

Willand Neighbourhood Plan Strategic Written Evidence Base Report

POPULATION AND HOUSING SECTION ONLY

Produced for: Willand Neighbourhood Plan Steering Group

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Population and Housing

Census Snapshot

The figures below show census details from 2011¹. Although now dated, they still provide the most up-to-date position in relation to some demographic data. Some data can be updated through continuing local research to be undertaken by the Steering Group and sourced from the District Council.

	Persons	
	Willand Parish	
	count	%
Usual resident population		
All usual residents	3,360	100.0
Males	1,644	48.9
Females	1,716	51.1
Lives in a household	3,330	99.1
Lives in a communal establishment	30	0.9
Schoolchild or full-time student aged 4 and over at their non term-time address	40	-
Area (Hectares)	408.99	-
Density (number of persons per hectare)	8.2	-

- These figures are missing. Source: ONS - 2011 Census (KS101EW)

In order to protect against disclosure of personal information, records have been swapped between different geographic areas. Some counts will be affected, particularly small counts at the lowest geographies

	Persons	
	Willand Parish	
	count	%
Age structure		
All usual residents	3,360	100.0
Age 0 to 4	196	5.8
Age 5 to 7	110	3.3
Age 8 to 9	67	2.0
Age 10 to 14	208	6.2
Age 15	51	1.5
Age 16 to 17	89	2.6
Age 18 to 19	81	2.4
Age 20 to 24	161	4.8
Age 25 to 29	159	4.7
Age 30 to 44	658	19.6
Age 45 to 59	694	20.7
Age 60 to 64	203	6.0
Age 65 to 74	333	9.9
Age 75 to 84	256	7.6
Age 85 to 89	58	1.7
Age 90 and over	36	1.1
Mean Age	41.7	-
Median Age	43	-

- These figures are missing. Source: ONS - 2011 Census (KS102EW)

In order to protect against disclosure of personal information, records have been swapped between different geographic areas. Some counts will be affected, particularly small counts at the lowest geographies

¹ See <https://www.nomisweb.co.uk/> for this and more data

Dwellings, household spaces and accommodation type

	Household spaces, Dwellings	
	count	Willand Parish %
All dwelling types	1,410	100.0
Unshared dwelling	1,410	100.0
Shared dwelling: Two household spaces	0	0.0
Shared dwelling: Three or more household spaces	0	0.0
All household spaces	1,410	100.0
Household spaces with at least one usual resident	1,368	97.0
Household spaces with no usual residents	42	3.0
Whole house or bungalow: Detached	652	46.2
Whole house or bungalow: Semi-detached	421	29.9
Whole house or bungalow: Terraced (including end-terrace)	271	19.2
Flat, maisonette or apartment: Purpose-built block of flats or tenement	51	3.6
Flat, maisonette or apartment: Part of a converted or shared house (including bed-sits)	8	0.6
Flat, maisonette or apartment: In a commercial building	4	0.3
Caravan or other mobile or temporary structure	3	0.2

In order to protect against disclosure of personal information, records have been swapped between different geographic areas. Some counts will be affected, particularly small counts at the lowest geographies

Source: ONS - 2011 Census (KS401EW)

Tenure

	Households	
	count	Willand Parish %
All households	1,368	100.0
Owned	1,037	75.8
Owned outright	459	33.6
Owned with a mortgage or loan	578	42.3
Shared ownership (part owned and part rented)	2	0.1
Social rented	144	10.5
Rented from council (Local Authority)	105	7.7
Other	39	2.9
Private rented	165	12.1
Private landlord or letting agency	151	11.0
Other	14	1.0
Living rent free	20	1.5

In order to protect against disclosure of personal information, records have been swapped between different geographic areas. Some counts will be affected, particularly small counts at the lowest geographies

Source: ONS - 2011 Census (KS402EW)

The presumption in favour of sustainable development

11. Plans and decisions should apply a presumption in favour of sustainable development.

For **plan-making** this means that:

- a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas⁵, unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area⁶; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For **decision-taking** this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁷, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁶; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

⁵ As established through statements of common ground (see paragraph 27).

⁶ The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 176) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 63); and areas at risk of flooding or coastal change.

⁷ This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years. Transitional arrangements for the Housing Delivery Test are set out in Annex 1.

12. The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.
13. The application of the presumption has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.
14. In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided all of the following apply⁸:
 - a) the neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;
 - b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement;
 - c) the local planning authority has at least a three year supply of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer as set out in paragraph 73); and
 - d) the local planning authority's housing delivery was at least 45% of that required⁹ over the previous three years.

⁸ Transitional arrangements are set out in Annex 1.

⁹ Assessed against the Housing Delivery Test, from November 2018 onwards.

63. Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount²⁸.

²⁸ Applying the definition in Annex 2 to this Framework.

²⁸ Equivalent to the existing gross floorspace of the existing buildings. This does not apply to vacant buildings which have been abandoned.

64. Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for

affordable home ownership²⁹, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups. Exemptions to this 10% requirement should also be made where the site or proposed development:

- a) provides solely for Build to Rent homes;
- b) provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students);
- c) is proposed to be developed by people who wish to build or commission their own homes; or
- d) is exclusively for affordable housing, an entry-level exception site or a rural exception site.

65. Strategic policy-making authorities should establish a housing requirement figure for their whole area, which shows the extent to which their identified housing need (and any needs that cannot be met within neighbouring areas) can be met over the plan period. Within this overall requirement, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations³⁰. Once the strategic policies have been adopted, these figures should not need re-testing at the neighbourhood plan examination, unless there has been a significant change in circumstances that affects the requirement.

66. Where it is not possible to provide a requirement figure for a neighbourhood area³¹, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body. This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority.

²⁹ As part of the overall affordable housing contribution from the site.

³⁰ Except where a Mayoral, combined authority or high-level joint plan is being prepared as a framework for strategic policies at the individual local authority level; in which case it may be most appropriate for the local authority plans to provide the requirement figure.

³¹ Because a neighbourhood area is designated at a late stage in the strategic policy-making process, or after strategic policies have been adopted; or in instances where strategic policies for housing are out of date.

³² With an appropriate buffer, as set out in paragraph 73. See glossary for definitions of deliverable and developable.

68. Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:
- a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;
 - b) use tools such as area-wide design assessments and Local Development Orders to help bring small and medium sized sites forward;
 - c) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and
 - d) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.
69. Neighbourhood planning groups should also consider the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 68a) suitable for housing in their area.

70. Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.

Maintaining supply and delivery

73. Strategic policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies³⁶, or against their local housing need where the strategic policies are more than five years old³⁷. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:
- a) 5% to ensure choice and competition in the market for land; or

³⁶ The delivery of large scale developments may need to extend beyond an individual plan period, and the associated infrastructure requirements may not be capable of being identified fully at the outset. Anticipated rates of delivery and infrastructure requirements should, therefore, be kept under review and reflected as policies are updated.

