

**Okehampton Hamlets Parish Council**  
**George Dexter: May 2024 Report**

**West Devon Housing Offer for affordable housing**

The Hub committee supported the launch of this housing offer in May 2024 to support the delivery of affordable housing (in addition to the S106 route currently used). WDBC is seeking to unlock viable sites and expedite delivery at a scale it cannot deliver itself.

The council intends to allocate staff and up to £50,000 to support its housing offer. This will support the process which will include the following.

- Provide funding for community groups to research, and if appropriate choose a suitable legal form of incorporation.
- Meet with landowners and set out the process and the options.
- Establish local housing need (for planning permission purposes) and engage with the neighbourhood plan (adopted or emerging).
- Facilitate community awareness events.
- Look at site viability and constraints.
- Instruct initial design work to produce site massing plans and look at viability issues.
- Enable production of an Outline Business Case to confirm viability through a financial appraisal and provide recommendations.
- Provide a solid foundation on which to approve schemes for further development through options and feasibility studies to a point where they can be handed over to a suitable delivery partner to develop.
- Help promote balanced and sustainable communities with high quality housing, and contribution to biodiversity net gain wherever possible.
- Encourage and advocate for the development of energy efficient affordable homes to reduce carbon emissions and reduce household heating costs.

**Framework for Community Development**

WDBC is creating a Community Development Team (by reorganising its existing staff). This team will have the aim of supporting a Community Development Action Plan by working with partner organisations such as the West Devon CVS.

The Community Development Plan aims to provide a framework for community development, which is described as a process where community members come together to take action and generate solutions to common problems. WDBC and other organisations will work together to ensure:

- Communities shape and influence services;
- Engender trust between WDBC and communities;
- Encourage community ownership and pride;
- People are active in their communities and residents of all ages, abilities and backgrounds contribute and work together;
- Communities are resilient, involved and live healthy and fulfilling lives; and
- Young people are engaged and become the community leaders of the future.

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**Long Stay Pay and Display Car Park Charges Consultation Review**

WDBC recognises the importance of supporting the high street and this was the reason why there was a proposed change made to selected long stay tariffs only and to keep short stay tariffs at 2021 levels. This means that the proposed parking charges remain fair and proportionate and offer competitive pricing locally for visits to our towns compared to other local authorities within Devon.

The proposed tariffs were arrived at to ensure parking charges covered the costs of managing the car parks and their maintenance, whilst remaining competitive with other providers and comparable with other similar local authority providers. This allows WDBC to offer competitive pricing locally for parking and visits. The current tariffs have been in place since March 2021 and have not increased since. During this time the Consumer Price Index (CPI) has increased by 20.66%.

	Mill Road			Market Street	
	Current tariffs	Proposed tariffs		Current tariffs	Proposed Tariffs
<b>Max Waiting Period</b>	All day	All day		3 hours	3 hours
<b>½ hour</b>				£0.50	£0.50
<b>1 hour</b>				£1.00	£1.00
<b>2 hours</b>	£1.70	£2.00		£1.80	£1.80
<b>3 hours</b>				£2.20	£2.20
<b>4 hours</b>	£2.40	£2.90			
<b>All day</b>	£3.00	£3.60			

Following on from Devon County Councils (DCC) postponement of on-street car parking charges, WDBC recognises the need to ensure that any future proposals from DCC aligns with WDBC's off-street parking schemes to ensure that any such scheme is not detrimental to the economy of the high streets in the towns. Therefore, the lead Hub Committee Member for People and Communities has been authorised to write to DCC to request that WDBC is proactively consulted on any future proposed changes to the on-street parking in Tavistock or Okehampton to ensure that these can be considered by it in relation to the economic impact on the respective towns.