**A potential small development of affordable homes
for local people in Ingham**

North Norfolk District Council (NNDC) is keen to work with local parishes to help provide badly needed affordable homes for local people. NNDC is particularly keen to work with parishes where the levels of Holiday and Second homes are higher (10%+) which is likely to have an effect on the housing market and increase problems of affordability.

**Housing need in Ingham**

Data shows that Ingham is a village with high levels of Second & Holiday homes (22 of 183 homes are Second or Holiday homes, which is 12%) and that there are issues of affordability of homes in the village:

* Six homes have sold in the village in the last year at an average price of £266k
* Lower quartile house prices in the area are nearly eight times lower quartile earnings
* Only five homes were available to rent within a mile of Ingham and the typical monthly rent is £850
* There are only four affordable (ex-council) houses left in the village
* There are 81 households on the NNDC housing list with a housing need and local connection to Ingham or the adjoining villages

*There is more information on the housing market on the Ingham Parish Dataset.*

**Exception Housing Schemes**

Whilst development in much of North Norfolk is very constrained, in recognition of the real need for affordable homes, NNDC’s Planning policy does allow for some building of affordable homes in areas outside of the main towns and large villages. The policy, which is known as the Exception Housing Scheme policy, only allows for small developments – typically 10 homes or fewer – where there is a proven need for the homes. Priority for any new homes built would be to people with the strongest local connection (a connection to the parish and/or one of the adjoining parishes through current/former residence, current work or close family). To ensure any new homes are sensitive to the village, new homes cannot be built in isolated positions and must be connected to the existing settlement, so sites must adjoin 10 or more existing homes. All other planning requirements would also need to be met before any scheme could be approved – such as highways, access, drainage, utility connections, design and ecology issues.

*There is more information on Exception Housing Schemes (including a map of where existing Schemes are in North Norfolk) on the EHS Slide.*

**Community Led Housing**

NNDC is also keen to work with parishes to involve communities in the development of new affordable homes. This means consultation about the need for homes and any proposed development but could also mean the community taking a real lead in any development and in a way that could bring wider benefits to the village. There are a range of different models of community-led housing but all share common themes: homes must meet the needs of the local community, local people play a key role and are involved in key decisions throughout any development, the community are involved in long term ownership, management or stewardship of homes.

*There is more information on Community Led Housing on the CLH Slide.*

**Pre-Planning Advice**

To explore whether a small development of affordable homes in a village might be possible Planning Officers are asked for their view. In Ingham a range of locations across the parish were identified and the ‘in principle’ views of Planning sought as to whether any of these might be suitable sites. This process is known as Pre-Planning, and Pre-Planning Applications appear on the council’s website. Once advice has been provided in response to a Pre-Planning Application, it is labelled as “Decided”. This does not mean Planning Permission has been granted (indeed it has not even been applied for) and in many cases the advice given is that the site is not suitable. In Ingham, the advice given by Planners is that locations away from the main settlements in the village, specifically on Sydney Street and Calthorpe Street, are NOT suitable for any development under current Planning Policy.

Further information about housing need in Ingham, Exception Housing Schemes and community-led housing can be found also be found on the Ingham Parish website. Information about North Norfolk’s current Planning Policy (especially SS1 - the spatial policy and HO3 – affordable housing in the countryside) can be found on NNDC’s website: <https://www.north-norfolk.gov.uk/section/planning/planning-policy/>

Any proposal to further consider options for new affordable homes in the village would be subject to public consultation.

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