



## **Exmoor National Park Authority Housing Report 2009 – 2010**



*Enhancing the qualities that make Exmoor special*

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## **1 Introduction**

- 1.1 During April each year; a housing survey is carried out. It updates information on the construction or creation of housing (or dwelling units) during the previous financial year within the National Park. Its purpose is to ascertain the unit status of extant permissions for full planning permission and reserved matters.
- 1.2 It is intended that this report will be provided as an annual update for members. Key information provided by this report is also required for national and regional monitoring purposes and the data is 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 In some cases the permission may have expired or have been superseded by a subsequent planning application, this will also be recorded.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. Holiday let accommodation is monitored because the Adopted Local Plan housing Policy H10 enables holiday occupancy conditions to be replaced by local occupancy conditions (where the criteria of the policy can be met); therefore it is useful to keep a record of those holiday lets which have been approved.
- 1.5 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 parish by parish for the West Somerset and North Devon areas of the National Park. These tables are followed by a short analysis of the key findings.
- 1.6 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.
- 1.7 Just over half of the dwellings recorded in April this year are open market, as the Local Plan policies providing for local needs affordable

housing have only been adopted for just over 5 years. Applications for open market housing (before the adoption of the Exmoor National Park Local Plan 2001-2011 on 1<sup>st</sup> March 2005) which are still extant may remain so for a number of years, once construction is underway.

- 1.8 In addition some open market dwellings are still permitted within the Local Rural Centres of Dulverton, Porlock and Lynton & Lynmouth through the conversion or change of use of buildings. New units can be open-market if only one is created. Where there is more than one unit, 50% (or the greater proportion) of the units contribute towards local needs affordable housing. Since the sub-division of existing dwellings in the Local Rural Centres results are smaller (and therefore generally more affordable) units, there is no policy requirement for the additional dwellings to be subject to a local needs tie and they therefore may remain as open market.
- 1.9 To be counted as a dwelling unit, it 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 annexe 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).
- 1.10 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>

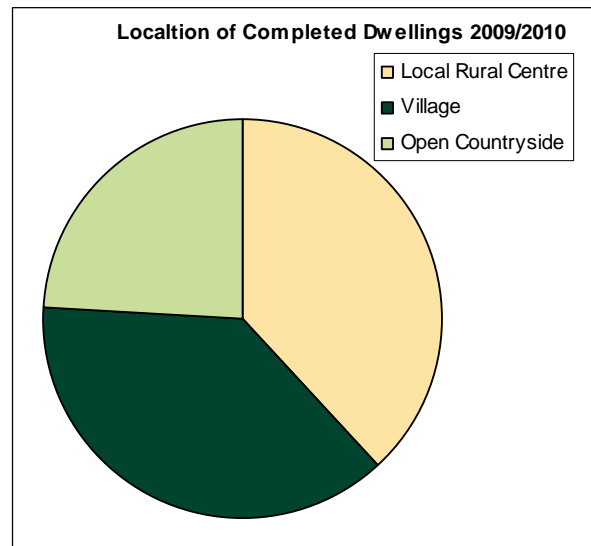
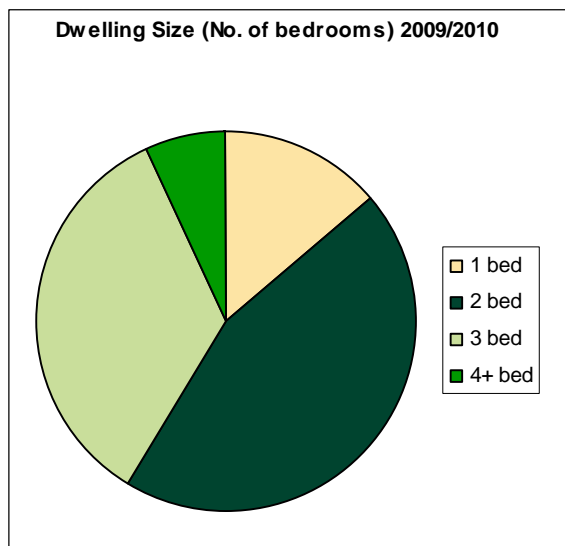
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<sup>1</sup> DCLG: Definition of General Housing Terms - <http://www.communities.gov.uk/housing/housingresearch/housingstatistics/definitiongeneral/>