³⁶ For the avoidance of doubt, a five year supply of deliverable sites for travellers – as defined in Annex 1 to Planning Policy for Traveller Sites – should be assessed separately, in line with the policy in that document.

³⁷ Unless these strategic policies have been reviewed and found not to require updating.

- b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan³⁸, to account for any fluctuations in the market during that year; or
 - c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply³⁹.
74. A five year supply of deliverable housing sites, with the appropriate buffer, can be demonstrated where it has been established in a recently adopted plan, or in a subsequent annual position statement which:
- a) has been produced through engagement with developers and others who have an impact on delivery, and been considered by the Secretary of State; and
 - b) incorporates the recommendation of the Secretary of State, where the position on specific sites could not be agreed during the engagement process.

³⁸ For the purposes of paragraphs 73b and 74 a plan adopted between 1 May and 31 October will be considered 'recently adopted' until 31 October of the following year; and a plan adopted between 1 November and 30 April will be considered recently adopted until 31 October in the same year.

³⁹ From November 2018, this will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.

Annex 2: Glossary

Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

- a) **Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
- b) **Starter homes:** is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.
- c) **Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- d) **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

Rural housing

77. In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.
78. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.
79. Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
 - a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
 - b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
 - c) the development would re-use redundant or disused buildings and enhance its immediate setting;
 - d) the development would involve the subdivision of an existing residential dwelling; or
 - e) the design is of exceptional quality, in that it:
 - is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

National Planning Practice Guidance

The National Planning Practice Guidance², which amplifies the policies in the NPPF, has a section on how local authorities should support sustainable rural housing and communities and is worth noting here (reproduced in full below).

- *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 of villages and smaller settlements. This is clearly set out in the National Planning Policy Framework, in the core planning principles, the section on supporting a prosperous rural economy and the section on housing.*

² See <http://planningguidance.planningportal.gov.uk/blog/guidance/rural-housing/how-should-local-authorities-support-sustainable-rural-communities/>

- *A thriving rural community in a living, working countryside depends, in part, on retaining local services and community facilities such as schools, local shops, cultural venues, public houses and places of worship. Rural housing is essential to ensure viable use of these local facilities.*
- *Assessing housing need and allocating sites should be considered at a strategic level and through the Local Plan and/or neighbourhood plan process. However, all settlements can play a role in delivering sustainable development in rural areas – and so blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence.*
- *The National Planning Policy Framework also recognises that different sustainable transport policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas.*

It is particularly important to note the line in the third bullet point above ...*allocating sites should be considered at a strategic level and through the Local Plan and/or neighbourhood plan process.* in the context of considering whether or not a neighbourhood plan should allocate housing sites for development or not. (The term 'allocation' refers to development sites which are set out on a map with boundaries to the site and which define exactly where development will take place. Allocating sites does *not* mean that no other development will come forward on other sites.) As already set out above, a neighbourhood plan cannot determine or deal with housing sites deemed by the local authority as being 'strategic' in nature, usually large scale developments, but which can also be sites deemed to be of critical importance to the delivery of the overall scale of housing identified in the Local Plan. Smaller, non-strategic (or 'local'), sites can be allocated in the neighbourhood plan, although they do not have to be.

Clearly, local consultation will play a role in determining the approach to housing sites. However, there are also other factors which are worth identifying in order to frame a debate on whether or not the neighbourhood plan allocates housing sites. The boxes below set out the potential implications of allocating housing sites in the neighbourhood plan.

So, in summary, there are a number of options to deal with housing delivery:

- A. Allow the local authority to lead the process of allocation, but also introduce local criteria-based policies in the neighbourhood plan to guide design, layout, density, steer away from inappropriate locations for development, etc.; or
- B. Allocate housing sites through the neighbourhood plan, and also introduce local criteria-based policies in the neighbourhood plan to guide design, layout, density, steer away from inappropriate locations for development, etc.; or

(an option not identified above but which also introduces a risk of not being in control of delivery or even not delivering at all)

- C. leave delivery solely to the market, but also introduce local criteria-based policies in the neighbourhood plan to guide design, layout, density, steer away from inappropriate locations for development, etc

Greater Exeter Plan 2040

The Greater Exeter Strategic Plan (GESP) is being developed to provide and statutory strategic planning framework for Exeter and its spatial catchment (seen in the map overleaf) in the period to 2040³. It will set planning policies at the Exeter sub-region area including Mid-Devon district.

³ See <https://www.gesp.org.uk/overview/>

The GESP website states:

By working together across local authority boundaries, we are seeking to develop a plan which responds to how people live in the area. The purpose of preparing the Greater Exeter Strategic Plan is to:

- *Have a joined-up vision and aspirations for the area*
- *Meet the area's housing needs in the right locations*
- *Secure economic growth and increased prosperity*
- *Provide transport and infrastructure improvements needed to support sustainable growth*
- *Conserve and enhance the area's environment*



Source: <https://www.gesp.org.uk/overview/>

Policy S1

Sustainable development priorities

The following strategic priorities outline what will need to be achieved to deliver the Vision and address the key issues that have been identified in Mid Devon. All development will be expected to support the creation of sustainable communities by:

- a) A development focus at Tiverton, Cullompton and Crediton as Mid Devon's most sustainable settlements, with long-term growth to the east of Cullompton and a limited level of development in identified villages;
- b) Building a strong, competitive economy through access to education, training and jobs, infrastructure, the creation of new enterprise, economic regeneration and flexibility of uses to respond to changing circumstances;
- c) Ensuring the vitality of town centres and communities through a hierarchy of centres, defined town centre shopping areas, a diverse retail offer at Tiverton, Crediton and Cullompton, **through controls on Junction 27 retail** and support for the vitality and viability of defined villages;
- d) Supporting a prosperous rural economy through the conversion of suitable existing buildings and well-designed new buildings in suitable locations, diversification of agricultural and other land-based businesses, support for equestrian activities, retention and development of local services and community facilities in villages, and the promotion of sustainable rural tourism and leisure development;
- e) Promoting sustainable transport by delivering appropriate infrastructure, reducing the need to travel by car, integrating public transport and other forms of sustainable travel such as walking and cycling, and providing safe environments while recognising Mid Devon's rural locality;
- f) Supporting high quality communications infrastructure by supporting the expansion of telecommunications and high speed broadband throughout Mid Devon;
- g) Delivering a wide choice of high quality homes through a diverse **housing** mix and by meeting the housing needs of all sectors of the community including the provision of **accessible** housing for the elderly and disabled, those wishing to build their own home, affordable housing and gypsy and traveller pitches;
- h) Requiring good sustainable design that respects local character, heritage, surroundings and materials, creates safe and accessible environments, designs out crime and establishes a strong sense of place;

