



## **Exmoor National Park Authority Housing Report 2008 – 2009**



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Photos on Front Cover: Main photograph – Exford local needs affordable housing development. Small Photographs left to right: local needs affordable housing under construction at Cutcombe, housing in Porlock, housing in Luccombe.

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## **1 Introduction**

- 1.1 During April the annual housing survey is undertaken for the previous financial year – 1<sup>st</sup> April 2008 to 31<sup>st</sup> March 2009. The survey updates information on the construction or completion of dwellings within the National Park. The purpose of this report is to ascertain the status, unit by unit, of extant permissions for full planning permission and reserved matters. The report also provides supplementary information regarding local needs affordable housing schemes on Exmoor.
- 1.2 This report is provided as an annual update for members. Key statistics provided by this report are also required for national and regional monitoring purposes and the data are essential for monitoring indicators for the local plan housing policies within the Annual Monitoring Report.

### **Methodology**

- 1.3 Each dwelling unit is surveyed and the unit status is recorded as one of: 'not started', 'under construction' or 'complete'. In some cases the permission may have expired or have been superseded by a subsequent planning application. This will also be recorded.
- 1.4 All information pertaining to the Housing Report is contained within a Residential Permissions database which is regularly updated with all new permissions for dwellings and holiday let accommodation. For the purpose of this report, only dwellings are surveyed. Although holiday let accommodation is the same use class as dwelling houses, new permissions are conditioned to be occupied for no longer than 28 days during any calendar year and therefore cannot be occupied as a permanent home.
- 1.5 Holiday lets which have been granted planning permission are recorded on the residential permissions database. The adopted Local Plan housing Policy H10 enables holiday occupancy conditions to be replaced by a local needs affordable occupancy tie (where the criteria of the policy can be met).
- 1.6 This report is structured to show the number of dwelling completions, followed by those under construction and not started. These statistics are set out in a table format for the parishes within the National Park. These tables are followed by a short analysis of the key findings.
- 1.7 Dwellings are subdivided into a number of categories depending on whether they are: a change of use, conversion or new build; and furthermore, whether they are private ownership or Residential Social Landlord (RSL) properties. There are further categories relating to local needs affordable housing, previously developed land (PDL), the number of bedrooms and location of development. These categories

help to give a clear picture of the types of housing development within the National Park.

- 1.8 Many of the dwellings recorded in April this year are open market. This is due to a number of still extant open market housing approved before the adoption of the Exmoor National Park Local Plan on 1<sup>st</sup> March 2005. Furthermore, the adopted Local Plan provides for open market dwellings within the Local Rural Centres of Dulverton, Porlock and Lynton & Lynmouth; where this constitutes a conversion or change of use of a building to a single unit. Where there is more than one unit, 50% (or the greater proportion) of the units must contribute towards local needs affordable housing.
- 1.9 In addition, the sub-division of existing dwellings in the Local Rural Centres results in smaller and therefore generally more affordable units. There is no policy requirement for the sub-divided units to be subject to a local needs occupancy tie within these settlements and therefore they are regarded as open market.
- 1.10 To be counted as a dwelling unit, the dwelling must be able to be lived in as a self-contained unit of accommodation, and therefore include basic facilities such as a kitchen, bathroom and toilet within the living accommodation. Units which are ancillary to a main dwelling as a self-contained annex for a family member for example, or that provide staff accommodation to a business are therefore included, if they meet the criteria of a dwelling unit (see para 1.10 below).
- 1.11 The Department for Communities and Local Government has interpreted the census definition of a dwelling as:  
*"A dwelling is a self-contained unit of accommodation. Self-containment is where all the rooms (in particular the basic facilities i.e. kitchen, bathroom and toilet) are behind a door that only the household can use. A dwelling can therefore be a single household or a number of households which share at least one of the basic facilities but do not share living accommodation."*<sup>1</sup>

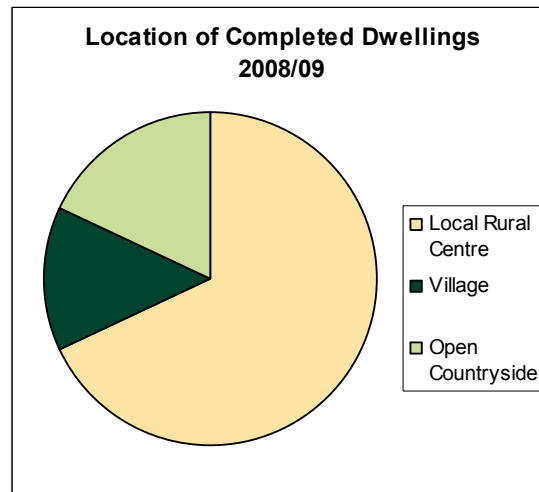
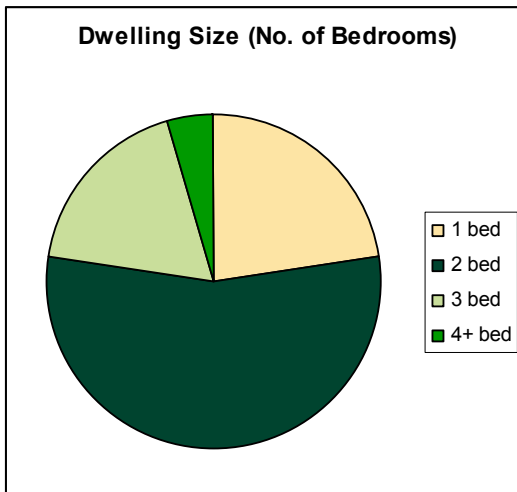
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<sup>1</sup> DCLG: Definition of General Housing Terms - <http://www.communities.gov.uk/housing/housingresearch/housingstatistics/definitiongeneral/>