## 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 2009/10<sup>2</sup></b>	
Gross number of dwelling units completed	<b>29</b>
Net number of dwelling units completed <sup>3</sup>	<b>24</b>
Percentage of dwellings on previously developed land (PDL)	<b>42%</b>
Percentage of Local Needs Affordable Housing (LAH)	<b>46%</b>
<b>Dwelling Size<sup>4</sup></b>	
1 bedroom dwellings	<b>14%</b>
2 bedroom dwellings	<b>45%</b>
3 bedroom dwellings	<b>34%</b>
Dwellings with 4 or more bedrooms	<b>7%</b>
<b>Dwelling Location<sup>5</sup></b>	
Local Rural Centre (LRC)	<b>38%</b>
Village (V)	<b>38%</b>
Open Countryside (OC)	<b>24%</b>
<b>Dwelling Density</b>	
Percentage of dwellings at less than 30 dph	<b>72%</b>
Percentage of dwellings at 30 – 50 dph	<b>0%</b>
Percentage of dwellings over 50 dph	<b>28%</b>
Average Dwelling Density	<b>14 dph</b>



<sup>2</sup> See Appendix 2 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 2009/10</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>39</b>	<b>19</b>	<b>58</b>
Percentage of dwellings on previously developed land (PDL)	<b>90%</b>	<b>58%</b>	<b>79%</b>
Percentage of Local Needs Affordable Housing (LAH)	<b>36%</b>	<b>5%</b>	<b>26%</b>
<b>Dwelling Size<sup>8</sup></b>			
1 bedroom dwellings	<b>10%</b>	<b>10%</b>	<b>10%</b>
2 bedroom dwellings	<b>39%</b>	<b>16%</b>	<b>31%</b>
3 bedroom dwellings	<b>28%</b>	<b>53%</b>	<b>36%</b>
Dwellings with 4 or more bedrooms	<b>23%</b>	<b>21%</b>	<b>23%</b>
<b>Dwelling Location<sup>9</sup></b>			
Local Rural Centre (LRC)	<b>28%</b>	<b>10%</b>	<b>22%</b>
Village (V)	<b>64%</b>	<b>58%</b>	<b>62%</b>
Open Countryside (OC)	<b>8%</b>	<b>32%</b>	<b>16%</b>
<b>Dwelling Density</b>			
Average Dwelling Density	<b>32 dph</b>	<b>13 dph</b>	<b>17 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