- i) Promoting healthy communities through the delivery of social, educational, recreational and cultural facilities and services, access to high quality open space, public rights of way, recreational trails and accessible land, and opportunities for sport and recreation and the designation of Local Green Space;**
- j) Meeting the challenge of climate change by supporting a low carbon future, energy efficiency, increasing the use and supply of renewable and low carbon energy, managing flood risk and conserving natural resources. Encourage the effective use of land, taking into account the economic and other benefits of the best and most versatile agricultural land;**
- k) Conserving and enhancing the natural environment by protecting and enhancing valued landscapes including the Blackdown Hills Area of Outstanding Natural Beauty, Exmoor and Dartmoor National Parks, providing accessible green infrastructure, and preventing significant harm to soil, air, water, noise and visual quality, in particular air quality as a local issue at Crediton and Cullompton;**
- l) Minimising impacts on biodiversity and geodiversity by recognising the wider benefits of ecosystems, delivering natural environment objectives, providing a net gain in biodiversity and by the protection of International, European, National and local designated wildlife sites; and**
- m) Conserving and enhancing the historic environment through the identification and protection of designated and non-designated heritage assets and assessing the impact of new development on the historic character of Mid Devon's landscapes and townscapes.**

Policy S3

Meeting housing needs

- a) The diverse housing needs of Mid Devon will be met through the provision of approximately ~~7,860~~^{7,200} dwellings between 1st April 2013 and 31st March 2033. In line with the predicted continuing need for new housing the expected annual rate of new housing development will be ~~393~~³⁶⁰ dwellings per annum;
- b) Unless otherwise stated in a site allocation policy, on open market housing sites (i.e. excluding exception sites provided under Rural Exception Sites under policy DM6) of 11 dwellings or more in Tiverton, Cullompton and Crediton a target of 28% affordable dwellings, and on sites elsewhere of 6 dwellings or more a target of 30% affordable dwellings will be applied to the total number of dwellings, depending on viability and providing a mix of dwelling sizes and types appropriate to the evolving needs of Mid Devon's population. Sites of between 6 – 10 dwellings outside Tiverton, Cullompton and Crediton will be permitted to make a financial contribution sufficient to provide the affordable dwellings in another location;
- c) To support self-build and custom dwellings meeting the needs of local communities, ~~such affordable self-build~~ dwellings will be permitted as ~~affordable housing~~ in locations outside settlement limits in accordance with Policy DM6;
- d) To support self-build and custom housing on sites of 20 dwellings or more developers will supply at least 5% of serviced dwelling plots for sale to self-builders for a period of 12 months per plot and any plots subsequently developed for self-build must be completed within 3 years of purchase by a self-builder; and
- e) A five year supply of gypsy and traveller pitches will be allocated on deliverable sites within Mid Devon to ensure that the predicted need for traveller sites will be met. A further supply of developable sites or broad locations for growth will be identified equivalent to a further ten years of predicted growth. The Housing Authority will seek to provide a public site for gypsy and traveller pitches within Mid Devon, subject to the availability of funding.

Policy S13

Villages

The following rural settlements will be designated as villages suitable for limited development: Bampton, Bow, Bradninch, Chawleigh, Cheriton Bishop, Cheriton Fitzpaine, Coplestone, Culmstock, Halberton, Hemyock, Holcombe Rogus, Kentisbeare, Lapford, Morchard Bishop, Newton St Cyres, Sampford Peverell, Sandford, Silverton, Thorverton, Uffculme, **Willand** and Yeoford. Development will be limited to proposals within their defined settlement limits and to allocations for:

- a) Small scale housing, employment, tourism and leisure;
- b) Services and facilities serving the locality; and
- c) Other limited development which enhances community vitality or meets a local social or economic need.

3.185 Strategy for rural areas is set out in Policy S13. The following table summarises the supply of housing and commercial development outside the three main towns.

Use	Commitments at 31 March 2014 2016	Completions from 1 April 2013 to 31 March 2014 2016	Uncommitted Allocations	Total
Housing (dwellings)	432535	82347	330407	8441,289
Commercial (employment, retail and leisure) square metres floorspace <small>*(Note at time of publication latest commercial monitoring not yet available – figures presented remain position at 31st March 2014)</small>	20,733	4,119	8,800	33,652

Table 21: Development supply in rural areas

3.186 Twenty-one housing sites are allocated in rural areas and are considered achievable in principle, corresponding to rural settlement maps that accompany this document. Most housing allocations in rural areas are expected to deliver around 20 dwellings per hectare due to the low density character of existing village development, but in some cases a higher or lower density is justified.

Parish/location	Policy	Site	Gross Site Area (ha)	Net site area (ha)	Uncommitted Local Plan allocations
Bampton	BA1	Newton Square	0.25	0.25	5
Bow	BO1	Hollywell	1.2	0.96	20
Bow	BO2	West of Godfreys Gardens	0.25	0.25	6
Bradninch	BR1	Hele Road	0.3	0.3	7
Chawleigh	CH1	Barton	1.25	1	20
Cheriton Bishop	CB1	Land off Church Lane	1.49	1.52	2030
Cheriton Fitzpaine	CF1	Barnhill Close	0.3	0.3	7
Cheriton Fitzpaine	CF2	Land adj school	1.1	0.88	22
Copplestone	CO1	Old Abbatoir	1.5	1.2	30
Culmstock	CL1	Linhay Close	0.23	0.23	6
Culmstock	CL2	Hunter's Hill	0.4	0.4	10
Halberton	HA1	Land adj Fishers Way	0.6	0.48	10
Hemyock	HE1	Depot	0.55	0.44	10
Morchard Bishop	MO1	Greenaway	1.2	0.96	20
Newton St Cyres	NE1	Court Orchard	2.7	1.62	25
Sampford Peverell	SP1	Former Tiverton Parkway Hotel	0.45	0.36	10
Sampford Peverell	SP2	Higher Town	6	3.6	60
Sandford	SA1	Fanny's Lane	1.5	1.2	278
Silverton	SI1	Old Butterleigh Road	0.35	0.35	8
Silverton	SI2	The Garage	0.11	0.11	5
Thorverton	TH1	South of Broadlands	0.7	0.56	12
Uffculme	UF1	West of Uffculme	3.49	2.1	60
Willand	WI1	Land east of M5	2.9	1.74	420
Total					330347

Table 22: Housing allocations in rural areas (excluding sites with planning permission)

Policy S14

Countryside

Development outside the settlements defined by Policies S10-S13 will preserve and where possible enhance the character, appearance and biodiversity of the countryside while promoting sustainable diversification of the rural economy. Detailed development management policies will permit agricultural and other appropriate rural uses, subject to the following criteria:

- a) Affordable and low cost housing to meet local needs, ~~gypsy and traveller accommodation~~; residential conversion of appropriate existing buildings, replacement dwellings, **housing** essential to accommodate a rural worker and accommodation ancillary to a dwelling;
- b) Appropriately scaled retail, employment, farm diversification, tourism and leisure related development (including appropriate conversion of existing buildings);
- c) Appropriately scaled and designed extensions and other physical alterations to existing buildings;
- d) Agricultural and equestrian development;
- e) Community facilities, such as educational facilities, buildings associated with public open space, transportation and infrastructure proposals (including green infrastructure); and
- f) Renewable energy and telecommunications.