## 2 Completions

The survey records all extant permissions for residential units which have been completed. The results are set out in the table below:

<b>HOUSING COMPLETIONS 2008/09<sup>2</sup></b>	
Gross number of dwelling units completed	<b>22</b>
Net number of dwelling units completed <sup>3</sup>	<b>20</b>
Percentage of dwellings on previously developed land (PDL)	<b>86%</b>
Percentage of Local Needs Affordable Housing (LAH)	<b>5%</b>
<b>Dwelling Size<sup>4</sup></b>	
1 bedroom dwellings	<b>22%</b>
2 bedroom dwellings	<b>55%</b>
3 bedroom dwellings	<b>18%</b>
Dwellings with 4 or more bedrooms	<b>5%</b>
<b>Dwelling Location<sup>5</sup></b>	
Local Rural Centre (LRC)	<b>68%</b>
Village (V)	<b>14%</b>
Open Countryside (OC)	<b>18%</b>
<b>Dwelling Density</b>	
Percentage of dwellings at less than 30 dph	<b>23%</b>
Percentage of dwellings at 30 – 50 dph	<b>0%</b>
Percentage of dwellings over 50 dph	<b>77%</b>
Average Dwelling Density	<b>29 dph</b>



<sup>2</sup> See Appendix 1 for details of housing completions

<sup>3</sup> Net number of dwellings excludes the numbers of dwellings lost through conversions or replacement dwellings

<sup>4</sup> Calculated on the gross number of dwellings

<sup>5</sup> Calculated on the gross number of dwellings – please see the glossary for location definitions

### 3 Housing: Not Started & Under Construction

<b>HOUSING 2008/09</b>	<b>Not Started<sup>6</sup></b>	<b>Under Construction<sup>7</sup></b>	<b>Combined Figure</b>
Total number of dwelling units	<b>23</b>	<b>40</b>	<b>63</b>
Percentage of dwellings on previously developed land (PDL)	<b>90%</b>	<b>37.5%</b>	<b>56%</b>
Percentage of Local Needs Affordable Housing (LAH)	<b>0%</b>	<b>30%</b>	<b>19%</b>
<b>Dwelling Size<sup>8</sup></b>			
1 bedroom dwellings	<b>22%</b>	<b>13%</b>	<b>16%</b>
2 bedroom dwellings	<b>39%</b>	<b>33%</b>	<b>35%</b>
3 bedroom dwellings	<b>17%</b>	<b>43%</b>	<b>33%</b>
Dwellings with 4 or more bedrooms	<b>22%</b>	<b>13%</b>	<b>16%</b>
<b>Dwelling Location<sup>9</sup></b>			
Local Rural Centre (LRC)	<b>70%</b>	<b>30%</b>	<b>44%</b>
Village (V)	<b>17%</b>	<b>45%</b>	<b>35%</b>
Open Countryside (OC)	<b>13%</b>	<b>25%</b>	<b>21%</b>
<b>Dwelling Density</b>			
Average Dwelling Density – dwellings per hectare (dph)	<b>15 dph</b>	<b>12 dph</b>	<b>13 dph</b>