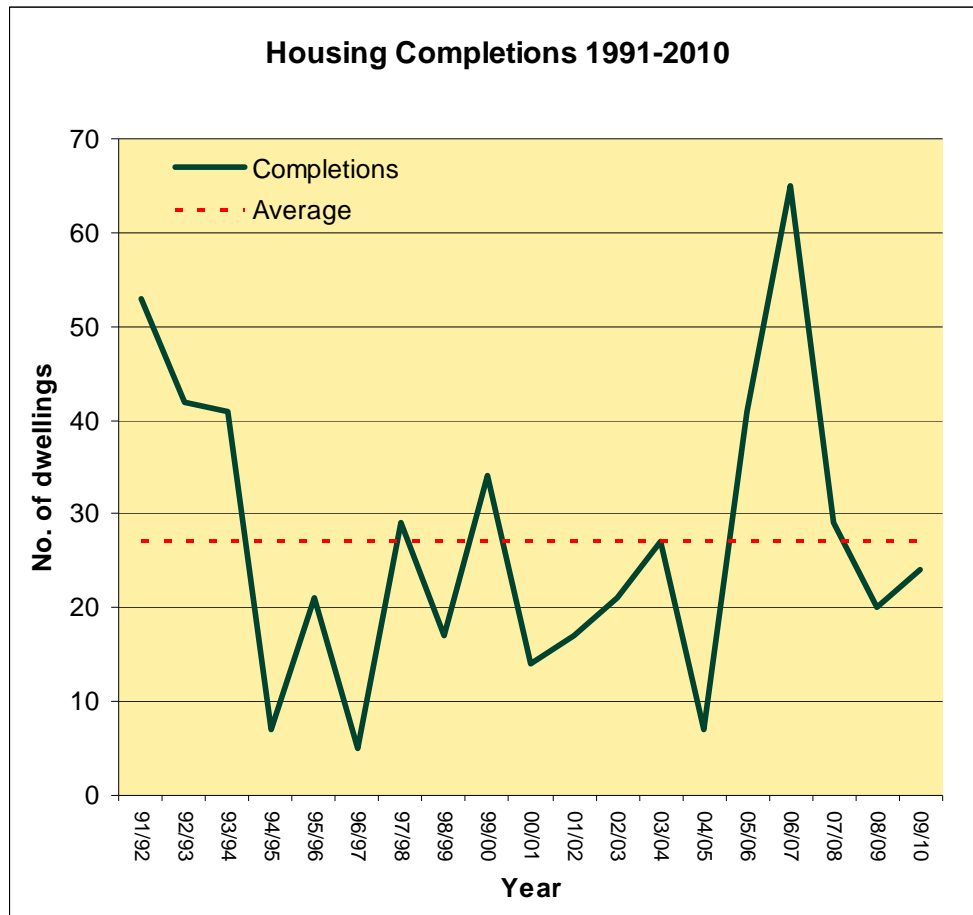
<sup>9</sup> Calculated on the gross number of dwellings – please see the glossary for location definitions



## 4 Key Findings

### 4.1 Housing Completions

4.1.1 In 2009/10 there have been 24 (net) dwelling units recorded as 'completed'. This figure is just below the average completion figure compared to completion figures for previous years – as illustrated on the graph below. The average figure for completions for the past 19 years is approximately 27 dwellings per year.



### 4.2 Housing Land Availability

4.2.1 At the end of 2009/10 there were 19 dwelling units under construction, and a further 39 units which have not yet made a technical start (this figure includes 25 homes on the Cutcombe market site). There are in total 58 units to be completed, many of which still continue to be open market properties, some of which were granted planning permission before the adoption of the current adopted local plan. However, 13 units on the Cutcombe Market site are open markets, as the capital will be used to finance the redevelopment of the livestock market.

- 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 control 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 for the most part dwellings are completed within a reasonable time limit.

### **4.3 Dwelling Density**

- 4.3.1** The average dwelling density for dwellings completed during 2009/10 is 14 dwellings per hectare (dph). This figure is low compared to the national indicative minimum of 30 dph<sup>10</sup>. 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.

### **4.4 Previously Developed Land (PDL)**

- 4.4.1** The figure for dwellings built on PDL is 42% which is lower than the national target of 60%, this is due to the scarcity of brownfield land within the National Park and new local affordable homes built on exception sites within or adjoining settlements. This figure does not include agricultural barn conversions as these are not classed as PDL.

- 4.4.2** The conversion of buildings that are no longer utilised for their original purpose is significant. It is clear that without these conversions or changes of use, there would be a considerable decline in the percentage of new dwellings on PDL. Examples include:

- **Titchcombe Bungalow** (Exmoor parish)- change of use from hostel to dwelling.
- **The Old Dairy** (Lynton and Lynmouth)- change of use from dairy to dwelling.

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** Where the existing or previous use involved an employment activity proposals for conversion and re-use would also need to consider the need for employment/business premises –before granting permission for housing.

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

**4.4.4** The percentage of dwellings presently under construction or not yet started, on PDL is 79%, which is above the national target. Brownfield land, building conversions and other changes of use are a finite resource; therefore it is likely that this high figure of development on brownfield land will not be sustained for future housing developments.

## **4.5 Location of Housing Development**

**4.5.1** 38% of dwellings 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. A further 38% of dwellings are located in villages including schemes such as the 9 local affordable homes in Exford.

**4.5.2** Limited open market housing is allowed within these Local Rural centre's, through changes of use/conversions – where more than one unit is created, at least 50% must contribute towards local needs housing.

