

Housing

Provide new dwellings to meet a wide range of needs and demands

Introduction

8.1 We are expecting the Local Plan to allocate sufficient land in the appropriate locations to enable Cullompton to grow in an ordered and sustainable manner. Our view on what sites should be allocated for housing is set out in the Town Council's response to the Local Plan Review¹. The Neighbourhood Plan policies are intended to ensure that we continue to meet all of our local housing needs by ensuring we recognise what those needs are and by providing good quality homes that people will be proud to live in. We expect them to be designed and laid out in a way that will help foster the sense of 'one community' that is so important to the future wellbeing of the Cullompton area.

Aims and Objectives

8.2 The following aims and objectives relating to housing provision in the Cullompton area have emerged following a programme of community consultation. They have been used to help formulate our neighbourhood plan policies and inform a programme of other community actions.

Housing	
Aims	Objectives
Increase the housing stock and ensure it offers a wide range of types and choices	<ul style="list-style-type: none">• Provide a wide range of family houses• Attract housing associations with shared ownership schemes (CA)• Provide accommodation for young people, the elderly and single people• Monitor local housing need and affordability (CA)
Ensure new family housing has adequate garden and parking spaces	<ul style="list-style-type: none">• Ensure adequate parking and garden space is provided for all new dwellings
Ensure new housing developments encourage a sense of neighbourhood and community	<ul style="list-style-type: none">• Ensure adequate local community spaces and facilities are provided for all new developments
Encourage alternative forms of housing provision to help widen choice and accessibility	<ul style="list-style-type: none">• Promote self-build and other alternative forms of housing provision (CA)

Housing Mix

8.3 We want to ensure all types of local housing need is met. This requires new development to respond to the local demand for different types and sizes of dwelling to ensure that the supply of housing across the parish area meets the demand of the local and incoming population and households. We recognise that housing needs change and require regular re-assessment. We want the developer of any larger housing development to refer to an up-to-date assessment of the local housing market and needs (carried out within 12 months prior to the planning application being submitted) and demonstrate to the satisfaction of

¹ Local Plan Review Letter from Cullompton Town Council to Mid Devon District Council, 30th March 2015

Cullompton Town Council how the proposed development will meet the local demand for the size and type of dwelling proposed and contribute towards increasing the access of local people to new dwellings.

- 8.4 We want to create mixed communities. We expect all larger developments (over 25 dwellings) to include both small and larger dwelling units and provide a variety of family house sizes (two bedrooms and more) to accommodate different types and sizes of households. We want more flexibility in the housing stock. We want more houses that are big enough for a family to grow in and stay where they are, if they wish to do so. We also want to see more ‘whole life’-type housing developed i.e. homes designed to accommodate the changing needs occurring through one family's lifetime, including small children, mobility difficulties and elderly person’s requirements.
- 8.5 Local Plan Policy S1 seeks to deliver a wide range of high quality homes through a diverse housing mix by meeting the housing needs of all sectors. Mid Devon’s Housing Need SPD² requires a proportion of affordable dwellings to be built to life-time standards. Given that our demographic profile is ageing³ and most residents wish to stay in Cullompton for the long-term (72% of respondents to the Community Survey 2014), we think it reasonable to require a proportion of all types of dwellings to be built to ‘lifetime standards’. These standards are now covered by the optional requirements for accessible and adaptable dwellings in the 2015 version of the Building Regulations 2010. To meet lifetime homes standards “reasonable provision should be made for most people to access the dwelling and incorporate features that make it potentially suitable for a range of occupiers including older people, those with reduced mobility and some wheelchair users”⁴.
- 8.6 **Our policy C/H01** requires a proportion of ‘full-market’ as well as ‘affordable’ dwelling to meet the lifetime standards in M4 (2) of the Building Regulations. It also requires the developer to consult with the Town Council and be aware of the up-to-date housing need situation in Cullompton and demonstrate how their proposed housing mix will help meet local need, in terms of size and type, both at the time of development and well into the future.

