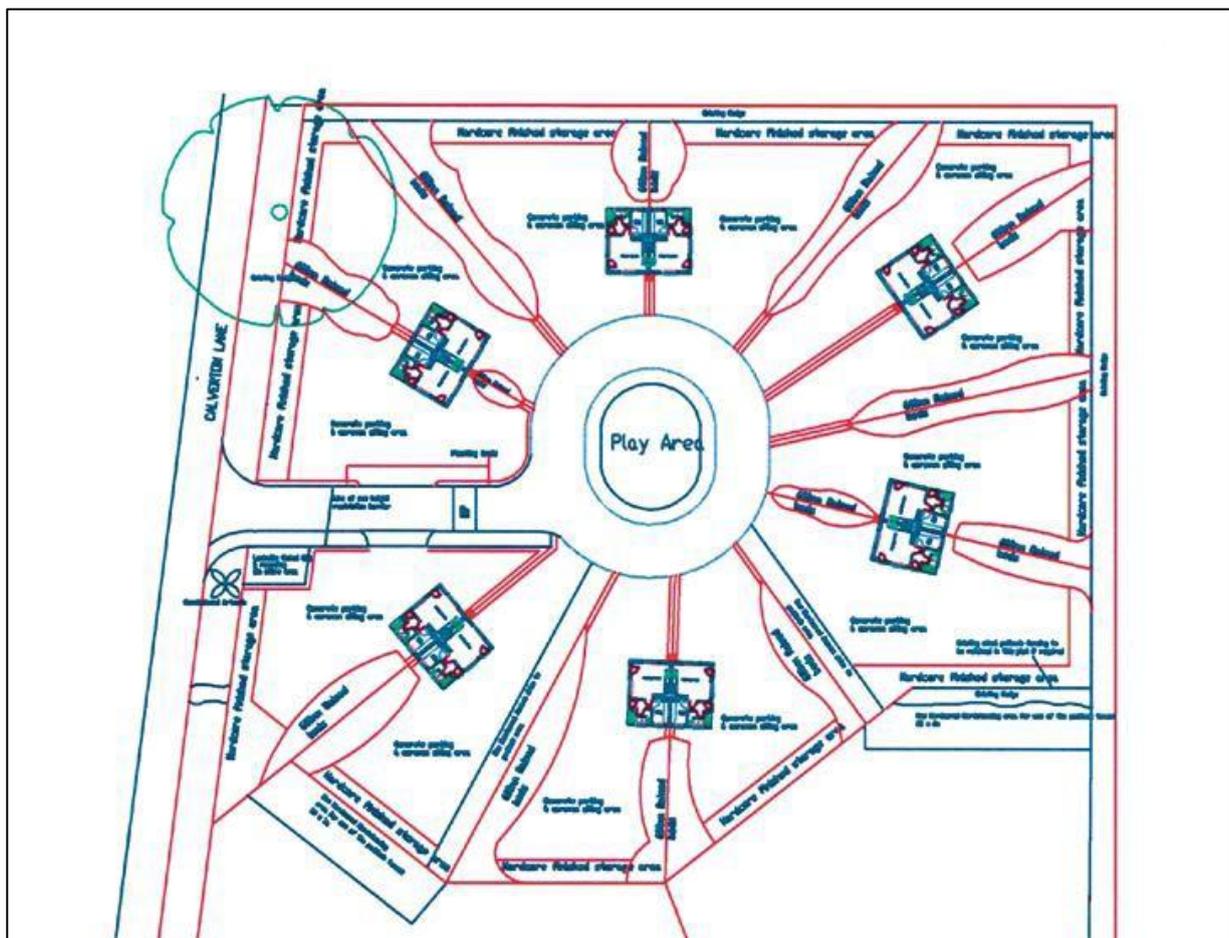
7.2 The Devon Partnership GTAA has identified a need in Devon for 4 to 5 transit sites or emergency stopping places each with 4 to 5 pitches. No specific need has been identified for further transit pitches in Teignbridge. However, preferred locations for transit sites include being close to main roads such as the A30 which can cross district planning areas. The provision of new transit sites and emergency stopping places may therefore be considered through the duty to cooperate placed on Councils for their respective plan making.