## **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 a proven need for an essential worker, normally in agriculture/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 two agriculturally tied dwellings completed and two that are under construction or not started.

### **5.2 Outline Planning Permission Approved 2009/10**

**5.2.1** 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.

**5.2.2** During 2009/10 there have been no outline applications 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.

### **5.3 Planning Applications – Superseded**

**5.3.1** 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.

### **5.4 Planning Applications – Expired**

**5.4.1** 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.

**5.4.2** During the 2009/10 survey of dwelling permissions, four applications (for eight dwelling units) had expired; a small percentage of the extant permissions for dwellings during 2009/10.

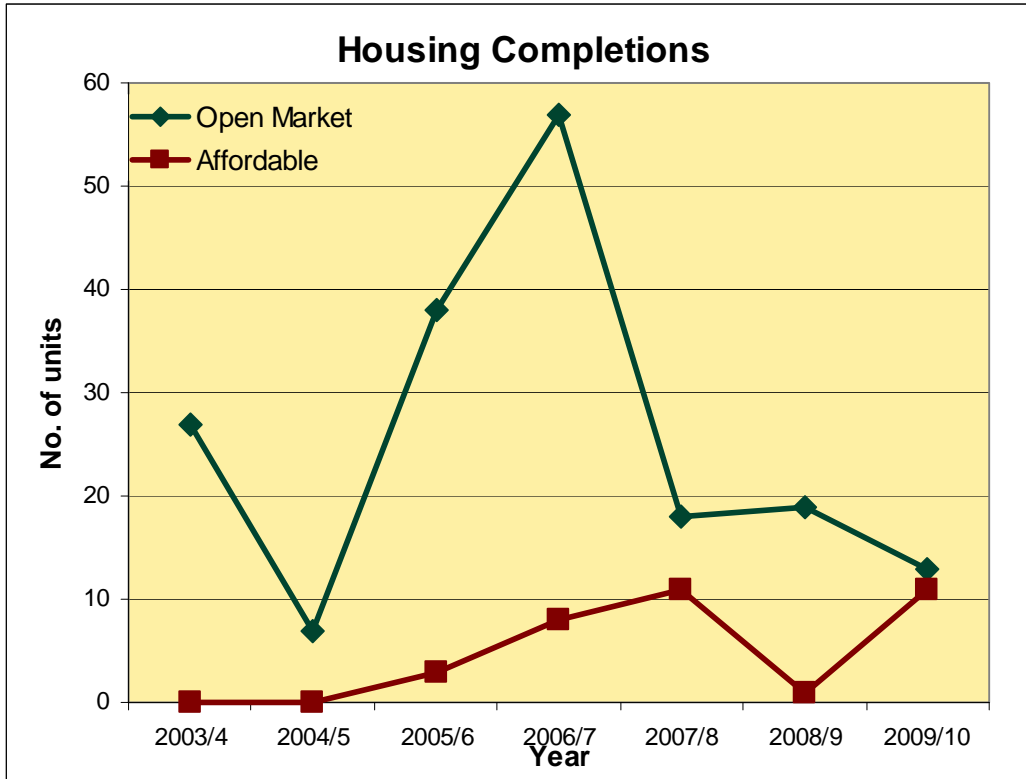
## **6 Local Needs Affordable Housing**

**6.1** Housing policies within the Adopted Local Plan state that the purpose of all new build housing 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. From January to March 2010, 21 'Your Future Exmoor' community events were held with almost 1000 attendees. Results from this consultation will inform future housing policy.

**6.2** During 2009/10, 11 local needs affordable homes have been completed in Cutcombe and Exford parishes. All occupants must meet the tests set out in Policy H2 of the Local Plan (see Appendix 1).

**6.3** The graph below indicates there has been an increase from last year in the number of affordable dwellings completed. At 31<sup>st</sup> March 2010 there was also 1 unit under construction and 14 units 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 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 who cannot afford to enter into shared equity/ownership schemes or to buy a local needs dwelling.



Exford scheme— part of a development comprising of 9 local needs affordable dwellings developed by Falcon – completed during 2009/10.

