

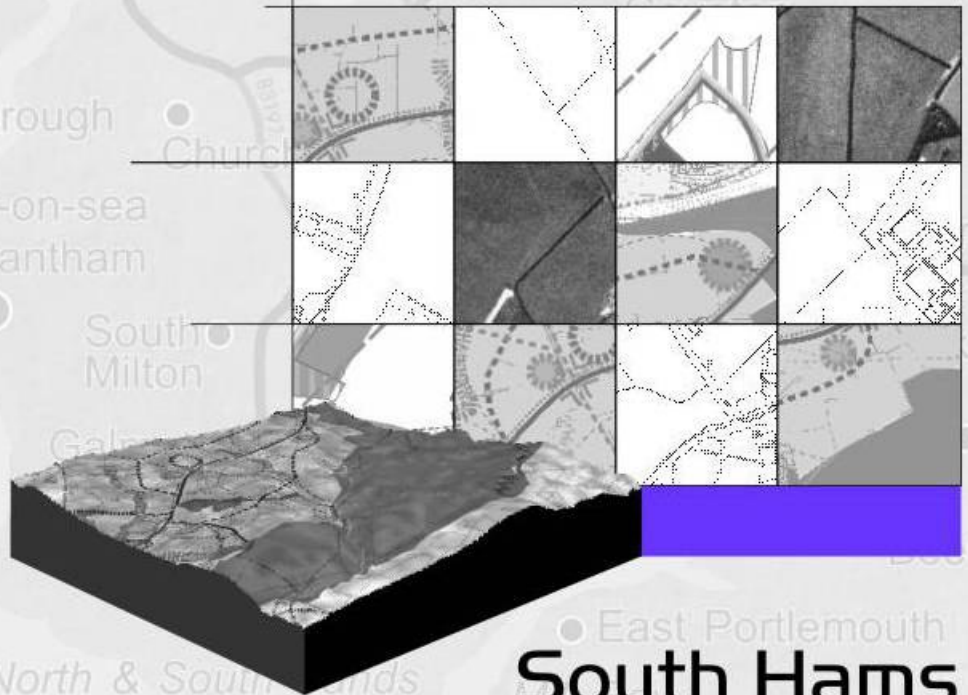


**South Hams
District Council**

January 2006

Evidence Base

Housing Review



**South Hams
Local Development Framework**

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EXECUTIVE SUMMARY

1. Government guidance makes it clear that sustainable development is the core principle underpinning planning. Accordingly, Planning Policy Statement 1 (PPS1) sets out overarching guidance aimed at facilitating sustainable patterns of urban and rural development.
2. The South Hams Housing Review has been undertaken principally as part of the process of preparing the Core Strategy document, a key part of the South Hams Local Development Framework. Information and evidence has been taken from a range of sources to inform this background paper and the Core Strategy. Such sources include public opinion through previous consultation, the Council's Housing Register, Land Registry data, specific research and studies and a housing viability study.
3. The key issue is clearly that of the local need for affordable housing. Various factors have combined during recent years to make this a local issue of critical proportions. A large proportion of the local community is now unable to access the South Hams housing market. The impact of this on local communities is highly significant and potentially very detrimental. This situation has been acknowledged by the Council which has made the provision of housing at affordable levels its top corporate priority.
4. The Council has expressed great concern that the district's strategic housing allocation through the Devon Structure Plan will not allow it to address adequately the affordable housing issue. With the agreement of the Structure Plan Authorities, the Council has taken the approach of proposing to exceed the strategic housing allocation for the district outside of the Plymouth PUA for the period to 2016. As the only reason for this approach is to provide housing for local needs, the Council will require that a high percentage (approximately two-thirds) of these dwellings will be affordable homes. It has been demonstrated that this approach is viable and achievable. This additional housing is proposed to be distributed across the district in a sustainable way, taking into account a wide range of factors. The coming to fruition of these proposals will make a significant contribution towards meeting local housing needs and enhancing the long-term sustainability of the communities of the South Hams.