<sup>6</sup> See Appendix 4 for details

<sup>7</sup> See Appendix 3 for details

<sup>8</sup> Calculated on the gross number of dwellings

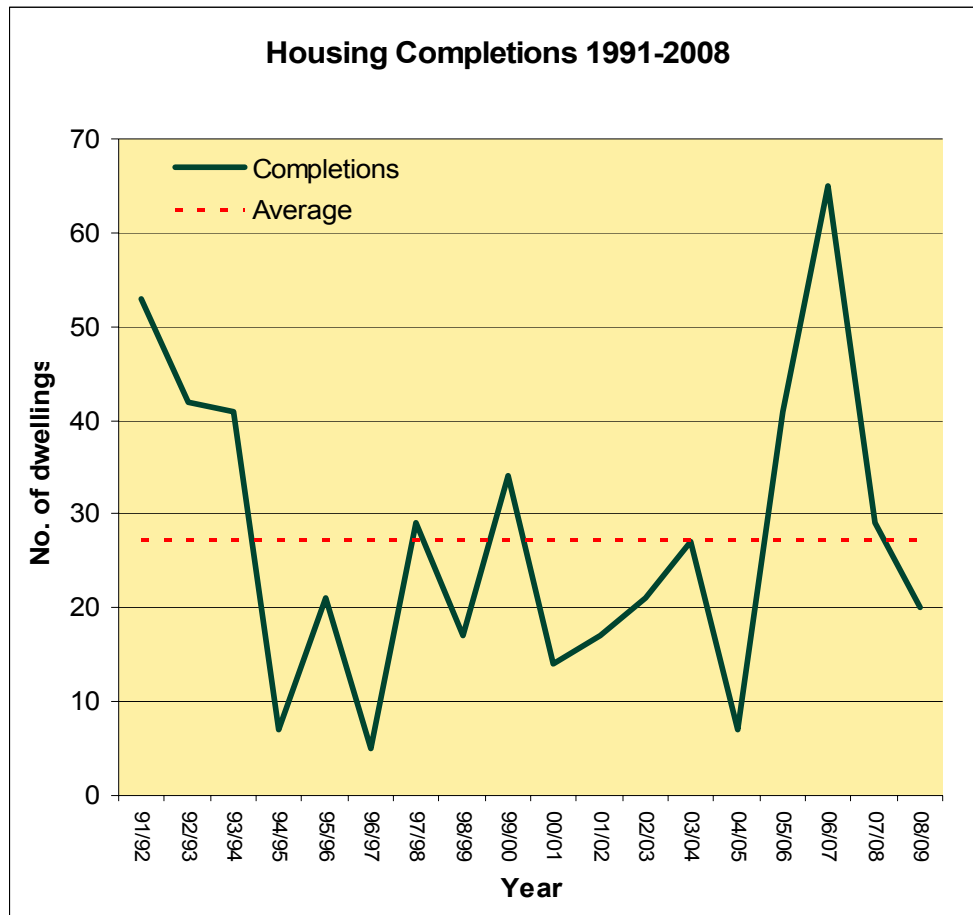
<sup>9</sup> Calculated on the gross number of dwellings – please see the glossary for location definitions



## 4 Key Findings

### 4.1 Housing Completions

4.1.1 In 2008/09 there have been 20 net dwelling units recorded as 'complete'. This number of completions is below average compared to completion figures for the past 17 years, which is approximately 28 dwellings per year. However the number of completions is commensurate with the estimated annual housing figure stated within the Secretary of State's Proposed Changes to the Regional Spatial Strategy for the South West.



### 4.2 Housing Land Availability

4.2.1 At the end of 2008/09 there were 40 dwelling units under construction, and a further 23 units which have not yet made a technical start. There are in total 63 units to be completed, a number of which still continue to be open market properties that were granted planning permission before the adoption of the current local plan.

- 4.2.2 Once planning permission has been approved, a development must make a technical start before the expiration of three years (this is determined by a Building Control Inspector). When a technical start has been made and has been logged by a building inspector the development is then recorded as 'under construction' – there is no time limit to complete the development once construction is underway.
- 4.2.3 A small percentage of dwelling units have been 'under construction' for a number of years, but predominantly, dwellings are completed within a reasonable time limit.

#### 4.3 Dwelling Density

- 4.3.1 The average dwelling density for dwellings completed during 2008/09 is 29 dwellings per hectare (dph). This figure is similar to the national indicative minimum of 30 dph<sup>10</sup>, and considerably higher compared to the average dwelling density recorded in previous years.
- 4.3.2 Dwelling density is often low in the National Park, as some development (mainly open market) may have a relatively large curtilage that will automatically reduce the overall dwelling density figure; this is often the case for single dwellings in villages or the open countryside. In 2008/09 a high level of subdivisions of existing dwellings was recorded which increased the overall dwelling density figure.

#### 4.4 Previously Developed Land (PDL) – Brownfield Land



Fig.1: Cross Street – Lynton (© ENPA)

- 4.4.1 The figure for dwellings built on brownfield land remains significantly higher than the national target for at least 60% of new homes to be built on brownfield land. Although there is a scarcity of PDL within the

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<sup>10</sup> Planning Policy Statement 3: Housing – para 47

National Park, a number of applications have made use of the conversion and subdivision of existing buildings. This is apparent for the 86% of dwellings completed during 2008/09 that were on brownfield land. This figure does not include agricultural barn conversions as development on agricultural land/buildings is classed as greenfield.