Photo Copyright: Falcon Rural Housing Association

- 6.5** There have been two units of intermediate affordable housing completed during 2009/10, these are privately owned but have a 'local occupancy' tie to ensure that the dwelling meets the housing needs of the local community in perpetuity.
- 6.6** The table overleaf (page 15) sets out the details of local needs affordable dwellings from adoption of the local plan in March 2005 to 31<sup>st</sup> March 2010, together with details of the stages of the planning process.

**Local Needs Affordable Housing Update - 1st March 2005 to 31<sup>st</sup> March 2010**

Application No.	Unit No.	Intermediate or RSL	Site Location	Parish	Policy Location	Status
6/40/04/114	1	Intermediate	Great Bradley, Winsford	Winsford	Open Countryside	<b>COMPLETED</b>
6/9/05/119	1	Intermediate	20 Amory Road, Dulverton	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 Street, Lynton	Lynton & Lynmouth	Local Rural Centre	
6/9/05/111	1	RSL	Corner of Amory Road and Barnsclose, Dulverton	Dulverton	Local Rural Centre	
6/9/05/120	6	RSL	Garge Court off Pixton Way, Dulverton	Dulverton	Local Rural Centre	
6/8/06/102	1	Intermediate	Land adjacent to Higher Park Lane, Cutcombe	Cutcombe	Village	
6/13/07/106	1	Intermediate	Barn Cottage, South Ley, Exford	Exford	Open Countryside	
62/41/03/018	3	RSL	Chapel, Burvill Street, Lynton	Lynton	Local Rural Centre	
6/8/06/107	1	Intermediate	Higher Park Lane	Cutcombe	Village	

Application No.	Unit No.	Intermediate or RSL	Site Location	Parish	Policy Location	Status
6/14/07/101	1	Intermediate	2 West Cottages, Simonsbath	Exmoor	Village	<b>COMPLETED</b>
6/8/08/101	1	Intermediate	Site 2 adjoining Carrick	Cutcombe	Village	
6/13/08/109	9	RSL	Land adj Ivy Cottage, Church Hill, Exford, Minehead, Somerset, TA24 7PR	Exford	Village	
6/8/07/111	1	Intermediate	Site Adjacent to Carrick	Cutcombe	Village	
<b>Total</b>	<b>33</b>					
6/8/08/105	1	Intermediate	Wheddon Cross Methodist Chapel	Cutcombe	Village	<b>UNDER CONSTRUCTION</b>
<b>Total</b>	<b>1</b>					
6/8/08/109	12	10 RSL 2 Intermediate	Cutcombe Market site	Cutcombe	Village	<b>NOT STARTED</b>
62/41/09/009	2	Intermediate	No 1 Belle Vue Avenue, Lynton	Lynton	Local Rural Centre	
62/13/09/001	1	Intermediate	Riversmead, Challacombe	Challacombe	Village	
<b>Total</b>	<b>15</b>					



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Application No.	Unit No.	Intermediate or RSL	Site Location	Parish	Policy Location	Status
62/49/08/001	1	Intermediate	Heasley Mill Methodist Church, Heasley Mill, North Molton, Devon, EX36 3LE	North Molton	Open Countryside	<b>APPROVED SUBJECT TO SIGNING LEGAL AGREEMENT</b>
<b>Total</b>	<b>1</b>					
62/41/09/001	4	Intermediate	Former SWEB Depot, Castle Hill, Lynton, Devon, EX35 6JA	Lynton & Lynmouth	Local Rural Centre	<b>APPLICATIONS STILL TO BE DETERMINED (as of 31<sup>st</sup> March 2010)</b>
6/9/09/125	12	RSL	Land to the rear of Barnes Close Mead, Dulverton, Somerset	Dulverton	Local Rural Centre	
6/31/09/103	1	Intermediate	Eastland Barn, Ashbeer Lodge, Monksilver, Taunton, Somerset, TA4 4JG	Monksilver	Open Countryside	
62/41/10/001	3	Intermediate	Aberlyn, 1 Tors Park, Lynmouth, Devon, EX35 6NB	Lynton & Lynmouth	Local Rural Centre	
6/9/10/105	1	Intermediate	Ashwick House Hotel, Ashwick, Dulverton, TA22 9QD	Dulverton	Open Countryside	
6/40/10/107	1	Intermediate	8 Ash Lane, Winsford, Somerset	Winsford	Village	
<b>Total</b>	<b>22</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 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%.