1. Introduction

1.1 South Hams District Council is preparing a new style development plan, a Local Development Framework (LDF), in accordance with the Planning and Compulsory Purchase Act 2004. To inform this, a variety of evidence on housing issues has been gathered and relevant studies have been undertaken. These have included work on assessing housing needs and an update of the 2001 South Hams Urban Capacity Study (UCS) during 2005. The UCS included a wider assessment of housing development potential within the district, to provide background information for the development of housing policies and proposals in the new LDF.

Purpose

1.2 The main purpose of these studies is to guide and inform the provision of housing development in the District and to provide a technical basis for preparing the LDF.

1.3 Work has included;

- An assessment of the capacity of the main centres within the district to accommodate new housing development;
- An estimate of the urban potential across the remainder of the district,
- An analysis of housing development trends within the district,
- The scope for rural windfall development within the district,
- Gathering evidence in relation to local housing needs.

2. Planning Policy Framework

- 2.1 This section considers the central themes of housing related planning policy and the resulting framework within which development plans need to be progressed, highlighting the objectives of national and regional guidance.

Delivering Sustainable Development

- 2.2 The Government is continuing to take forward a major programme of reform to the planning system to support its drive to create sustainable communities, promote sustainable development and achieve a better balance of housing supply and demand.
- 2.3 The Planning and Compulsory Purchase Act came into force on 28th September 2004. The Act sets a statutory objective for development plans to contribute to the achievement of sustainable development, placing sustainability objectives at the heart of the planning system.
- 2.4 Planning Policy Statement (PPS) 1: Delivering Sustainable Development, issued in February 2005, sets out the overarching planning policies on the delivery of sustainable development through the planning system. The guidance confirms that sustainable development is the core principle underpinning planning.
- 2.5 The Government makes it clear that planning should facilitate and promote sustainable and inclusive patterns of urban and rural development. In promoting sustainable development, the Government reaffirms that the planning system needs to:
- Recognise that economic development can deliver environmental and social benefits;
 - Make suitable land available for development in line with economic, social and environmental objectives;
 - Promote urban and rural regeneration to improve the well being of communities, improve facilities, promote high quality and safe development and create new opportunities for the people living in those communities. Promote mixed use development;
 - Provide improved access for all jobs, health, education, shops, leisure and community facilities, open space, sport and recreation, by ensuring that new development is located where everyone can access services or facilities on foot, bicycle or public transport rather than having to rely on access by car, while recognising that this may be more difficult in rural areas;

- Promote the more efficient use of land through higher density, mixed use development and the use of suitably located previously developed land and buildings.

PPG3 Housing - March 2000

- 2.6 In March 2000 the Government published Planning Policy Guidance (PPG) 3: Housing setting out the Government's approach to more sustainable patterns of development. It encourages new development on previously developed land (PDL) in preference to greenfield sites (through a national target of 60% by 2008). Additionally, it requires local planning authorities to undertake Urban Capacity Studies to establish the potential for the reuse of PDL within Urban Areas.
- 2.7 The need for mixed communities is recognised through the provision of greater housing types, mixes, and location of development. Housing requirements of the whole community are to be considered, including affordable and special needs housing. Increased emphasis is also given to the promotion of good design, reducing car dependency, and delivering greater accessibility by public transport.

Draft PPS3 Housing - December 2005

- 2.8 In December 2005 the government published Draft PPS3 for consultation which is a review of the current planning policy guidance on housing, PPG 3.
- 2.9 Draft PPS3 sets out the reasons why new national guidance on housing is needed. The Barker Review of housing identified constraints in the planning system as a potential barrier to housing supply. The Government accepts that the planning system is currently not responding effectively to the housing market and house building is not keeping pace with demand.
- 2.10 The Government's objectives as set out in PPS3 are to:
- Ensure that a wide choice of housing types is available, for both affordable and market housing, to meet the needs of all members of the community;
 - Deliver a better balance between housing demand and supply in every housing market and to improve affordability where necessary;
 - Create sustainable, inclusive, mixed communities in all areas. Developments should be attractive, safe and designed and built to a high quality. They should be located in areas with good access to jobs, key services and infrastructure.
- 2.11 Draft PPS3 contains a number of key elements which can be summarised as follows:

