

**NOTES ON MEETING 18/11/09 WITH NNDC HOUSING ENABLING OFFICERS
CONCERNING AFFORDABLE HOUSING**

Present: Faith Davies, NNDC
Paul Cason, NNDC
Ann Wootten
Roger Hall
Tony Faulkner

NNDC is keen to see an affordable housing scheme built in Blakeney, on an exceptions policy site, and will give the PC all the help it might need. The PC would not have to put any money into the scheme, but would need to help select suitable sites and decide which housing association to involve.

Housing associations, known as Registered Social Landlords (RSLs), working in this area are:
Broadland, working Norfolk wide
Victory, working only in North Norfolk
Hastoe, nation-wide but who developed the site in Langham

Paul felt that Broadland might be our best bet as Victory are having difficulty funding at the moment, and Broadland have a more entrepreneurial approach, which would be helpful if we were linking the development with a similar one of our own on the War Memorial Cottages site.

A rural exceptions policy development would have to be let to parishioners of Blakeney and all the adjoining parishes, which the NNDC considers to be Cley, Wiveton, Field Dalling, Langham, Morston and Stiffkey. This would be under the Local Lettings Agreement where the properties remain affordable in perpetuity.

At present there are 30 family groups on the NNDC waiting list for Blakeney, list attached, and the officers recommended a development of around 14 houses maximum. Larger than this can create problem areas, and smaller would not adequately meet the local need, as we would not be able to carry out a further development once this one had been completed.

It might be possible, and economically sound, to link this development with a simultaneous one on the War Memorial Cottages site, to reduce unit costs. This would, of course, depend on the W M Cottages being vacant.

The Parish Council needs to look for suitable sites which must be within 100m of the boundary of the village, if for 10 or more dwellings, or adjoining an existing group of ten or more dwellings, if for a scheme of 10 or fewer. There are likely to be objections from neighbours to any proposal but the District Council would not let this prevent the development unless the objections were on sound planning grounds. A possible idea might be to link an exceptions policy scheme to the proposed scheme for which land on the Langham Road is to be allocated in the Local Development Framework. This could be difficult, as the allocation is for a private development, but could lessen the local objections, as the land will already have been committed for development.