Policy C/H01 Housing Mix
Development proposals on sites for 10 or more dwellings should include a proposed housing mix that is based on an up-to-date local housing needs survey, which will be maintained by Cullompton Town Council.
Dwellings proposed for the larger sites (over 25 dwellings) should comprise a range of sizes that include one bedroom dwellings and at least 10% of all dwellings meets the requirements of M4(2) of the Building Regulations Category 2: accessible and adaptable dwellings (or any comparable updated nationally set standards).

² Policy MHN/4 Lifetime Homes “The Council will require that 20% or more of the affordable housing meets the Lifetime Homes Standard”

³ “a large increase in persons of 65 years and over is projected for Mid Devon” - Evidence Base Report for the Mid Devon Local Plan Review, Devon County Council, Feb 2015

⁴ Access to and Use of Buildings, The Building Regulations 2010, 2015 Edition, HM Government, 2015

<p>National Planning Context</p> <p>Our policy aligns with current national planning policies and guidance: NPPF para. 50; NPPG para. 002</p>
<p>Mid Devon Local Plan</p> <p>Our policy conforms to Policy S1</p>

Social and Affordable Housing

- 8.7 We want to help create mixed and inclusive communities and neighbourhoods. We expect a developer to achieve the required quota of affordable housing set by the Local Plan for all larger developments. However, we don't want affordable housing to be identifiable either because of its appearance or location. Moreover, in no way do we want occupants of social housing to be stigmatised.
- 8.8 Mid Devon District Council's SPD⁵ on Affordable Housing has a section on 'Layout and Design' which emphasises the need to ensure the *"creation of inclusive, mixed communities as follows:*
- a) *Affordable and market housing on a site should be the same mix of sizes and visually indistinguishable from each other;*
 - b) *Affordable and market dwellings should be intermixed within the site, avoiding any particular concentrations in any part of the site;*
 - c) *Affordable housing should be provided broadly in step with the market housing as the development progresses."*
- 8.9 We fully support this approach and, because a supplementary planning document does not have the status of an adopted development plan, we have therefore set **our policy C/HO2** which requires the developer to ensure that the affordable housing is properly integrated with the rest of the development and not distinct or unnecessarily distinctive.

<p>Policy C/HO2 Social and Affordable Housing</p>
<p>On all housing developments in the Cullompton area the required quota of affordable housing should be indistinguishable from other types of housing and not located separately.</p>
<p>National Planning Context</p> <p>Our policy aligns with current national planning policies and guidance: NPPF para. 50; NPPG paras. 015, 017 and 040</p>
<p>Mid Devon Local Plan</p> <p>Our policy conforms to Policy S3 and Policy S11</p> <p>Our policy relates to Policies CU1 (NW Cullompton), CU7 (East Cullompton), CU13 (Knowle Lane), CU14 (Ware Park and Footlands), CU15 (Exeter Road), CU16 (Cummings Nursery)</p>

⁵ SPD = Supplementary Planning Document

Creating Smaller Housing Units

- 8.10 A current deficiency in the local housing market, relative to the composition of households and population in the parish area, appears to be the number of small units available. We anticipate that the need for small, 1 and 2 bed, dwelling units is likely to continue well into future. The latest Strategic Housing Market Assessment 2014 concludes that the *“future need for all authorities is concluded to be largely dominated by a need for smaller properties, mostly in the 1 and 2 bedroom size categories.”*⁶
- 8.11 We want to be able to provide good quality small dwelling units around the town suitable for our young people as well as for an ageing population and the growing need for housing suitable for older people.
- 8.12 We also want to widen housing choice and do so partly by making good use of existing buildings that may have become redundant.
- 8.13 Local Plan Policy S14 facilitates the conversion of appropriate existing buildings in rural areas to provide homes. **Our policy C/HO3** provides for the conversion of appropriate existing buildings within the town area of Cullompton (see map 2, on page 14) in the interest of providing smaller, affordable, dwelling units to meet an identifiable need.