- a) A new approach to setting housing numbers, using sub-regional housing market areas as the basis for planning new housing, rather than local administrative boundaries. Sub regional Housing Market Assessments and Housing Land Availability Assessments involving joint authorities cross boundary working are a key part of this policy process.
- b) A requirement on regional planning bodies and local planning authorities to take account of affordability and housing market information alongside other factors such as the environment and infrastructure when deciding how many homes to build.
- c) Improve affordability in the housing market by allocating and identifying sufficient land for housing where it's needed.
- d) Affordable housing is defined as non-market housing including social rented and intermediate housing. On thresholds, the indicative national minimum threshold is 15 dwellings but planning authorities may set a different threshold or series of thresholds where this can be justified.
- e) A continued commitment to deliver against the government target to provide 60% of new homes on brownfield sites.
- f) A continued commitment to make the best use of land. The minimum level of 30 dwellings per hectare is retained.
- g) A commitment to high quality design, encouraging local authorities to apply design codes or site briefs to sites for new housing.
- h) A new approach for planning for mixed communities to ensure that a wide choice of both affordable and market housing is available, to meet the needs of all members of the community.
- i) A continued commitment to Sustainability Appraisal.

Regional Planning Guidance for the South West

2.12 Regional Planning Guidance (RPG) provides strategic direction to Local Planning Authorities. Regional Planning Guidance (RPG) 10 covers the South West region to 2016; it was approved in September 2001. The following objectives underpin the housing policies of RPG10:-

- The need to provide everyone in the South West with the opportunity of a decent home;
- Priority to the re-use of previously developed land in urban areas;
- Bringing empty homes back into use and promoting the conversion of existing buildings within urban and rural areas in preference to the development of greenfield sites;
- Creating and sustaining mixed communities, including providing a greater choice and a better mix of the size, type, tenure and location of housing in all areas;
- Creating more sustainable patterns of development by building in ways that deliver accessibility by public transport to jobs, education and other facilities and local services; and
- Promoting new housing and residential environments that are well designed and make a significant contribution to promote urban renaissance and improve the quality of life.

- 2.13 RPG10 divides the south west into sub-regions. South Hams predominantly falls within the western sub-region – covering Cornwall and the western part of Devon, which is recognised for its dispersed settlement pattern, remote rural nature, and low wage economy. It also identifies holiday and second homes and provision of affordable housing as import issues.
- 2.14 The Planning and Compulsory Purchase Act 2004 has legislated that RPG10 will be replaced by a new statutory regional plan called a Regional Spatial Strategy (RSS). The RSS for the south west is being prepared by the Regional Assembly as the Regional Planning Body and will have a time horizon to 2026. The Submission version of the RSS is due to be published at Submission stage in spring 2006.

3. The Development Plan

Devon Structure Plan 2001 to 2016

- 3.1 The replacement Structure Plan for Devon was adopted in October 2004 to guide future development within the County over the period to 2016. Structure Plans have been abolished under the Planning and Compulsory Purchase Act 2004, but the Devon Structure Plan is saved for the three years from its adoption in October 2004 or until it is replaced by the new Regional Spatial Strategy (RSS).
- 3.2 The Devon Structure Plan sets out a housing provision of 8,350 dwellings for the South Hams from 2001 to 2016. Of this, 4,500 dwellings are within the Plymouth Principal Urban Area (PUA) of which at least 4,000 should be provided in a new community at Sherford. The remaining 3,850 dwellings should be accommodated elsewhere across the South Hams.
- 3.3 The Devon Structure Plan sets out the concept of sustainability as its underlying principle. Through this it is recognised that development should be located in a way that reduces the need to travel and maximises accessibility to public transport, development occurs at the optimum density to its location, promoting a mix of uses, and located where any infrastructure capacity can be optimised. Finally, affordable housing provision should be provided at levels relating to local need.