7.3 The two urban extensions at Houghton Barton (Newton Abbot) and South West of Exeter are not considered appropriate locations for transit sites, where constant movement may cause noise and disturbance for residents.

**Appendix 1 - List of Gypsy and Traveller Sites with planning permission at 1<sup>st</sup> April 2012, during the preparation of the Teignbridge Local Plan 2013 - 2033**

Planning Application Reference	Location	Date Approved	Number of permanent residential pitches
08/03345/COU	Bickington	31/10/2008	2
09/00836/COU	Bickington	29/06/2011	1
11/00131/COU	Chudleigh	21/03/2011	5

**Appendix 2 - Illustrative site layout shown in the Government’s Designing Gypsy and Traveller Sites – Good Practice Guidance**



# GLOSSARY

## **Affordable housing**

Housing provided, with subsidy, for people who are unable to resolve their housing needs in the open market because their incomes are insufficient to meet market prices or rents. It is defined in Annex 2 of the National Planning Policy Framework (NPPF)

## **Affordable rented housing**

Housing which is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent including service charges, where applicable (NPPF Annex 2).

## **Community Infrastructure Levy (CIL)**

A charge that allows local authorities to raise funds from developers undertaking new building projects in their area. The money collected can be used to help provide a wide range of infrastructure that is needed as a result of development.

## **Department for Communities and Local Government (DCLG)**

The Government department that has specific responsibility for communities and local government, covering planning, housing and regeneration.

## **Design and Quality Standards (DQS)**

The Homes and Community Agency's standards for affordable housing.

## **Dwelling**

A dwelling is defined as a self-contained unit of accommodation. Self-containment is where all rooms (including kitchen, bathroom and toilet) in a household's accommodation are behind a door which only that household can use. Non-self contained household spaces at the same address are counted together as a single dwelling. Therefore a dwelling can consist of one self-contained household space or two or more non-self contained household spaces at the same address.

## **Extra Care**

Self-contained accommodation which provides flexible care and support arrangements to meet the increasing needs of people whilst enabling them to stay in their homes as they get older.

## **Homes and Communities Agency (HCA)**

A Government agency which regulates the activities of Registered Providers (RPs) /Housing Associations (HAs) and administers the subsidy (known as Social Housing Grant) to help them develop new affordable homes.

## **Intermediate affordable housing**

Homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

## **Lifetime Homes Standard**

A standard of housing established by the Joseph Rowntree Trust which would enable someone with physical or sensory impairment to live comfortably in their home or for the home to be easily adapted to meet their needs.

**Market housing**

Private housing for rent or for sale, where the price is set in the open market.

**Registered Provider (RP)**

An independent, registered, non-profit making organisation to build, improve and manage affordable housing for sale or rent. An RP must be registered with and regulated by the current government regulating authority.

**Right to Buy**

Gives eligible council tenants the right to buy their council home at a discount.

**Section 106 agreement**

Planning obligations are agreements entered into between the Council and developers, usually in conjunction with the granting of planning permission. Planning obligations apply to land, binding it and whoever owns it. They are made using powers under section 106 of the Town and Country Planning Act 1990, which is why they are also called section 106 agreements.

**Shared ownership**

A form of affordable housing which is partly sold and partly rented to the occupiers

**Social rented housing**

Social rented housing is owned by local authorities and private registered providers (as defined in Section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

**Strategic Housing Land Availability Assessment (SHLAA)**

An assessment of sites across a local authority area, to determine whether or not they have the potential to be developed for housing. Production of a SHLAA by the local authority is a requirement of the NPPF.

**Strategic Housing Market Assessment (SHMA)**

An assessment of the estimated demand for market housing and need for affordable housing in a defined geographical area, in terms of distribution, house types and sizes and the specific requirements of particular groups and which considers future demographic trends.

**Supplementary Planning Document (SPD)**

A document that supplements and elaborates on policies and proposals in development plan documents.

**Sustainability Appraisal (SA)**

An appraisal of the social, environmental and economic effects of the strategies and policies of a local development document from the outset of the preparation process. It incorporates the requirements of the European Environmental Assessment Directive.

**Tenure Split (75/25)**

Relates to the division of affordable housing between affordable rented and intermediate homes. Separate affordable housing site target percentages, expressed in Policy WE2 provide the basis for requirements by location in Teignbridge.

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