- 4.4.2 The conversion of buildings no longer utilised for their original purpose is significant. It is clear that without conversions/change of use, and subdivisions of existing dwellings, there would be a considerable decline in the percentage of new dwellings on PDL. It therefore often coincides that high density developments are often on previously developed land/buildings. Examples include:
- **16 Cross Street, Lynton** - sub-division of a dwelling into three flats (see figure 1 above)
  - **Jubilee Court** - a former chapel in Burvill Street, Lynton that has been converted into 12 apartments. The final 3 apartments were completed during 2008/09 (see figure 2 below)

National Planning Policy Statement 3 on Housing states: *“Conversions of existing housing can provide an important source of new housing. Local Planning Authorities should develop positive policies to identify and bring into residential use empty housing and buildings...” (PPS3 para31)*

- 4.4.3 Proposals for the conversion and re-use of buildings will also consider the need for employment/business premises – where the existing or previous use, involved an employment activity – before granting permission for housing.
- 4.4.4 Brownfield land, building conversions and other changes of use are a finite resource; therefore it is likely that the figure of 60% development on brownfield land will not be sustained for future housing developments. The percentage of dwellings presently under construction or not yet started, on PDL is 56% - below the national target.



Fig. 2: Jubilee Court, Burvill Street, Lynton (©ENPA) – an example of a high density development on brownfield land

#### 4.5 Location of Housing Development

4.5.1 A significant proportion of new dwellings (68% of completions) are located within the development boundaries of the Local Rural Centres (Dulverton, Porlock and Lynton & Lynmouth) – these are the largest settlements within the National Park and are identified as Local Rural Centres in the settlement policy S1 (Exmoor National Park Local Plan 2001-2011) as they contain the greatest range of community services and facilities such as: shops, doctor's surgeries, schools, garages, and year round regular bus services.

4.5.2 Limited open market housing is permitted within local rural centres, through changes of use/conversions – where more than one unit is created, 50% must contribute towards local needs housing. The subdivision of dwellings within these settlements creates smaller units which can be sold on the open market, but as they tend to be more affordable due to their size, a local occupancy tie is not required.

## **5 Additional Information**

### **5.1 Dwellings with an Agricultural Tie**

- 5.1.1 New build houses in the open countryside are only permitted where there is the proven need for an essential worker, normally in agriculture or forestry. The farm holding has to justify a functional need and the long-term financial viability of the business. Normally a planning condition will be attached to the permission to tie the dwelling to the business.
- 5.1.2 The housing survey has identified three agricultural workers dwellings under construction – two in Brompton Regis parish and one in Upton parish.

### **5.2 Staff Accommodation**

- 5.2.1 The survey found one extant permission for staff accommodation which had been completed. Staff accommodation only qualifies in this survey, if it meets the criteria for a dwelling (see 1.7-1.8), but the unit may be shared by more than one member of staff.
- 5.2.2 Staff accommodation is usually required for tourism related businesses, where there is a demand for seasonal workers who might, for convenience, need to live on the business premises.

### **5.3 Outline Planning Permission Approved 2008/09**

- 5.3.1 Outline planning permissions for dwellings are not surveyed until an application for 'Reserved Matters' has been approved. An application for reserved matters sets out the details of the proposal including access, siting, design and landscaping, while taking into account any conditions that have been given in the original outline consent.
- 5.3.2 During 2008/09 no outline applications have been submitted for the construction of dwellings. All applications for dwellings have been for reserved matters (following a previous outline application) or applications for 'full' planning permission.

### **5.4 Planning Applications – Superseded**

- 5.4.1 Some planning applications will be subsequently superseded by another application regarding the same site; this may entail a change in the design or access details, or lifting of a previous condition. Applications which are superseded are recorded as such on the Residential Permissions database, and details of the new permission are entered. One application for a replacement dwelling has been superseded by a subsequent application to extend the existing dwelling.

