

# HOUSING (1)

## Housing numbers and location

- The emerging Plymouth and South West Devon Joint Local Plan ('JLP') classifies Exbourne as a **"Sustainable Village"** and makes an indicative assessment that it is able to accommodate **about 30 new homes in the period from 2014 to 2034** (about 1½ per year).
- However, **the planning system does not allow the JLP or the Neighbourhood Plan to set this as a maximum number**. We could see development proposed in the village which takes us beyond this figure as long as the numbers are not considered unreasonable for a village of Exbourne's size, role and function and allowing for the services and facilities it has.
- The Neighbourhood Plan can either "allocate" specific housing sites to deliver this number, or choose to influence allocations determined by West Devon Borough Council ('WDBC') through the JLP in due course.

### NEIGHBOURHOOD PLAN ALLOCATES

#### What happens?

The local community decides that it would like to allocate housing sites in the Neighbourhood Plan, rather than leave it to WDBC. The numbers cannot be lower than those identified in the JLP. Allocating sites does *not* mean that no other development will come forward on other sites.

#### Implications

1. It is likely to take longer to prepare the Neighbourhood Plan if it includes housing allocations.
2. It will require additional focused consultation on housing sites to consider development options.
3. A Strategic Environmental Assessment (SEA) will need to be done (or commissioned). Undertaking an SEA is likely to require additional time, resource and / or expertise to ensure it is robust and capable of resisting challenge by developers or other stakeholders.
5. An SEA has to meet certain procedural requirements (e.g. local authority 'screening opinion', 'scoping' report, 6 week consultation with Government Agencies...).
6. Allocating sites can 'put you in the driving seat' when it comes to identifying preferred locations for housing, although the outcomes may not be any different to those reached if WDBC undertakes the allocations process.
7. The Neighbourhood Plan Group can be put under considerable pressure when discussing views on housing sites with the community.

### LOCAL AUTHORITY ALLOCATES

#### What happens?

WDBC allocates specific housing sites, ensuring that they have certainty that the overall number across West Devon will be delivered. Allocating sites does *not* mean that no other development will come forward on other sites.

#### Implications

1. WDBC has to go through consultation and statutory requirements to get proposals adopted ('agreed'). Therefore, the neighbourhood plan process can be used to influence the location of the housing sites.
2. The Strategic Environmental Assessment (SEA) is done by WDBC.
3. The resources and expertise needed to make the allocations is already in place to ensure that WDBC's 'strategic' quantum of housing development is deliverable. There is no additional resource or time burden placed on the parish council or Neighbourhood Plan Group.
4. The Neighbourhood Plan can still have policies which set the local 'ground rules' for things like the design, density and other standards for allocated housing and also 'criteria based' policies for helping to determine planning applications for development which are submitted on sites which have not been allocated.
5. Working with WDBC to allocate housing sites in the JLP can save the Neighbourhood Plan Group a lot of time and resource.

- Either option allows the Neighbourhood Plan to influence speculative proposals for development on sites which are not allocated in either the JLP or Neighbourhood Plan ('windfall') and set criteria based policies which "steer" location, type, tenure, design and so on.
- Also, given the planning system's current focus on a presumption in favour of (the loosely termed) "sustainable development", both options give the community a better opportunity to define what this means for Exbourne.



# HOUSING (2)

- **If the Neighbourhood Plan makes site allocations, then it must be able to demonstrate that those allocated sites, together with houses already built or with planning permission, can deliver at least the 30 new dwellings required by the JLP in the plan period.**
- We can make an allowance for windfall (small unplanned sites that could come forward in the plan period) and we have established that there are already 19 houses with permission or completed to date (see table).
- However, the viability of the Wood Close site (which could deliver 9 of these), in particular, is still in question.
- Therefore, **we think it prudent to get your views on sites that, between them, can accommodate a total of at least 20 dwellings**, so we can understand the community’s preferences in the event that that certain sites are not delivered, or if future revisions of the JLP require even more housing in Exbourne.
- **A number of landowners have asked for sites in Exbourne to be considered for development. The sites are shown on the large map on the ping pong table.**
- WDBC have appraised the suitability of these sites for housing in their Strategic Housing and Employment Land Availability Assessment (‘SHELAA’). The Neighbourhood Plan Group has prepared annotated versions of these site appraisals and also assessed the sites using its own site assessment tool. **These are available for you to review on the yellow display boards.**

<u>Dwellings completed since 1 January 2014:</u>	
Nymphaze - 00947/2013	1
The Orchard (next to Hayes) - 01055/2014	1
4 The Tumbles - 00766/2015	1
Courtney View - 00716/2015	1
<u>Dwellings with planning permission since 1 January 2014 but not yet built:</u>	
Stone Farm Barn - 01235/2014	1
Town Living Barns - 3342/16/FUL	3
<u>Dwellings with planning permission prior to 1 January 2014 but not yet built:</u>	
Manor Gardens - F.3.2552/88/976	1
Rose Cottages Garden	1
<u>Dwellings with outline planning permission</u>	
Wood Close - 00458/2015	9
<b>Sub-total</b>	<b>19</b>

## We’d like to know....



- (1) The Neighbourhood Plan cannot allow for less than the 30 new houses set by the JLP, but do you want more?*
- (2) How many new houses in total (including those with permission or completed to date) do you think Exbourne can sustain to 2034?*
- (3) If you had to choose, taking into account the evidence we have gathered on the planning merits and constraints of each site (see yellow display boards) and the housing numbers we should be looking to accommodate in Exbourne, list the top 3 sites you would consider nominating for development in order of preference.*

**PLEASE COMPLETE SURVEY #2 ON YOUR CLIPBOARD**



# HOUSING (3)

## Housing Mix and Type

- The National Planning Policy Framework ('NPPF') advises that it is important to recognise the particular issues facing rural areas in terms of housing supply and affordability, and the role of housing in supporting the broader sustainability and vitality of villages and smaller settlements.

### You have told us that...

you think development, if necessary, should in the main be “affordable” and small scale.



- In August last year West Devon Borough Council completed a **Housing Needs Survey** ('HNS') in Exbourne.
- This concluded that **4 units of affordable housing should adequately meet the needs of those aspiring to rent, own, or part own their own home in Exbourne.**
- The JLP requires developers to provide a minimum of 30% “on-site” affordable housing in developments of 11 dwellings or more. Therefore, a development of 11 houses should include the 4 units of affordable housing identified in the HNS.
- Developments of between 6 and 10 dwellings make contributions to “off-site” affordable housing, which might not necessarily be built in Exbourne, whereas smaller developments are not burdened with contributions.
- Alternatively, if the right conditions are met, rural “exception sites” can be developed in which a majority of the housing must be affordable. These are small sites that would not normally get permission for open market housing because they are located in “countryside” locations in policy terms. The main advantage of exception sites is that people with a local connection can be given priority in the affordable housing allocation process. However, it requires landowners willing to sell their land for a value between agricultural and hope value. We are not currently aware of any sites which fall within this category in Exbourne.

### We'd like to know....

*(4) What size of houses do we need in Exbourne (no. of bedrooms)?*

*(5) What type of houses do we need in Exbourne (detached, semi or terraced, bungalow, self-build etc.)?*

*(6) Bearing in mind affordable housing is only required to be delivered on-site where there is a development of 11 houses or more, how many houses should be built at one time on a site: 1 to 5; 6 to 10; 11 or more? In other words, what scale of development would you like to see on a housing site?*

**PLACE A STICKY DOT NEXT TO YOUR ANSWER ON THE SHEET ON THE TABLE OR A POST-IT WITH YOUR COMMENTS...**