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<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<sup>12</sup>.
- 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), was included for the average annual net dwelling requirement between 2006 and 2026 in the recently abolished draft Regional Spatial Strategy (RSS)<sup>13</sup>.
- 7.1.4** As previously mentioned, there is inevitably a time lag between grant of planning permission and building/completing developments. Some new build housing developments are therefore still underway. The number of completions for the past financial year (2009/10) is 24 net dwelling units. 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 2009/10**

- 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 (the new planning system introduced in September 2004) and its purpose is to assess whether the Local Development Scheme is

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<sup>12</sup> Exmoor National Park Local Plan (including minerals and waste policies) 2001 – 2011: page 65

**4.1.1** <sup>13</sup> Following the election of the present Coalition Government, the Secretary of State announced the revocation of regional spatial strategies with immediate effect. However, the evidence upon which the regional spatial strategies were based is still in effect and as such remains valid evidence in support of the need for affordable housing for Exmoor National Park.

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 2009/10 Annual Monitoring Report (AMR). This will not only help to monitor the Adopted Local Plan housing policies, but will also feed in to national housing data indicators.

## Glossary

<b>CLEUD</b>	Certificate of Lawfulness of Existing Use or Development
<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;

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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 who may be elderly 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 2009/10

2009 - 2010 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	0.0110
Cutcombe							2				2				2		2 V	0.2277
Dulverton			3		2							3	2	1			3 LRC	0.0198
Exmoor	1											1			1		OC	0.54
Exford								9			9			6	3		9 V	0.4698
Lynton & Lynmouth			5		2		5					5	2	5	3		8 LRC/ 2 OC	0.6094
Martinhoe							1		1			1				1	OC	0.0748
Oare										1				1			OC	0.0174
Upton							1					0			1		OC	0.0579
<b>TOTAL</b>	<b>1</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>10</b>	<b>9</b>	<b>1</b>	<b>1</b>	<b>11</b>	<b>10</b>	<b>4</b>	<b>13</b>	<b>10</b>	<b>2</b>		<b>2.0278</b>

### Appendix 3: Housing Under Construction 2009/10

2009 - 2010 Housing Land Availability Survey - UNDER CONSTRUCTION																
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+		
Brendon & Countisbury						2		1		1			2		2 OC	0.3801
Brompton Regis						1				0			1		OC	0.2098
Cutcombe			1						1	1		1			V	0.0445
Dulverton			1							1				1	OC	0.0265
Lynton & Lynmouth			4		1					3		2	2		2 V/ 2 LRC	0.0794
North Molton						1		1		1			1		OC	0.0748
Old Cleeve						3				0			2	1	3 V	0.2047
Parracombe			2							2		1	1		2 V	0.01
Winsford						3				1			1	2	3 V	0.3718
Withypool & Hawkridge			1							1	1				OC	0.0067
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>9</b>	<b>0</b>	<b>1</b>	<b>10</b>	<b>0</b>	<b>2</b>	<b>1</b>	<b>11</b>	<b>2</b>	<b>3</b>	<b>10</b>	<b>4</b>		<b>1.4083</b>

## Appendix 4: Housing Not Started 2009/10

2009 - 2010 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+		
Cutcombe			1		12	12	12	25	2	9	10	4	V	0.8
Luxborough					1			1			1		OC	0.0103
Lynton & Lynmouth			2		2		2	4	1	2		1	3 LRC	0.0604
Old Cleeve					1			0				1	OC	0.3687
Porlock			2		5			4	1	3		3	7 LRC	0.7287
Timberscombe					1			1		1			OC	0.0604
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>22</b>	<b>12</b>	<b>14</b>	<b>35</b>	<b>4</b>	<b>15</b>	<b>11</b>	<b>9</b>		<b>2.0285</b>