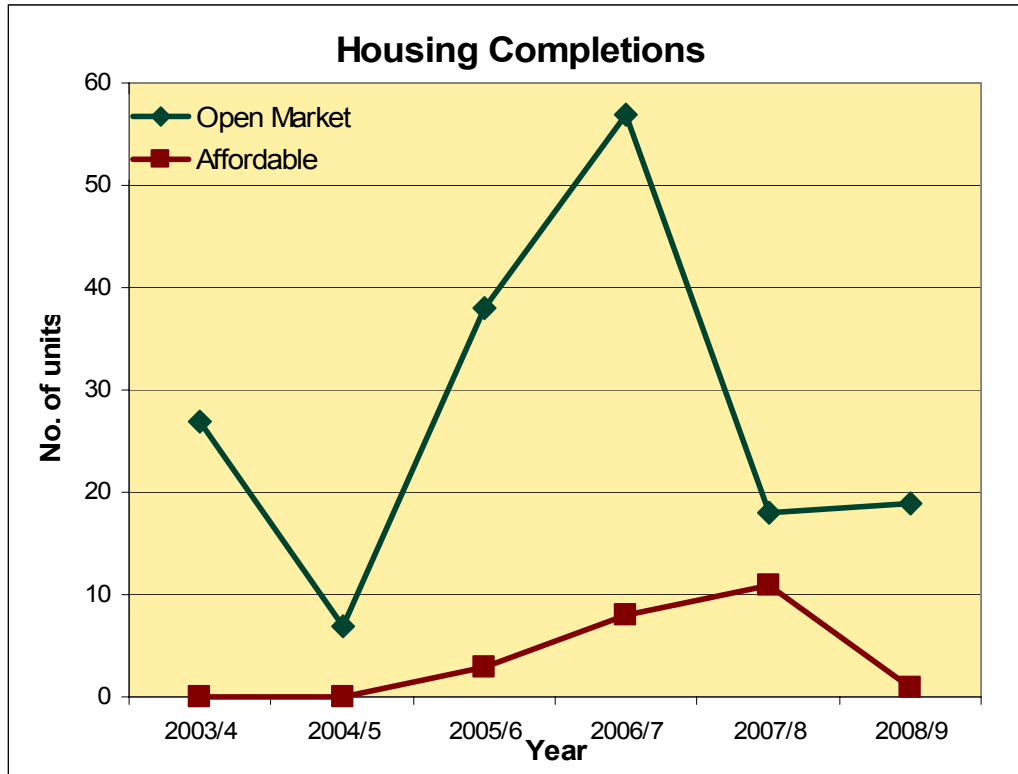
## 5.5 Planning Applications – Expired

- 5.5.1 Some applications will not be implemented and therefore planning permission will lapse or expire. If there has been a change in policy there is no guarantee that a new planning application which repeats the expired permission or a renewal of a planning application that is due to expire shortly will be approved.
- 5.5.2 During the 2008/09 survey of dwelling permissions, three applications (for three dwelling units) had expired.

## 6 Local Needs Affordable Housing

- 6.1 Housing policies within the Adopted Local Plan state that the purpose of all new build housing (except for some conversions or changes of use within the Local Rural Centres) in the National Park is to meet the needs of local communities. The principal housing need in the National Park is for local affordable housing as evidenced by the work done to identify local need through the Exmoor, North Devon and West Somerset Rural Housing Project. The concern over the level of unmet housing need for local communities was identified through the 'Planning For Real' events in 1999/2000.
- 6.2 During 2008/09, one unit of local needs affordable housing has been completed in the Cutcombe parish. All occupants must meet the tests set out in Policy H2 of the Local Plan (see Appendix 1). A further unit has come forward through an application to change the use of a remote hostel to a dwelling. Due to the location and accessibility issues, it was felt that this change of use would be inappropriate for a local needs affordable dwelling – therefore the applicant agreed to swap over the open market status of another dwelling on the estate with a local occupancy tie. The location of this dwelling would be more suitable in terms of accessibility to services and facilities. Although this dwelling is counted as another local affordable unit, it has not been counted as a completed dwelling as it already exists as this use.
- 6.3 Although the graph below indicates a decline in completed local needs affordable housing. At 31<sup>st</sup> March 2009 there were 12 units under construction within or adjacent to the settlements of Cutcombe and Exford. There were no units with planning permission which had not commenced (see table page 15). These figures illustrate that the housing policies and permissions granted in accordance with them are being implemented and are providing homes for local people in housing need or those who have a need to work in the area but cannot afford to buy or rent properties available on the open market.





- 6.4 The majority of local needs housing has been developed by RSLs working in partnership including with National Park Authority planning officers and with the Rural Housing Enabler to generate housing to meet the needs of the local communities within the National Park. The majority of those dwellings provided by RSLs have been ‘rented’ properties which will meet the needs of those on lower incomes.
- 6.5 One unit of intermediate affordable housing completed during 2008/09, is privately owned but has a ‘local occupancy’ tie to ensure that the dwelling meets the housing needs of the local community in perpetuity. The limit on the size of the dwelling (up to 90 sqm) and the local occupancy tie should ensure that if these ‘intermediate’ dwellings are put up for sale, the value would be reduced by between 30 and 40% from the open market value.
- 6.6 The Exmoor, North Devon and West Somerset Rural Housing Project continue to work with the local planning authorities, RSLs, developers, landowners and local communities to deliver affordable rural housing to meet the needs of local communities. Further schemes are likely to come forward during 2009/10 within a number of settlements across the National Park. For further details of the Rural Housing Project see: [www.exmoor-nationalpark.gov.uk/affordable-housing](http://www.exmoor-nationalpark.gov.uk/affordable-housing)
- 6.7 The table below (page 17) sets out the details of local needs affordable dwellings from adoption of the local plan in March 2005 to 31<sup>st</sup> March 2009, together with details of the stages of the planning process.



