



Issue 7 of 7

Your Village

Your Say

6th May

In this 7th newsletter leading up to the Community Consultation Day, the focus is on **Housing**.

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 through the JLP in due course. 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.

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. 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 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 map on the back page of this newsletter (sorry it's so small). 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 will be available for you to review on the Consultation Day and are on the Neighbourhood Plan website now.**

What 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 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.*

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.

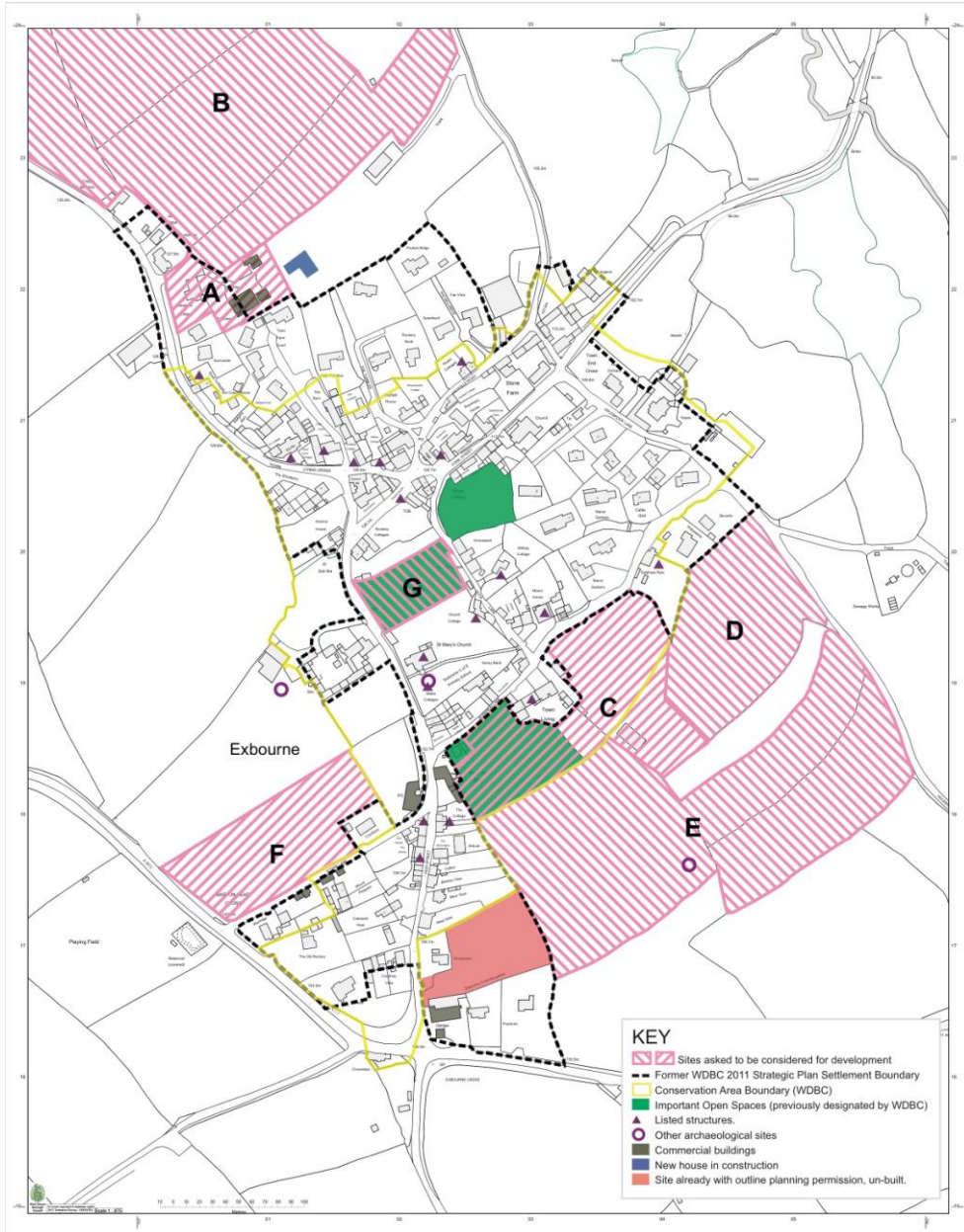
In August last year, West Devon Borough Council ('WDBC') completed a **Housing Needs Survey** ('HNS') in Exbourne. This concluded that 4 units of affordable housing should adequately meet the needs of those aspiring to rent, own, or part own their own home in Exbourne.

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 or bungalows should include the 4 units of affordable housing identified in the HNS.

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.

What we'd like to know...

- (1) What type and size of houses do we need in Exbourne (no. of bedrooms, detached, semi or terraced, bungalow, self-build etc.)?*
- (2) 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?*



WE LOOK FORWARD TO YOUR FEEDBACK ON 6TH MAY. If you can't make it, send comments to the Parish Clerk or preferably via the Neighbourhood Plan website at np.exbournewithiacobstowe.org.uk