Policy W11

Land east of M5, **Willand**

A site of 2.9 hectares at land east of M5, Willand, is allocated for residential development subject to the following:

- a) 42 dwellings with 30% affordable housing;
- b) Provision of buffer zone and appropriate planting to mitigate noise from the adjacent motorway;
- c) Mitigation of any wildlife impact including protection of trees ;
- d) Transport assessment of capacity at the junction of Silver Street and Meadow Park; and
- e) Retention and enhancement of the public right of way.

Strategic Housing Land Availability Assessment (SHLAA)

Extracts from the most recent Strategic Housing Land Availability Assessment (SHLAA)⁴ are reproduced below. The SHLAA is a technical process which is undertaken by local authorities to satisfy policy requirements set at the national level to ensure that there is a readily available and deliverable 5-year supply of potential housing land. Sites included in the process and those determined to be suitable in technical terms for housing development are not guaranteed planning permission if a landowner or developer applies for permission.

Parish	With Planning Permission	Tourism Use With Planning Permission	Under Construction	Tourism Use Under Construction	Completed 15 - 16	Tourism Use Completed 15 - 16	Completed since March 2001	Completed since March 2006
Uffculme	14	6	5	0	7	1	135	90
Uplowman	4	0	1	1	0	0	13	10
Upton Hellions	0	0	0	0	0	0	1	0
Washfield	2	0	2	0	0	0	8	6
Washford Pyne	0	0	1	0	0	0	1	1
Wembworthy	2	0	0	1	1	0	10	9
Willand	8	0	8	0	19	0	375	68
Woolfardisworthy	0	0	2	0	1	1	6	6
Zeal Monachorum	1	2	1	1	0	0	10	9
Copplestone	10	0	6	0	6	0	193	103
Totals	1665	40	347	28	288	16	5168	3230

Table 8

Source: Summary report, <https://www.middevon.gov.uk/media/343660/housing-land-availability-2016.pdf>

⁴ See <https://www.middevon.gov.uk/media/343660/housing-land-availability-2016.pdf>

Settlement: Willand

Site Reference & Name: Site 1, Land North of Quicks Farm, "Willand Moor"
Allocation reference: AL/WI/1 "Willand Moor"



Parish: Willand
Site Area: 0.3ha
Max yield: 15
Min yield: 9

Site description

This is a square site, adjoining and to the north east of Willand. Previously used as a paddock, it is now overgrown. There are residential properties to the west, and to the east the site is bounded by the access road to Quicks Farm. Uffculme Road forms the northern boundary. The site is level and is bounded by tall trees and hedging. The site was allocated within the Allocations and Infrastructure Development Plan Document (2010) for 10 affordable dwellings.

Site Suitability

Stage A

Strategic Policy

Part of site within existing settlement limit 0.04ha (13% south west part).
Most of site outside existing settlement limit 0.26ha (87% north east part).

Biodiversity and Heritage

No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1

Stage B

Impact on Historic, Cultural and Built Environment

DCC Archaeology - The site lies in an area of archaeological potential. Archaeological work to the west has demonstrated the presence of widespread archaeological material including a prehistoric field system and funerary monuments. Development here also has the potential to expose similar associated deposits. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted may be required.

Impact on Biodiversity

No designations.

Impact on Landscape Character

The site is within the 'Lowland plains' landscape character area. This area is characterised by having an open, low lying flat agricultural landscape. The site is flat and well screened by the boundary trees and other trees in the immediate area. There would be limited impact.

Minerals Resources

No comments

Air Quality

No comments

Access to Public Transport

No comments

Access to services/facilities

No comments

Land Status

Greenfield, agricultural grade 3

Constraints to Delivery

Uplift clause??

Source Protection Zone

Not applicable.

Open Space and Recreation

No loss.

Loss of Employment Land

No loss

Infrastructure Capacity

No comments

Highway Access

No comments

Pedestrian and Cycle Links

No comments

Compatibility

No issues.

Site Availability

Is the site immediately available for development?

Yes

Is the site currently being marketed?

No

Soonest date available (if currently unavailable):

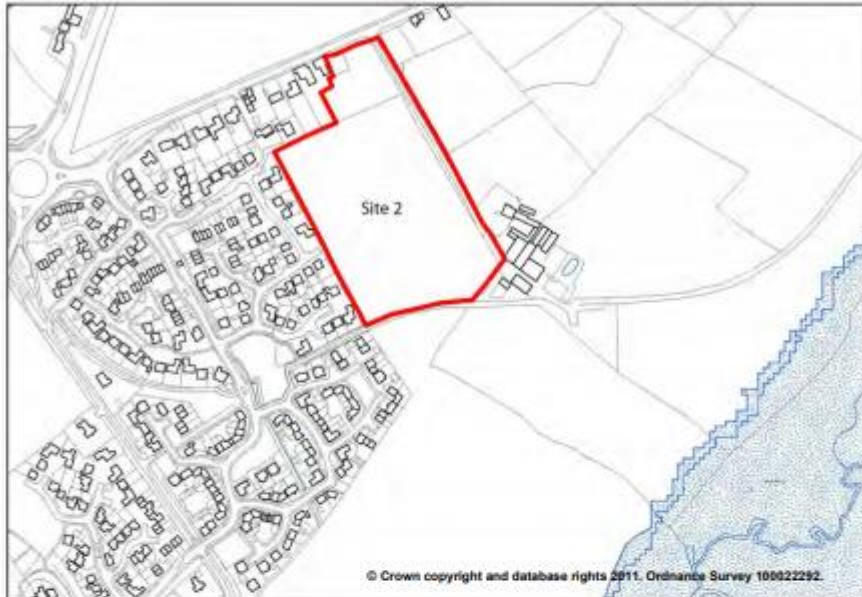
N/a

Estimated development time:

1 year

Settlement: Willand

Site Reference & Name: Site 2, Quicks Farm



Parish: Willand

Site Area: 2.57ha (updated site area)

Max yield: 77 (updated as per above)

Min yield: 46 (updated as per above)

Site description

This is a flat agricultural field, located on the north eastern edge of Willand. It is currently used for arable, and is located adjacent to existing modern housing along its western boundary. It is located adjacent to the existing allocation AL/WI/1 "Willand Moor". It is bounded by high hedges and trees.

Site Suitability

Stage A

Strategic Policy

Outside existing settlement limit, adjacent to it along south western boundary.

Biodiversity and Heritage

No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1

Stage B

Impact on Historic, Cultural and Built Environment

DCC Archaeology - The site lies in an area of archaeological potential. Archaeological work to the west has demonstrated the presence of widespread archaeological material including a prehistoric field system and funerary monuments. Development here also has the potential to expose similar associated deposits. Archaeological mitigation in the form of a programme of archaeological work undertaken through the application of a standard worded archaeological condition on any consent granted may be required.

Impact on Biodiversity

No designations.