Local Needs Affordable Housing – part of the 9 units currently under construction at Exford  
(© ENPA)



**Local Needs Affordable Housing Update - 1st March 2005 to 31<sup>st</sup> March 2009**

Application No.	Unit No.	Intermediate or RSL	Site Location	Parish	Policy Location	Status
6/40/04/114	1	Intermediate	Great Bradley	Winsford	Open Countryside	<b>COMPLETED</b>
6/9/05/119	1	RSL	20 Amory Road	Dulverton	Local Rural Centre	
6/3/05/104	1	Intermediate	Higher Cowlings, Wimbleball	Brompton Regis	Open countryside	
62/41/05/032	5	RSL	Hobbs Yard, Burvill St.	Lynton & Lynmouth	Local Rural Centre	
6/9/05/111	1	RSL	Amory Road/Barnsclose	Dulverton	Local Rural Centre	
6/9/05/120	6	RSL	Pixton Way	Dulverton	Local Rural Centre	
6/8/06/102	1	Intermediate	Higher Park Lane	Cutcombe	Village	
6/13/07/106	1	Intermediate	Barn Cottage, South Ley	Exford	Open countryside	
62/41/03/018	3	RSL	Chapel, Burvill Street	Lynton & Lynmouth	Local Rural Centre	
6/14/07/101	1	Intermediate	2 West Cottages, Simonsbath	Exmoor	Village	
6/8/06/107	1	Intermediate	Higher Park Lane	Cutcombe	Village	
<b>Total</b>	<b>22</b>					
6/8/07/111	1	Intermediate	Site Adjacent to Carrick	Cutcombe	Village	<b>UNDER CONSTRUCTION</b>
6/8/08/101	1	Intermediate	Site 2 adjoining Carrick	Cutcombe	Village	
6/8/08/105	1	Intermediate	Wheddon Cross Methodist Chapel	Cutcombe	Village	
6/9/08/109	9	RSL	Exmoor Livestock Auctions Ltd	Exford	Village	
<b>Total</b>	<b>12</b>					

Application No.	Unit No.	Intermediate or RSL	Site Location	Parish	Policy Location	Status
<b>Total</b>	<b>0</b>	There are no approved applications which have not started construction				<b>NOT STARTED</b>
6/9/05/109	1	Intermediate	Site adjacent to the Fire Station	Dulverton	Local Rural Centre	<b>APPROVED SUBJECT TO SIGNING LEGAL AGREEMENT</b>
62/49/08/001	1	Intermediate	Heasley Mill Methodist Church	North Molton	Open Countryside	
6/8/05/113	12	RSL	Cutcombe Market site	Cutcombe	Village	
<b>Total</b>	<b>14</b>					
62/41/09/001	4	Intermediate	Former SWEB Depot, Castle Hill	Lynton & Lynmouth	Local Rural Centre	<b>APPLICATIONS STILL TO BE DETERMINED</b>
6/9/09/105	1	Intermediate	The Granary, Draydon	Dulverton	Local Rural Centre	
<b>Total</b>	<b>5</b>					

**RSL: Registered Social Landlord** – such as a Housing Association. The main Housing Associations which work within the National Park area are: Magna Housing Group (including Magna West Somerset), North Devon Homes, Falcon Housing, and Hastoe Housing Association. Caractacus Housing<sup>11</sup> is a charity formed to help people with low incomes that have a strong connection to the area within and around Dulverton. The primary objective of the charity is to provide accommodation for local people at low, affordable levels of rent.

**Intermediate:** Intermediate housing is defined as privately owned housing which has a signed legal agreement to ensure that the dwelling remains affordable for local people in housing need in perpetuity. This local occupancy ‘tie’ together with the upper limit on the size of the dwelling is expected to reduce the value of the dwelling by 30-40% from that of an equivalent open market house..

<sup>11</sup> <http://www.caractacus-housing.org/About.htm>

## **7 Conclusion**

### **7.1 Structure Plan and Local Plan targets**

- 7.1.1 The Somerset and Exmoor National Park Joint Structure Plan Review 1991-2011 (adopted April 2001) does not contain a housing allocation for the National Park but rather it requires that all new housing within the National Park should meet a local socio-economic need. An allowance is made for *windfall* development of 350 dwellings for the plan period 1991 to 2011; (approximately 17-18 dwellings per year). However by 2003 this had already been exceeded by 45 dwellings.
- 7.1.2 The Adopted Exmoor National Park Local Plan 2001-2011 housing policies are based on a 'needs led' approach. However it was required that it should contain a *figure/estimate* for the number of local need dwellings likely to be required during the lifetime of the Plan (2001-2011). In the absence of complete housing needs evidence an estimate of 400, or 40 per year, was extrapolated from initial parish housing need surveys undertaken for Exford, Dunster, Lynton/ Lynmouth and Dulverton.
- 7.1.3 It has since been concluded that this figure (40 per year) is likely to be too high, and an estimate of 20 per year (based on an assessment of strictly local needs housing only), has been included for the average annual net dwelling requirement between 2006 and 2026 in the Secretary of State's Proposed Changes to the Draft Regional Spatial Strategy for the South West (RSS). The RSS will replace Regional Planning Guidance 10 and the Somerset and Exmoor National Park Joint Structure Plan, once it is formally adopted.
- 7.1.4 As previously mentioned, there is inevitably a time lag between granting planning permission and building/completing developments. Some new build housing developments are therefore still underway. The number of completions for the past financial year (2008/09) is 20 net dwelling units which is commensurate with the RSS estimate. There are still several extant open market dwellings yet to be completed; these will continue to have an impact on the number of completions for some years to come.