Policy C/HO3 Creating Smaller Housing Units
The conversion and/or modification of existing larger dwellings or other redundant buildings within the town area of Cullompton (as defined on Map 2) is supported provided the development: (i) results in small dwelling units that meet an identifiable need (ii) respects the character, scale, setting and design of the existing dwelling; (iii) will not result in over-development of the building’s curtilage; and (iv) will not have a significantly adverse impact on occupants of neighbouring properties
National Planning Context Our policy aligns with current national planning policies and guidance: NPPF para. 51; NPPG para. 021
Mid Devon Local Plan Our policy conforms to Policy S14

Parking on Housing Schemes

- 8.14 On-street parking is not only a big problem in and around the town centre; it also disrupts traffic flows and creates safety problems on the new estates and distributor roads. We do not want new development to add to the on-street parking problem or repeat past mistakes. On new developments we want to ensure that there is sufficient space provided within the curtilage of individual family dwellings or the development as a whole for occupants and their visitors and callers that allows adequately for current car ownership

⁶ Exeter Housing Market Area Strategic Housing Market Assessment Final Report 2014/15, DCA, Mar 2015

levels and usage. Garage spaces are not considered as equating to a parking space; modern lifestyle means that garages are often used for storage, rather than for parking a car.

- 8.15 We are aware that home-delivery vehicles are a necessary part of the modern retailing, with online shopping becoming more and more popular. With this in mind, we encourage the provision of temporary off-road parking areas for delivery vehicles in appropriate locations on new developments. This will also serve to avoid regular utility vehicles such as refuse collection and recycling vehicles from causing obstruction.
- 8.16 We are also concerned that residential streets with insufficient off-road parking space can lead to more on-street parking and consequently, emergency service vehicles facing difficulties getting to houses in the case of emergencies. We want to ensure that new developments are accessible to all vehicles and reflect the realistic demand for parking spaces and that the impact of on-road parking is minimised.
- 8.17 We note that a recent Government Statement recognises that *“the imposition of maximum parking standards lead to blocked and congested streets”*. As a result the advice now is that local planning authorities should *“only impose local parking standards for residential and non-residential development where there is clear and compelling justification that it is necessary to manage the local road network”*⁷. We believe that Cullompton does need to set minimum standards so as not to exacerbate a recognised problem and to ensure that our road network can cope at peak times (which includes those times when the M5 is closed and motorway traffic has to use the roads through Cullompton). This could be at any time of the day or night.
- 8.18 Local Plan Policies DM5 and DM12 seeks to provide for an appropriate level of parking and sets the district’s space standards for new housing development including parking. Local Plan Policy DM5 requires an average of 1.7 parking spaces per dwelling and 2-4 cycle parking spaces, depending on dwelling size.
- 8.19 Car ownership shows no sign of decreasing. **Our policy C/H05** modifies the space requirement of the district policy in the interests of clarity and an overall increase the number of off-road spaces. It also seeks to ensure that off-road visitor parking is provided for in the interests of road safety and the free flow of traffic.

Policy C/H04 Parking on Housing Schemes

For all new residential development of more than 1 dwelling, the following minimum standards shall apply for the provision of off-road parking, not counting garage spaces:

- 1-bed house/flat 1 off-road car parking space
- 2-bed house/flat 2 off-road car parking spaces
- 3-bed house/flat 2 off-road car parking spaces
- 4-bed house/flat 3 off-road car parking spaces
- 5+ bed house/flat 4 off-road car parking spaces

⁷ Ministerial Statement, DCLG, Mar 2015

<p>The layout of all major developments should provide adequately for off road visitor parking and temporary parking spaces for delivery and utility vehicles. Parking schemes and layouts should not impair access required by the emergency services.</p> <p>Wherever practical, permeable materials should be used for surface parking areas.</p>
<p>National Planning Context</p> <p>Our policy aligns with current national planning policies and guidance: NPPF paras. 35 and 39; NPPG para. 040</p>
<p>Mid Devon Local Plan</p> <p>Our policy relates to Policy DM5 and Policy DM12</p>