Impact on Landscape Character

The site is within the 'Lowland plains' landscape character area. This area is characterised by having an open, low lying flat agricultural landscape. The site is flat and well screened by the boundary trees and other trees in the immediate area. Views into the site are very local from the adjacent farmland. There would be limited impact.

Minerals Resources

No comments

Air Quality

Within Cullompton catchment, therefore possible off-site air quality impact within Cullompton AQMA.

Access to Public Transport

The site is near a bus route having an hourly or greater service.

Access to services/facilities

Willand has limited services/facilities.

Land Status

Greenfield, agricultural grade 3.

Constraints to Delivery

None

Source Protection Zone

Not applicable

Open Space and Recreation

No loss

Loss of Employment Land

No loss

Infrastructure Capacity

No issues

Highway Access

Achievable via the Quick's Farm access provided it was substantially improved and the 30 mph limit on Uffculme Road was extended to provide the required visibility.

Pedestrian and Cycle Links

Would need to be provided as there are none at this location on Uffculme Road.

Compatibility

No concerns.

Site Availability

Is the site immediately available for development?	Yes
Is the site currently being marketed?	No
Soonest date available (if currently unavailable):	N/a
Estimated development time:	4 years

Settlement: Willand

Site Reference & Name: Site 3, Land adjacent to B3181

Allocation Reference: AL/WI/2 "West of B3181"



Parish: Willand

Site Area: 1ha

Max yield: 40

Min yield: 24

Site description

This site is triangular in shape and is formed of two agricultural fields adjoining the B3181 on the edge of Willand. Both fields are flat and bounded by trees, hedgerows and some low wooden/wire fencing. A footpath along the main road connects the site with the rest of the village. The site was allocated in the Allocations and Infrastructure Development Plan Document (2010) for 35 affordable dwellings. A planning application for seven affordable dwellings was submitted in August 2013 and is yet to be determined.

Site Suitability

Stage A

Strategic Policy

Outside existing settlement limit, though the south east boundary is adjacent.

Biodiversity and Heritage

No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1

Stage B

Impact on Historic, Cultural and Built Environment

DCC Archaeology - No anticipated impact.

Impact on Biodiversity

Wildlife surveys accompanying the planning application noted that badgers actively used the site but found no evidence of setts. No evidence of bat roosts were detected, though dormice and slow worm habitats were identified. These will require habitat migration. The site is adjacent to a Deciduous Woodland Priority Habitat along the northern edge.

Impact on Landscape Character

The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. Only the south west part is visible from any distance, the rest of the site is well screened by the existing boundary hedging and trees. Any impact is likely to be very low.

Minerals Resources

No comments

Air Quality

No comments

Access to Public Transport

No comments

Access to services/facilities

Within close walking distance of the village's facilities.

Land Status

Greenfield, agricultural grade 1.

Constraints to Delivery

None.

Source Protection Zone

Not applicable

Open Space and Recreation

No loss.

Loss of Employment Land

No loss.

Infrastructure Capacity

No comments

Highway Access

No comments

Pedestrian and Cycle Links

There is a footpath along the main road which leads into the centre of the village.

Education Infrastructure

Primary school is forecast to have some spare capacity to support future development but this will only be released if additional primary provision is provided in Cullompton as school currently draws from the town.

Compatibility

No concerns.

Site Availability

Is the site immediately available for development?	Yes
Is the site currently being marketed?	Yes
Soonest date available (if currently unavailable):	N/a
Landowners estimated development time:	1.5 years

Settlement: Willand

Site Reference & Name: Site 4, Land East of M5



Parish: Willand
Site Area: 5.9ha
Max yield: 177
Min yield: 106

Site description

This sites lies to the south west of the settlement of Willand. Relatively modern housing lies immediately adjacent to the north of the site, whilst the M5 forms the western boundary. It is comprised of three flat agricultural fields currently in arable usage. The site is bounded by large mature trees to the east, whilst there is an established area of woodland to the north east boundary. Hedgerows forms the boundary on all other sides. A public footpath runs across the northern boundary of the site.

Site Suitability

Stage A

Strategic Policy

Outside but adjacent to the existing settlement limit.

Biodiversity and Heritage

No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1

Stage B

Impact on Historic, Cultural and Built Environment

DCC Archaeology - No anticipated impact.

Impact on Biodiversity

The woodland along the north eastern boundary is covered by a tree protection order. The site is adjacent to a Deciduous Woodland Priority Habitat along the south eastern edge.

Impact on Landscape Character

The site lies within the 'lowland plains' landscape character area which is typified by being an open, low lying flat landscape in a prosperous agricultural area. The site is flat in nature, and is well screened from views from the east by the presence of tall trees. There are some distant views from the west into the site. The existing adjacent housing is well screened by the high trees, and therefore any new developments would represent a change in the landscape character when viewed from the west.

Minerals Resources

No comments

Air Quality

No comments

Access to Public Transport

Near a bus route having an hourly or greater service.

Access to services/facilities

Willand has limited services/facilities.

Land Status

Greenfield. Agricultural grade 1 (3.7ha, 43% of site, northern portion)
Agricultural grade 3 (5h, 57% of site, southern portion)

Constraints to Delivery

None.

Source Protection Zone

Not applicable.

Open Space and Recreation

None.

Loss of Employment Land

No loss.

Infrastructure Capacity

No issues.

Highway Access

Original highway authority comment: An adequate access is achievable.

Subsequent highway authority comment: Access from Meadow park verge would appear to be achievable as the verge is maintained by the Highway Authority although this is not shown on the land charges record only on the verge cutting schedule. The Site would serve Cul-de-sac style development and numbers would be dependent on Transport assessment of the junction with Silver St. The Track that runs to the south is not highway and does not appear to be ROW and must be assumed to be private.

Pedestrian and Cycle Links

There are existing pedestrian facilities.

Education Infrastructure

Primary school is forecast to have some spare capacity to support future development but this will only be released if additional primary provision is provided in Cullompton as school currently draws from the town.

Compatibility

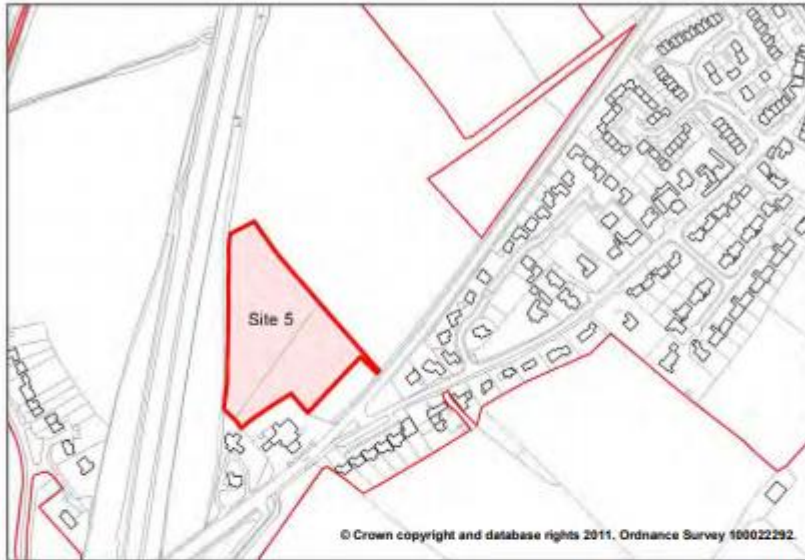
Possible concerns regarding developing new housing in close proximity to the M5 whereby noise impact may negatively affect residential amenity.