### **7.2 Annual Monitoring Report 2008/09**

- 7.2.1 The Annual Monitoring Report is produced and submitted to the Secretary of State each December as part of the Local Development Framework and its purpose is to assess whether the Local Development Scheme is being implemented, and the extent to which the policies within the LDF are being achieved.
- 7.2.2 The statistics generated by this report will contribute to the 2008/09 Annual Monitoring Report (AMR). This will not only help to monitor the

Adopted Local Plan housing policies, but will also feed in to regional and national housing data indicators.

## **Glossary**

<b>CLEUD</b>	Certificate of Lawfulness of Existing Use or Development
<b>DPH</b>	Dwellings per Hectare – used to indicate dwelling density
<b>LAH</b>	Local Affordable Housing
<b>LRC</b>	Local Rural Centre (Dulverton, Porlock, Lynton & Lynmouth)
<b>OC</b>	Open Countryside (this is defined in the Local Plan as the National Park area outside of the defined settlements - local rural centres and villages).
<b>PDL</b>	Previously Developed Land (Brownfield Land)
<b>PS</b>	Private Sector or open market housing
<b>RSL</b>	Registered Social Landlord
<b>V</b>	Village (villages as defined in the Local Plan are: Allerford; Barbrook; Bridgetown; Brompton Regis; Brendon; Challacombe; Cutcombe; Dunster; Exford; Exton; Luccombe; Luxborough; Monksilver; Parracombe; Roadwater; Simonsbath; Timberscombe; Winsford; Withypool; Wheddon Cross and Wootton Courtenay.)

## **Appendix 1:**

### **Policy H2 of the Adopted Exmoor National Park Local Plan Criteria for Occupancy of a Local Need Affordable Dwelling**

**New housing will be in accordance with Policy H1 and (except in the case of open market housing provided under Policy H4 or Policy H11) will be occupied by a person(s) with a proven housing need in accordance with the following local occupancy definition:**

- i. A person (and his or her dependants) who has a minimum period of 10 years permanent and continuous residence in the parish or an adjoining parish who cannot afford (to rent or buy) accommodation in the locality and is forming a household for the first time; or**
- ii. A person (and his or her dependants) who has a minimum period of 10 years permanent and continuous residence in the parish or an adjoining parish who cannot afford (to rent or buy) accommodation in the locality and is currently homeless or living in otherwise unsatisfactory accommodation; or**
- iii. A person (and his or her dependants) who is not now resident in the parish or an adjoining parish but with a local connection with the parish including a period of permanent and continuous residence of 10 years or more within the last 20 years and who cannot afford (to rent or buy) accommodation in the locality and has a proven need; or**
- iv. A person (and his or her dependants) who has an essential need to live close to another person who has a minimum of 10 years permanent and continuous residence in the parish or an adjoining parish, the essential need arising from proven age or medical reasons, and who cannot afford (to rent or buy) accommodation in the locality; or**
- v. A person (and his or her dependants) who needs to live close to their place of work in the parish or an adjoining parish and who cannot afford (to rent or buy) accommodation in the locality.**

**In assessing the community's need for a proposed development the extent and nature of that need will be judged by reference to an up to date local housing needs survey prepared by, or in consultation with, the district council (as local housing authority) and parish council(s). In the case of proposals by an individual for a single dwelling under this policy the need will be judged as to the extent it forms part of a wider community need and by reference to:**

- 1) Evidence of the circumstances of the intended occupier in terms of
  - a. their compliance with the local occupancy condition above, and
  - b. his or her present accommodation situation, and
  - c. their ability to afford to buy or rent existing accommodation in the locality, and
  - d. that they have searched for suitable accommodation in the locality; and
- 2) The likelihood of the type, size and location of the property meeting an ongoing community need for housing in the event that the individual subsequently moves out of the property; and
- 3) Any up to date local housing needs survey prepared by, or in consultation with, the district council (as local housing authority) and parish council.

In the case of dwelling(s) owned or controlled by a Registered Social Landlord (including Housing Associations) the definition of local need shall initially be based on criteria (i) to (v) above.