Open Space on Housing Schemes

- 8.20 We want plenty of usable and useful public open space and ensure our new housing developments to have an open-feel to them. We want public open space that serves a purpose and it should be designed with that in mind. Open space on new developments should not be the ‘remainder’ parts of the site layout that cannot easily be developed. We also want open space that can and will be well maintained. The Town Council has carried out its own surveys and has taken a position⁸ on new housing development of preferring larger multi-purpose open space rather than small areas of limited use that are more difficult to maintain.
- 8.21 The Town Council would prefer to see the several small areas that often feature in development proposals amalgamated into a few larger better equipped expanses of open space. The Mid Devon Open Space & Play Area Strategy, 2014–2033 reflects our preference *“the priorities for Cullompton are: To reduce the number of small play areas where over provision can be demonstrated and to concentrate available funds on the larger sites”*⁹.
- 8.22 Local Plan Policy S5 sets open space standards for the towns of Mid Devon and Local Plan Policy S11 provides for enhanced open space to support new development proposals. A number of policies in the Local Plan (Policies CU3, CU6, CU9, CU12, CU13, CU16 and CU17) set specific requirements for specific major development areas in type of provision and in hectares.
- 8.23 **Our policy C/H06** requires developers to consult with the Town Council in the interests of ensuring the open space provision is part of an overall approach that aims to ensure all open space on housing schemes is more than adequate in scale and size, contributes to meeting local needs for leisure and recreation and, importantly, has satisfactory maintenance in place.

Policy C/H05 Open Space on Housing Schemes

⁸ Cullompton Town Council response to Local Plan consultation, March 2014

⁹ Mid Devon Open Space & Play Area Strategy, 2014 – 2033 Area Profile: Cullompton, Ethos for Mid Devon District Council, 2014

<p>In consultation with the Town Council, developers should seek to maximise the amount of public open space on new housing developments as long as:</p> <p>(i) it meets the requirements of neighbourhood plan policy C/WL02; and</p> <p>(ii) satisfactory arrangements are put in place for its maintenance in perpetuity</p>
<p>National Planning Context</p> <p>Our policy aligns with current national planning policies and guidance:</p> <p>NPPF paras. 58, 69 and 73; NPPG para. 001 and 009</p>
<p>Mid Devon Local Plan</p> <p>Our policy conforms to Policy S5 and Policy S11,</p> <p>Our policy relates to Policies CU3 and CU6 (NW Cullompton), CU9 and CU12 (East Cullompton), CU13 (Knowle Lane), CU16 (Cummings Nursery), CU17 (Weeks Farm</p>

Gypsy and Traveller Sites

- 8.24 We don't want occupants of gypsy and traveller sites to be stigmatised. We feel that traveller sites should be afforded the same degree of shelter and privacy that other residents would expect. Screening should be adequate to achieve this goal and add to the visual appearance of the local environment.
- 8.25 Local Plan Policy S3 provides for a five year supply of pitches for gypsies and travellers in the District. Local Policy CU1 requires a small site in the North West Cullompton development.
- 8.26 Local Plan Policy DM7 specifies the site requirements and the need for non-isolating boundary treatments. **Our policy C/H07** seeks to be more positive about boundary treatments on any gypsy or traveller site provided in the Cullompton area so as to provide an appropriate level of privacy and make a positive contribution to the visual amenity of the neighbourhood. The Government's advice is *"the aim should be to achieve a boundary that is sympathetic to, and in keeping with, the surrounding area. Boundaries can also be used to provide shelter for more exposed sites.....A balance needs to be struck between providing privacy and security for the site residents and avoiding a sense of enclosure through for example, the use of high metal railings."*¹⁰

<p>Policy C/H06 Gypsy and Traveller Sites</p>
<p>Gypsy and traveller sites provided in accordance with Local Plan Policy S3 should have an appropriate boundary treatment that is sympathetic to, and in keeping with, the surrounding area and which provides privacy and security for the occupants of the site.</p>
<p>National Planning Context</p> <p>Our policy aligns with current national planning policies and guidance:</p> <p>NPPF para. 58</p>

¹⁰ Designing Gypsy and Traveller Sites Good Practice Guide, DCLG, 2008

Mid Devon Local Plan

Our policy conforms to Policy S3 and relates to Policy CU1 and Policy DM7