Site Availability

Is the site immediately available for development?	No
Soonest date available (if currently unavailable):	1 years notice
Is the site currently being marketed?	No
Landowners estimated development time:	1 year

Settlement: Willand

Site Reference & Name: Site 5, Land to rear of Willand Service Station



Parish: Willand
Site Area: 1.6ha
Max yield: 64
Min yield: 38

Site description

This site comprises of a roughly triangular agricultural field on the southern outskirts of Willand. It lies immediately to the rear of Willand Service Station and is comprised of an agricultural field bounded by high hedges and mature trees. It slopes gently down to the west with a boundary which is in very close proximity to the M5. The site only has a narrow frontage on to the B3181 via an agricultural access.

Site Suitability

Stage A

Strategic Policy

Outside, though in close proximity to the existing settlement limit.

Biodiversity and Heritage

No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1.

Stage B

Impact on Historic, Cultural and Built Environment

DCC Archaeology - No anticipated impact.

Impact on Biodiversity

The site is adjacent to a Deciduous Woodland Priority Habitat along the south western edge.

Impact on Landscape Character

The site lies within the 'lowland plains' character area which is typified by having an open, low lying flat landscape. The site has a very gentle slope down towards the west. The existing hedgerows to the west of the site provide a level of screening from views from the north and west. Views from the direction of the B3181 would be affected as development at this end of the village is largely scattered, with the landscape currently much more agricultural in nature.

Minerals Resources

No comments

Air Quality

No issues

Access to Public Transport

Near a bus route having an hourly or greater service.

Access to services/facilities

Limited nearby facilities.

Land Status

Greenfield, agricultural grade 1.

Constraints to Delivery

None.

Source Protection Zone

Not applicable.

Open Space and Recreation

None.

Loss of Employment Land

No loss.

Infrastructure Capacity

No issues

Highway Access

The existing access is too narrow and inadequate to serve housing.

Pedestrian and Cycle Links

There is an existing, albeit narrow, footway on the B3181.

Education Infrastructure

Primary school is forecast to have some spare capacity to support future development but this will only be released if additional primary provision is provided in Cullompton as school currently draws from the town.

Compatibility

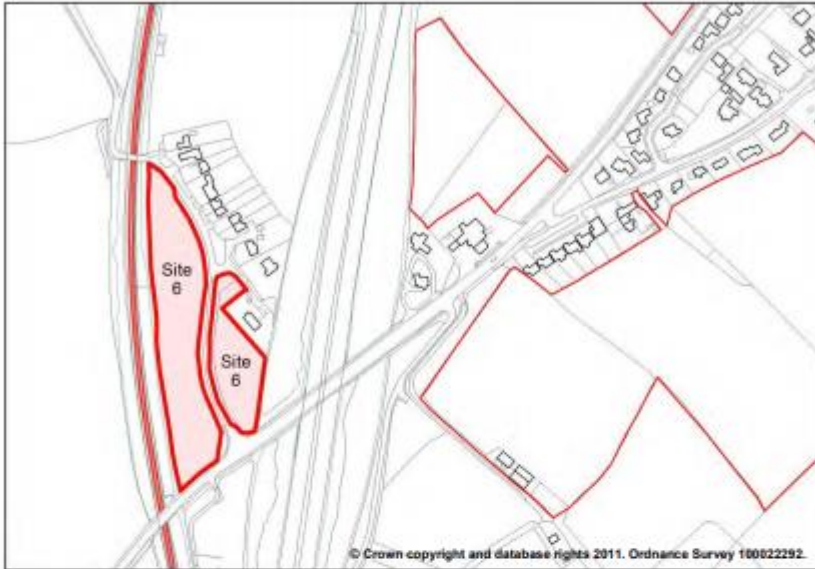
Only concerns would be the potential noise impact on residential amenity from developing in close proximity to the M5.

Site Availability

Is the site immediately available for development?	Yes
Soonest date available (if currently unavailable):	N/a
Is the site currently being marketed?	No
Landowners estimated development time:	Not stated

Settlement: Willand

Site Reference & Name: Site 6, Dean Hill Road



Parish: Willand
Site Area: 1.7ha
Max yield: 68
Min yield: 41

Site description

This site is formed of two agricultural fields currently in use as a paddock and smallholding. The site is located to the south of Willand, over the M5 and is divorced from the settlement. It also lies parallel to the railway line on the sites western boundary. The site is primarily bounded by low post and wire fencing. There are a small number of houses, constructed at a low density, along the north-eastern boundary of the site.

Site Suitability

Stage A

Strategic Policy

Outside existing settlement limit.

Biodiversity and Heritage

No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1

Stage B

Impact on Historic, Cultural and Built Environment

DCC Archaeology - No anticipated impact.

Impact on Biodiversity

The site is adjacent to a Deciduous Woodland Priority Habitat along the eastern edge.

Impact on Landscape Character

The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The area of the site sits on elevated ground (the adjacent M5 is at a considerably lower level). As a result the site has a relatively prominent place in the landscape, offering wide and far views to the west and south-west. The area around the site, partially due to its separation from Willand, is generally open countryside, being agricultural in nature. Developing the site would have an impact on the landscape character, particularly given that the existing housing at the site is relatively well screened from views.

Minerals Resources

None.

Air Quality

Within Cullompton catchment, therefore possible off-site air quality impact within Cullompton AQMA.

Access to Public Transport

Near a bus route having an hourly or greater service.

Access to services/facilities

Limited nearby services/facilities.

Land Status

Greenfield, agricultural grade 1.

Constraints to Delivery

None.

Source Protection Zone

Not applicable.

Open Space and Recreation

None.

Loss of Employment Land

No loss.

Infrastructure Capacity

No issues

Highway Access

Adequate accesses are achievable.

Pedestrian and Cycle Links

Would need to be provided.

Education Infrastructure

Primary school is forecast to have some spare capacity to support future development but this will only be released if additional primary provision is provided in Cullompton as school currently draws from the town.