South Hams Local Plan

- 3.4 The South Hams Local Plan was adopted in April 1996 and provides a detailed policy framework for the district. The plan is divided into six parts, Part 1: General Policies sets out the district wide policies and Parts 2-6 cover area specific issues for Dartmouth, Ivybridge, Kingsbridge, Modbury and Totnes. The local plan was adopted in 1996 covering the period 1989 to 2001. The majority of these policies are still relevant today and the plan is 'saved' for at least three years from the commencement of the Planning and Compulsory Purchase Act 2004 until September 2007 or until such time that it is replaced by a Local Development Framework document.
- 3.5 Part 1 sets out the principles of where development is acceptable. The main means through which this has been historically determined is the use of Development Boundaries. Further policy guidance is given on housing for local needs, development in the countryside, conversion of rural buildings and design.
- 3.6 The local plan provided for new homes in the South Hams by allocating land for house building. This has provided new homes in settlements throughout the district. The plan also seeks to assist in the provision for

local housing needs through an exceptions policy in line with government guidance.

South Hams First Deposit Local Plan Review

- 3.7 The Council started the process of reviewing its 1996 local plan and produced a First Deposit Local Plan Review document in January 2002.
- 3.8 The Local Plan Review built upon the established policies of the 1996 Adopted Local Plan and developed the policy context further through the need to plan for sustainable development. Greater emphasis was placed upon design, a sequential approach for housing development, infrastructure phasing, density, housing mix and affordable housing.
- 3.9 The Local Plan Review allocated a total of 4,456 units for the district of which a large proportion (3,580) are planned for the Plymouth Area of Economic Activity to help meet the needs of the Plymouth Sub Region. This allocation was in line with the Structure Plan at that time. The Review document also included affordable housing targets set as percentages for each allocated site in the area-based parts of the plan. These targets were as follows for each allocated site:
- 33% of new homes on allocated sites should be provided by social landlords at affordable rents; and
 - A further 33% of new homes on allocated sites should be available at affordable prices through means such as private rental, shared ownership, subsidised ownership or discounted sale.

SPG on Affordable Housing - May 2004

- 3.10 The Council considered that many windfall developments could also make a significant contribution towards the provision of affordable housing. Therefore, it prepared and adopted Supplementary Planning Guidance on Affordable Housing (May 2004) based upon and derived from the policies of the 'development plan' – comprising Policy H6 of the Devon Structure Plan First Review 1995 to 2011 and Policy SHDC2 of the adopted 1996 South Hams Local Plan. The SPG specifies that all 'windfall' sites above a certain size should contribute towards the provision of affordable housing as follows:
- In settlements with a population greater than 3,000 on sites of 0.5 hectare or where 15 or more dwellings are proposed, there will be a requirement that 50% of the new houses are affordable.
 - In settlements with a population under 3,000 and anywhere else in the district, on sites of 0.1 hectare or where 2 or more dwellings are proposed, there will be a requirement that 50% of the new houses are affordable.

South Hams Local Development Framework

- 3.11 Following the introduction of the Planning and Compulsory Purchase Act in 2004 the Statutory Development Plan is to consist of:
- i) Regional Spatial Strategies, to be prepared by the Regional Planning Bodies (considered above); and
 - ii) Local Development Framework to be prepared by district councils'
- 3.12 The Core Strategy is a key document in the LDF portfolio and should set out the key elements of the planning framework for the area. Once adopted, all other development plan documents must be in conformity with it. The core strategy should normally be the first development plan document to be produced.
- 3.13 The analysis provided within this study will inform the Core Strategy, the Core Policies and the site specific allocations.

4. Housing Trends

Delivery of Housing

- 4.1 Over the last ten years approximately 3,319 dwellings were completed in the South Hams. The annual completions since 1994/95 are set out in the table below. The average annual completion rate over the last 10 years is 332. Completion rates have fluctuated during this time period with the highest number of dwellings completed being 505 in 1998/99 and the lowest number being 172 in 2002/03. The completion data is collected by the Council's Forward Planning Unit and some data has been drawn from the Building Control service.
- 4.2 There still remained 1,103 with planning permission at April 2005, of which 446 were already under construction. A table summarising the commitments and completions at April 2005 is at Appendix 1.

