



Affordable Housing in Sampford Peverell

Proposed development on land behind Mountain Oak Farm

12 January 2024

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The purpose of this meeting

To seek community support for the Sampford Peverell CLT's aim of providing some genuinely affordable homes for local people in the village.

We think this aim can only be achieved if we are part of a potential development on land at Mountain Oak Farm in Lower Town.

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Programme

- Introduction - CLTs
- The need for affordable housing
- Why Community Land Trust housing
- The search for sites
- Affordable housing as part of proposed development on land behind Mountain Oak Farm
- Conclusion
- Q & A
- Audience question

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Introduction

Community Land Trusts

- Must be set up to benefit a defined community
- Must be not for profit
- Must be possible for local people to join
- Must be controlled by the members
- Must take on a legal form that works for them

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Introduction

Sampford Peverell Community Land Trust Ltd

- Origin
- Involvement of local people
- Members and board
- Advisers
- Principal objective
- 2019 housing needs survey

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The need for affordable housing

**Unravelling a crisis: the state of rural affordable housing in
England**
CPRE report

Devon is in the midst of a serious housing crisis
John Hart (DCC)

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Why Community Land Trust housing?

Community Land Trusts

- Can provide affordable housing in perpetuity in partnership with Housing Association
- Are locally controlled and democratically accountable
- Have the potential to access grant funding
- Can provide housing at a social rent
- Can operate a local lettings policy

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The search for sites

- The Sampford Peverell Community Land Trust has considered many sites
- None has proved suitable

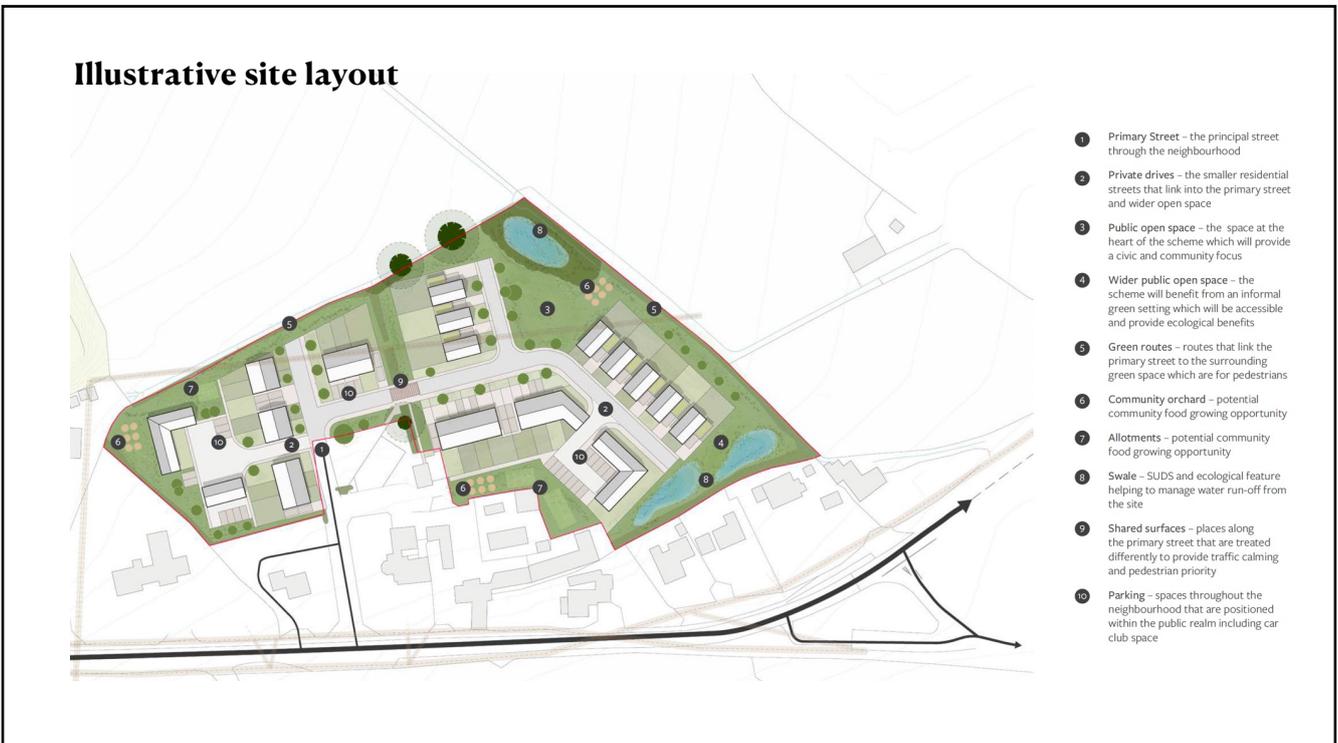
Proposed development on land behind Mountain Oak Farm

- Up to 35 dwellings of which 10 - 12 affordable
- Owners keen to work with the Sampford Peverell Community Land Trust
- Shared commitment to sustainability
- No planning application yet submitted
- Will be full public consultation

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Conclusion

- The Sampford Peverell Community Land Trust was established in the light of an identified need for affordable housing in the village
- We believe that the proposal for affordable housing on land behind Mountain Oak Farm gives us the best chance of achieving our principal objective
- The proposal that we seek to provide affordable housing as part of that development has been endorsed by our membership

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Q & A

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Audience Question

Do you agree that the Sampford Peverell
Community Land Trust should seek to provide
affordable housing as part of the Moutain Oak Farm
development?

