

## Outline of appraisal criteria for possible for affordable Housing sites in Colyton and Colyford

This statement is published by the board of the Colyton and Colyford Community Land Trust to explain the way in which potential sites are identified to deliver housing units for affordable rent and to indicate the processes involved.

Each site is logged, often photographed and relevant information collected from local knowledge, observation and an appeal to local landowners before a number of sites are considered in more detail.

The following factors are considered by the board but not all will be fully known in detail before a feasibility study is commissioned. There is no significance in the order below and some of these factors were presented illustratively at the public meeting on 29<sup>th</sup> October 2019:

- Site location and size; potential yield of affordable units and whether market value units will be needed for financial viability
- Brownfield or green field site
- Likely mix of units which to be built
- Location in relation to Built-Up Area Boundary and Green Wedge
- Site access considering both construction phase and long term residential vehicle and pedestrian access
- Proximity and ease of access to local services
- Utilities which may already be available/accessible
- Drainage of both storm water and foul water
- Appeal of site to Rural Housing Partnership/Housing Association *e.g.* numbers? amenity? aesthetics?
- Assessment of factors which may influence building costs *e.g.* land gradient, existing features, ransom strips, site clearance/existing structures, overhead cables
- Potential environmental issues, including benefits
- Benefit to the Community *e.g.* community green space
- Visual Impact
- Community acceptability - numbers/visual appeal/longevity
- Environmental impact and long term sustainability
- Landowner willingness to negotiate on achievable terms and enter into Heads of Terms agreement
- Other constraints *e.g.* listed structures, public rights of way, overhead power cables, *etc*
- Planning policy/ Landscape and Visual Impact Assessment requirements/ S106 issues
- Ability to solve issues of site *e.g.* ecology, flood risk, costs, viability
- Feedback for preliminary community consultation

On the basis of these criteria discussions are entered into with East Devon District Council's Housing Department who are able to provide funding for feasibility work (currently up to a maximum of £40,000 per site). These funds have been provided by central government to areas of the UK where there is already a high proportion of second home ownership. Only one site can be considered at any one time and quotes for work to be carried out professionally must be obtained before an application can be made.

On exception sites the usual maximum number of units which is acceptable is 15.

The overlap of some of the above criteria is acknowledged and it is likely that this list will be modified in due course.

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