Table 1: Dwelling Completions in the South Hams 1995-2005

	95/96	96/97	97/98	98/99	99/00	00/01	01/02	02/03	03/04	04/05	95-05 Total
Total	484	248	406	505	398	263	229	172	317	297	3,319

Brownfield/Greenfield Development

- 4.3 One of the Government's main planning objectives is to encourage the reuse of previously developed land (PDL) and buildings. This is to help minimise the amount of greenfield land required for new development. The definition of PDL is set out in PPG3: Housing which defines it as land which is or was occupied by a permanent structure (excluding agriculture or forestry buildings), and associated fixed surface infrastructure. The definition excludes land and buildings which are used for agriculture and forestry and land in built up areas which has not been previously developed such as parks, recreation grounds and allotments.
- 4.4 The national target is that by 2008, 60% of new homes should be built on PDL and through conversions of existing buildings. The South West Region has a PDL target of 50% set in Regional Planning Guidance to 2016. Table 2 below shows the recent trends for development on PDL in the South Hams. Over the last 5 years an average of 58% of units has been completed on PDL which is high for a rural area.
- 4.7 Recent percentages have been high because there have been limited greenfield sites brought forward as very few remain undeveloped from

the 1996 adopted local plan (1989-2001). However, these high rates of previously developed land are unlikely to be maintained over the planning period to 2016 as there will be substantial levels of new housing development brought forward on greenfield sites, particularly at the proposed new community in western South Hams. Therefore a target of 50% target is considered reasonable for the LDF over the plan period.

Table 2: Previously Developed Land

Year	Total No of completed units	Greenfield Sites	Barn Conversions	Re-used land *1	Conversions (excluding barn conversions) *2	Total Units on previously developed land	% of units completed on previously developed land (excluding barn conversions)
2000/01	263	72	36	103	52	155	59%
2001/02	229	55	38	90	46	136	59%
2002/03	172	62	35	33	42	75	44%
2003/04	332	42	52	151	87	238	72%
2004/05	306	76	52	130	48	178	58%

**1 Re-used land – including redevelopment sites and new dwellings in residential gardens.*

**2 Conversions – including change of use and sub-divisions.*

5. Urban Capacity within the South Hams

Identifying Capacity

- 5.1 PPG3 sets out a policy approach which encourages local planning authorities to undertake urban capacity studies. These studies make assumptions about the likelihood of sites coming forward for development. The Council undertook an Urban Capacity Study (UCS) during the summer of 2001. The study included 9 settlements within the district, covering the main towns and local centres. The full report on the 2001 UCS is available on the Council's website (www.southhams.gov.uk). The results of the study indicated that there was an unconstrained capacity of 882 dwellings within these settlements over the 10 year plan period.
- 5.2 Draft PPS3 sets out a new policy approach for planning for housing, including the identification of sufficient land for the plan period of 15 years, ensuring that the first 5 years of sites are allocated and developable and that the 5 year supply is maintained as sites are developed. Whilst there has been some good practice in undertaking urban capacity studies, the Government has just published draft practice guidance on a new form of assessment entitled Housing Land Availability Assessments: Identifying Appropriate Land for Housing Development (December 2005).
- 5.3 This new draft guidance on identifying land for housing does not mean authorities should abandon all previous work and techniques used for urban capacity studies. The aim of the new guidance is to build on the good parts of previous studies and undertake an assessment which will provide a comprehensive evidence base for all areas, including both rural and urban.

Assessing the Capacity

- 5.4 During 2005 the Council undertook a reassessment of all the sites that were identified in its 2001 UCS study and revaluated the potential for additional identifiable capacity within the 9 main urban centres in the district. This assessment included a range of potential sources of housing supply within the areas of search including:
- Previously-developed vacant and derelict land and buildings
 - Intensification of existing areas
 - Redevelopment of existing employment uses
 - Subdivision of existing housing
 - Conversion of buildings
- 5.5 The assessment was undertaken through site survey work, compiling desk top background data and analysing past trend data. The sites that

were identified through the site survey as having opportunities for additional housing were digitally mapped and measured. With the site measurements, a range of capacity estimates were produced, based on low, medium and high densities (30, 40 and 50 dwellings per hectare respectively), in line with the development standards set out in PPG3.