Compatibility

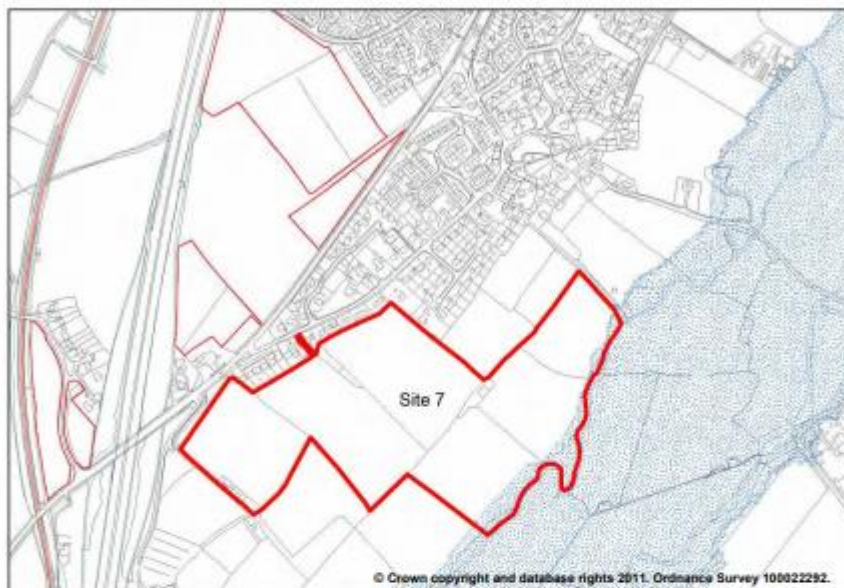
The only concern may be the noise impact on residential amenity from developing so close to the M5.

Site Availability

Is the site immediately available for development?	Yes
Soonest date available (if currently unavailable):	N/a
Is the site currently being marketed?	No
Landowners estimated development time:	1 year

Settlement: Willand

Site Reference & Name: Site 7, Hillcrest and Dye House Farm



Parish: Willand
Site Area: 24.1ha
Max yield: 723
Min yield: 434

Site description

This is a large site immediately adjoining the southern element of the village of Willand. It is comprised of six agricultural fields currently in mixed use of pasture and arable farming. The fields gently slope down towards the south east where a tributary of the River Culm forms the boundary. The north western boundary is defined by the rear gardens of dwellings within Willand Old Village. The majority of the fields are bounded by hedgerows interspersed with trees. This is a wide, open site. Telegraph poles cut across part of the land.

Site Suitability

Stage A

Strategic Policy

Outside though adjacent to the existing settlement limit.

Biodiversity and Heritage

No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1 (22.6ha, 94% of site, north western portion)

Flood zones 2 and 3. (1.5ha, 6% of site, south eastern portion where the site adjoins a stream)

Stage B

Impact on Historic, Cultural and Built Environment

DCC Archaeology - This area lies within an area of high archaeological potential with regard to prehistoric and Roman settlement in the area. The HER notes the presence of a possible prehistoric enclosure or settlement site within this area - identified by aerial photography. It has also been suggested that the hedgebanks in this area reflect the line of a Roman road leading north-east from the fort at Cullompton. Further as yet unrecorded archaeological sites may lie within this area. Any planning application for development here will need to be supported by the results an appropriate level of archaeological works to allow the significance of the heritage asset to be understood along with the impact of the development upon it.

Impact on Biodiversity

Coastal/floodplain grazing marsh priority habitat lies on the south east boundary of the site.

Impact on Landscape Character

The site falls within the 'lowland plains' landscape character area which is typified by having an open, low lying flat nature, and being a prosperous agricultural area. The landscape of the site has a strong horizontal emphasis, offering wide views out to the

east over the low lying ground. There is generally a lack of buildings throughout the area, and developing the site would involve a large scale extension of housing into the landscape. A smaller development, adjoining the settlement would have a lesser impact.

Minerals Resources

No comments

Air Quality

No comments

Access to Public Transport

Near a bus route having an hourly or greater service.

Access to services/facilities

Limited nearby services/facilities.

Within 700m of the main village services, although it is closer to the shop at Willand Service Station and the village post office.

Land Status

Greenfield. Agricultural grades:

1	14.3ha (60% NE)
3	4.9ha (20% NW)
4	4.9ha (20% S)

Constraints to Delivery

Narrow access points into the site. Part of the site is within flood zone 3.

Source Protection Zone

Not applicable.

Open Space and Recreation

No loss.

Loss of Employment Land

No loss.

Infrastructure Capacity

No issues

Highway Access

Access to Willand Old Village is too narrow and has inadequate visibility. Access to the B3181 is too narrow and for a development of this size questions of proximity of accesses arise.

Pedestrian and Cycle Links

Very limited existing facilities.

Education Infrastructure

Primary school is forecast to have some spare capacity to support future development but this will only be released if additional primary provision is provided in Cullompton as school currently draws from the town.

Compatibility

No concerns.

Site Availability

Is the site immediately available for development?

Partly

Soonest date available (if currently unavailable):

**12 months' notice
required on most
westerly field**

Is the site currently being marketed?

No

Landowners estimated development time:

1 year

Settlement: Willand

Site Reference & Name: Site 9, Lloyd Maunder Way



Parish: Willand
Site Area: 1.7ha
Max yield: 68
Min yield: 41

Site description

This site lies to the west of Willand, being separated from the main part of the settlement by the M5. To the immediate west of the site lies the railway line, and beyond that the food processing plant (formerly Lloyd Maunder site). To the north lies a staff car park for workers of the processing plant. The site itself is a flat agricultural field currently in arable usage. It is bounded by low hedges and established trees. Telegraph poles cut across the site.

Site Suitability

Stage A

Strategic Policy

Outside existing settlement boundary.

Biodiversity and Heritage

No European wildlife sites or SSSI designations.

Flood Risk

Flood zone 1

Stage B

Impact on Historic, Cultural and Built Environment

DCC Archaeology - No anticipated impact.

Impact on Biodiversity

0.17ha of site covered by important mixed trees which are protected with tree preservation orders.

Impact on Landscape Character

The site falls within the 'Lowland plains' landscape character area and is typified as being an open, low lying flat landscape which is agriculturally prosperous. The site is flat and wedged between industrial uses and the M5. Views from the site are short and it is well screened. The impact on landscape character is likely to be very low should the site be developed.

Minerals Resources

No comments.

Air Quality

No issues

Access to Public Transport

Reasonably near a bus route having an hourly or greater service.

Access to services/facilities

Limited nearby services.

Land Status

Greenfield, agricultural grade 3.

Constraints to Delivery

Presence of protected trees on the site.

Source Protection Zone

Not applicable.

Open Space and Recreation

None.

Loss of Employment Land

No loss.

Infrastructure Capacity

No issues

Highway Access

An adequate access is achievable.

Pedestrian and Cycle Links

Would need to be provided.

Education Infrastructure

Primary school is forecast to have some spare capacity to support future development but this will only be released if additional primary provision is provided in Cullompton as school currently draws from the town.

Compatibility

The industrial uses and railway line to west, and motorway to the east, are likely to have a detrimental effect from noise on the residential amenity of any housing proposed at this site.