The planning obligation will allow, where properties become vacant, other local persons with strong local ties to the relevant district council area of the National Park, the National Park as a whole and the remaining district council area outside the National Park, to occupy the dwellings. The occupancy cascade for privately owned dwellings will not go wider than the National Park area for occupants qualifying under clauses i, ii and iv as above. The definition of local need for subsequent occupiers will include those set out in clauses iii and v as above.

In the case of dwelling(s) where a Registered Social Landlord (including Housing Associations) is involved in a controlled occupancy retained equity scheme, where staircasing is not permitted, the occupancy cascade will be as above save that where no local person can be found to occupy a property that has become vacant, the occupancy cascade will go beyond the district council area provided any occupier has a proven housing need

In essence this policy means that in order to occupy an affordable dwelling, the person will have to meet the criteria within policy H2 which are dependent upon a person:

1. being unable to afford to rent or buy accommodation in the area
2. being in housing need e.g. forming a household for the first time, being homeless, or living in accommodation that is unsatisfactory in some other way;

3. and **a local connection** through

- having 10 years continuous residence in the parish or an adjoining parish, or alternatively
- at least 10 years continuous residence in a parish or adjoining parishes within the last 20 years, or
- needing to live close to another person for age or for medical reasons who has lived in the parish (or adjoining parish) for 10 years continuous residence, or
- needing to live close to their place of work in the parish or adjoining parish.



**Appendix 2: Housing Completions 2008/09**

2008-2009 Housing Land Availability Survey - COMPLETIONS																		
Parish	Change of Use		Conversions Gains		Conversion Losses		New Build			CLEUD	LAH	PDL	No. of Beds.				Site	Area (Ha)
	P.S.	R.S.L.	P.S.	R.S.L.	P.S.	R.S.L.	P.S.	R.S.L.	Losses				1	2	3	4+		
Brompton Regis			1									0			1		OC	0.2098
Cutcombe							1				1	0		1			V	0.1024
Dulverton	1									1		2		1		1	LRC/OC	0.0237
Dunster										1		1		1			V	0.0159
Exmoor							1		1			1			1		OC	0.1505
Porlock	4		1									5	3	2			4LRC/1OC	0.0675
Lynton & Lynmouth	1		8		1		1			1		10	2	7	2		10LR C/1V	0.2012
<b>TOTAL</b>	<b>6</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>1</b>	<b>3</b>	<b>1</b>	<b>19</b>	<b>5</b>	<b>12</b>	<b>4</b>	<b>1</b>		<b>0.7710</b>

**Appendix 3: Housing Under Construction 2008/09**

<b>2008 - 2009 Housing Land Availability Survey - UNDER CONSTRUCTION</b>																
Parish	Change of Use		Conversions			New Build			LAH	PDL	No. of Beds.				Site	Area (ha)
	P.S.	R.S.L.	P.S.	R.S.L.	Losses	P.S.	R.S.L.	Losses			1	2	3	4+		
Brompton Regis						2				0			1	1	OC	0.2208
Cutcombe			1			2			3	1		1	2	V	0.2722	
Dulverton			3		2					3	2	1		LRC	0.0198	
Exford							9		9	0		6	3	V	0.4698	
Exmoor	1									1			1	OC	0.54	
Old Cleeve						3				0			2	1	V	0.2047
Upton						1				0			1	OC	0.0579	
Winsford						3				1			1	2	V	0.3718
Brendon & Countisbury						2		1		1			2	OC	0.3801	
Lynton & Lynmouth			6		2	5				6	3	5	3	9LRC/2OC	0.6147	
Martinhoe						1		1		1			1	OC	0.1129	
North Molton						1		1		1			1	OC	0.0748	
<b>TOTAL</b>	<b>1</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>4</b>	<b>20</b>	<b>9</b>	<b>3</b>	<b>12</b>	<b>15</b>	<b>5</b>	<b>13</b>	<b>17</b>	<b>5</b>		<b>3.3395</b>

**Appendix 4: Housing Not Started 2007/08**

2008 - 2009 Housing Land Availability Survey - NOT STARTED														
Parish	Change of Use		Conversions		New Build		LAH	PDL	No. of Beds.				Site	Area (HA)
	P.S.	R.S.L.	P.S.	R.S.L.	P.S.	R.S.L.			1	2	3	4+		
Dulverton			1					1	1				LRC	0.0103
Luxborough					1			1			1		OC	0.434
Porlock			3		5			5	2	3		3	0	0.7332
Timberscombe					1			1		1			OC	0.0604
Withypool			1					1	1				OC	0.0067
Lynton & Lynmouth	2		5		2			9		5		2	0	0.2159
Parracombe			2					2	1		1		V	0.01
<b>TOTAL</b>	<b>2</b>	<b>0</b>	<b>12</b>	<b>0</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>5</b>	<b>9</b>	<b>2</b>	<b>5</b>		<b>1.4705</b>