- 5.6 Sites were analysed to determine whether there are policy and/or physical constraints that should prevent the development of housing. Employment land and premises were included in the survey; however, the adopted local plan contains a number of area specific policy designations which aim to retain existing employment land in that use wherever possible and sustainable. Employment land is a scarce resource and in demand from a range of competing uses, particularly residential. The policy approach has encouraged the protection of existing employment land. Therefore, the majority of employment areas were discounted from the survey although redevelopment potential of a few employment areas for mixed use schemes was identified.
- 5.7 All of the settlements surveyed, apart from Woolwell have Conservation Areas. Although this status does not exclude housing development, it is an important constraint. Significant additional capacity was not found in Conservation Areas although it is assumed that there could be some scope for additional conversion activity.
- 5.8 Further potential capacity was also identified through an analysis of past trends. This was estimated by calculating the annual average number of dwellings completed from a number of sources over the last five years and multiplying the average by 5, 10 and 15 to produce an estimated yield from each source for the 5, 10 and 15 year time period.

Estimate of the Constrained Capacity

Survey Results

- 5.9 Table 3 below shows details of the results of the survey which examined a range of capacity sources through site surveys and others were analysed through past trend data. It shows that there is an unconstrained housing capacity of 809 units over 11 years up to the end of the current Structure Plan period to 2016. Unsurprisingly, the greatest potential exists at the 3 largest historic centres of Totnes, Dartmouth and Kingsbridge. Collectively, these provide 70% of the likely capacity for additional housing within the settlements surveyed over the next 11 years. These towns contain historic cores with large detached dwellings and traditional commercial buildings which provide further potential for conversion and sub-division to form new dwellings.
- 5.10 Ivybridge is the district's largest town (population approximately 12,000 at 2002) but it has relatively little opportunity for intensification or redevelopment without undermining the Conservation Area and

important examples of Victorian gardens and woodlands within the centre. Most of the town's growth has been relatively recent and the potential for intensification, conversion or redevelopment is very limited. Similarly, Woolwell consists of a relatively recent housing development which has very little potential capacity for further housing development. However, Darklake Farm at Woolwell is subject to a planning application and has been identified as a potential development opportunity.

- 5.11 The smaller towns of Salcombe and Modbury have limited potential (59 and 22 units respectively) over the 11 year period. Whilst these towns consist of substantial areas of open space which could be considered to offer intensification opportunity, these areas have been discounted from the survey as they are very important to the character of the town and are protected through policy in the adopted local plan. Development which would damage or alter the low density, recreational needs and character of these areas, including mature gardens is not encouraged.
- 5.12 The villages of Stokenham, Chillington and Yealmpton have very little potential for housing development. Chillington has the most potential and a village centre site has been identified and is being advanced as a mixed use development scheme including about 15-30 houses through the Local Development Framework. This site has been discounted from the UCS assessment to avoid double counting potential units. Yealmpton has recently undergone intensification of a residential area to the north of the A379 and there has also been redevelopment of an old bakery site and former mill. Therefore, there is a diminishing scope for further intensification and very limited redevelopment opportunities that would not have a detrimental affect of the Conservation Areas and character of these settlements.

Table 3: Summary of South Hams urban capacity up to 2016

Settlement	Potential Constrained Capacity over 6 and 11 years				Total	
	Site Survey		Past Trends (Assuming 70-75% will come forward)			
	6	11	6	11	6	11
Dartmouth	6	6	59	109	65	115
Ivybridge	15	30	32	59	47	89
Kingsbridge	18	55	62	114	80	169
Modbury	0	12	6	10	6	22
Salcombe	0	8	28	51	28	59
Stokenham/Chillington	0	5	5	10	5	15
Totnes	22	66	116	213	138	279
Woolwell	50	50	0	0	50	50
Yealmpton	0	8	2	3	2	11
TOTAL	111	240	310	569	421	809
(PUA)	50	50	0	0	50	50

Windfall Capacity

5.13 The South Hams contains over 60 settlements which have development boundaries as designated in the adopted local plan. Within these development boundaries development is normally acceptable. These settlements vary in size but they are largely classified as a village. The development boundaries are based on careful assessment of the character, setting and capacity of each settlement. It was not feasible for the Council to undertake a survey of the potential of all of these settlements and therefore it focussed on the 9 main urban centres. However, the Council recognises that opportunity exists for limited infill, conversion and small-scale redevelopment at many of the smaller settlements across the district. It has, therefore, undertaken an assessment of past development trends to estimate the additional potential capacity that exists at these settlements.