Site Availability

Is the site immediately available for development?	Yes
Soonest date available (if currently unavailable):	N/a
Is the site currently being marketed?	No
Landowners estimated development time:	2-5 years

Source: 2014 site assessment details and tables, https://www.middevon.gov.uk/media/85190/shlaa_site_appraisals_2013_-east_area.pdf

Exeter Housing Market Area: Strategic Housing Market Assessment (SHMA)

The SHMA was undertaken for five local planning authorities in Devon in 2015⁵ (East Devon, Mid-Devon, Teignbridge, Exeter City and Dartmoor National Park) which sit within the Exeter “housing market area” and results provided for each local authority area. The work provides figures for required housing numbers across tenures and types and in effect provides what is called an “objective assessment of need” or OAN for each area. The conclusions remain at the strategic level and do not provide local detail to civil parish level. The work therefore informs the Local Plan policies in relation to housing but can also be a useful indicator of need across tenures and types for Willand where local information does not exist and as wider context.

Some key conclusions of the SHMA are reproduced below.

- 13.2.7 Broadly we recommend a property size target **60% one and two bedrooms and 40% three/ four bedroom** split in the market sector to provide a better balanced housing stock.

13.3 Low Cost Market Housing

- 13.3.1 Low cost market housing is likely to be smaller one and two bedroom units which are provided to meet the needs of households with income levels just adequate to access the housing market.
- 13.3.2 Given that household growth will be mostly from smaller households, it is considered that smaller units will play a key role in meeting future market housing requirements.
- 13.3.3 The delivery of these smaller units within the market sector will be important in addressing a more balanced type and size stock mix.
- 13.3.4 Low cost market housing does not however, represent affordable housing within the planning definition, specifically confirmed in the NPPF. These are ‘starter’ homes and are part of the general market.
- 13.3.5 The major difficulty and challenge for this sector is affordability within the HMA for concealed households forming their own household. It is this factor which is creating the need for shared ownership and other forms of subsidised intermediate housing.

13.5 Tenure Mix Targets

- 13.5.7 Tenure mix is a key factor in site viability and a **tenure mix balance of 75:25** between social rent and intermediate housing is recommended.

13.6 Intermediate Rented Housing

- 13.6.1 In theory, discounted market rent should be an option for new unit delivery without grant support for households whose only alternative is intermediate housing for sale, especially those at the early stages of their careers or on limited employment contracts who are looking for flexibility in their housing arrangements.
- 13.6.2 However, discounted market rented housing can only be delivered provided where there is an adequate cost margin between social rent and market rent.
- 13.6.3 The Coalition Government decision to introduce Affordable Rents at 80% of market value for new social rented stock makes new intermediate rent difficult to deliver because there is very limited headroom between 80% and 100% of average private market rents in the HMA.

⁵ The report can be accessed via https://www.middevon.gov.uk/media/103519/shma_final_report_2015.pdf

13.7 Intermediate Housing for Sale

- 13.7.1 Intermediate affordable housing can include shared ownership, shared equity or discounted market housing and initiatives such as Help to Buy.
- 13.7.2 The requirement for property size in the intermediate housing market is mainly 1 and 2 bedroom units to meet the needs of concealed households forming and unable to access the market sector as a first time buyer. There is a small level need for some three bedroom properties from existing households often in our experience due to relationship breakdown.
- 13.7.3 A property size target of **50% one, 40% two bedrooms and 10% for three bedroom** properties could be set to meet the requirements of households in this sector.

13.8 Social and Affordable Rented Housing

- 13.8.1 Local Plans need to provide targets on the size of future affordable housing units required. Stock balance, turnover and waiting list demand analysis are vital to identify the gaps in the stock and the proportions by type and size required to address current and future need.
- 13.8.2 Across the HMA the balance of small and larger units is remarkably similar across all authorities. The profile of stock, waiting list need and re-let supply is provided for each authority in Section 15.
- 13.8.3 The vast majority of need across all authorities is for smaller 1 and 2 bedroom units ranging from 84.1% to 86.3% of waiting lists.
- 13.8.4 Supply from stock turnover ranges from 80.6% to 84.5%, very similar proportions to recorded levels of need.
- 13.8.5 Although these are significantly the highest need in terms of unit numbers, a number of factors need to be considered in determining targets by size which clearly also influence property type.

13.9 Small Units

- 13.9.5 In view of the current stock balance, the scale of likely annual new provision and the requirement to address priority household need, a level of **80% / 85%** of future delivery in the affordable sector should be one and two bedroom units marginally lower than the waiting list need levels.

13.10 Family sized Properties

- 13.10.1 Although 3 bedroom properties are generally a third of the total stock, with the exception of Teignbridge where they are half of the total level, the rate of turnover is less frequent ranging from 13.5% to 17% of total re-lets.
- 13.10.2 The level of under-occupation by two spare bedrooms is estimated at over 2,400 social rented properties, over 37% of the total social rented 3 bedroom stock. This is also around 700 units more than the total of three bedroom waiting list need across the HMA.
- 13.10.3 This suggests that waiting list need is probably most effectively addressed through under-occupation initiatives, targeting older people not affected by the welfare reform changes, who would be more suitably housed in sheltered, Extra Care or supported accommodation.
- 13.10.4 Although the 4 bedroom need scale is much lower than for smaller units, the 351 households on the waiting list exceed the total stock of this property size, suggesting this need will not be met from turnover supply.
- 13.10.5 These households will almost certainly be over-crowded. This need will almost certainly require some new build and re-lets from under-occupation initiatives.
- 13.10.6 The impact of welfare reform could be very significant and the success of initiatives to improve the flow of three and four bedroom units both need to be closely monitored to assess the on-going requirement for additional new larger 3 and 4 bedroom units.
- 13.10.7 The stock of 4 bedroom units is very low across the HMA ranging from 39 properties in Mid Devon to 108 units in East Devon. Turnover of these units is very low relative to the scale of need leading to long waiting times of almost 18 years in Teignbridge and 38 years in Exeter, based on current annual stock turnover.
- 13.10.8 The larger family unit delivery target should be **15% / 20%** to take account of the potential supply from under-occupied properties and the demographic change already reflected in the lower proportions of waiting list need for larger properties.
- 13.10.11 New social/affordable rented delivery should be linked to the strategies for older people and target under-occupied three/four bedroom houses to help address the needs of larger families, especially those who are over-crowded.

Table 13-1 Social and Affordable Rented need by bedroom size

	Bedroom Size (%)			
	1 Bedroom	2 Bedrooms	3 Bedrooms	4Bedrooms +
Exeter	50	30		20
Mid Devon	45	40		15
East Devon	50	40		10
Teignbridge	50	40		10

Recommendations for collecting local written evidence base

Possible further work for the Steering Group:

- Maintain up-to-date records on housing completions – source from Mid-Devon District Council.
- Local Housing Needs Survey if local needs need to be established.
- Request Housing Needs Assessment for the Parish from Mid-Devon District Council (provides figures on housing requirements by tenure and type within the context of the new Local Plan.
- Discuss demand and need with local rental and sale estate agents to identify gaps in demand etc.