5.14 It is estimated that approximately 100 windfall units are currently delivered annually. It is assumed that this rate will gradually decline due to a diminishing supply of development potential. The full impact of the Council's SPG on affordable housing provision is currently unknown but due to the increased requirement this too could result in a decline in the amount of the development that is brought forward. Taking these factors into a consideration, it is estimated that 75% of existing windfalls will actually be brought forward which and deliver 75 units per annum up to 2011.

- 5.15 Windfall units are delivered on both greenfield and brownfield sites. In line with PPG3 guidance greenfield windfalls should not be included in local planning authorities' housing capacity studies. Therefore, the Council undertook an assessment of the windfall completions over a 3 year period (2001-2004) to establish the percentage split of developments delivered on greenfield and brownfield sites. It was calculated that during this time, 58% of windfall completions were delivered on greenfield sites and 42% were provided on brownfield sites.
- 5.16 It is estimated that 75 windfall units will be delivered per annum, it is therefore estimated that 42% or 31 of these per annum will be provided on urban windfall sites and 58% or 44 units will be delivered on greenfield sites. Therefore, if the Council removes the greenfield windfalls from its estimates of potential housing capacity, it calculates that 30 urban windfall units per annum will be delivered across the district. This will yield a total of 330 units over the 11 year period up to 2016.
- 5.17 The total urban capacity across the South Hams is therefore estimated to be 1,139 units over the 11 year period (809 units identified through the UCS assessment of the district's 9 main settlements and 330 units estimated to be delivered at other settlements across the district). Areas with development potential identified through the UCS work will be considered in more detail during the preparation of the LDF area specific documents. Where development is achievable, the Council will look to allocate specific sites for housing development through the LDF.

6. Local Development Framework Housing Allocations

Affordable Housing

- 6.1 The Government's key objective for planning for housing is to ensure that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live.
- 6.2 This objective is of great relevance in South Hams and the District Council's number one objective is to secure a supply of housing for local people at affordable levels. In the South Hams house prices are considerably higher than average and exceed the buying power of local wages. This has resulted in the number of households on the Council's Housing Register more than doubling in the last 5 years and many people are in need of advice and assistance in order to access housing in the district.

The South Hams Affordable Housing Crisis

- 6.3 The key issues that the Council believes to be the most relevant to the serious affordable housing position in the South Hams are:
- There is a very small social housing sector in the district.
 - 84% of houses in the district are owner occupied, 9% are social rented and 7% are privately rented.
 - Almost 12% of houses in the South Hams are holiday or second homes, this is second only to the Isles of Scilly in the UK.
 - House prices are approximately 35% above the national average, wages only 75% of the national average.
 - House prices exceed the buying power of local wages.
 - The Housing Needs Survey shows the majority of new housing in the district needs to be affordable or social housing. We need to build 330 affordable homes per year to catch up with demand - on average we fund approximately 100 per year.
 - The number of households on the Council's Housing Register has been steadily increasing. This has risen from 920 in 1998 to nearly 2,000 currently, an increase of over 100%. It is recognised that housing registers represent a considerable under estimate of true housing need, especially in rural areas. The Housing Register figures are given in Table 4 below.
 - The number of vacancies arising in Housing Association stock is decreasing particularly for family accommodation.

- The number of homeless households in priority need in temporary accommodation has risen from **41** in 1998 to **104** in 2003, an increase of over **154%**. These figures are set out in Table 5 below.
- The cost of travel to work and lack of public transport is a major concern as more than two thirds of the population live outside the district's four main towns.
- Increasing property values, land values and development costs.
- Limited social housing stock with low turnover of vacancies and a small, expensive private rented sector.

Table 4: Households on the SHDC Housing Register (as at 1 April)

Year	No. of Households
1998	920
1999	983
2000	892
2001	795
2002	1029
2003	1558
2004	1797
2005	1910
2005 (Dec)	1964

Table 5: Households in Priority Need in Temporary Accommodation (as at 1 April)

Year	No. of Households
1998	41
1999	36
2000	49
2001	59
2002	56
2003	83
2004	97
2005	104

6.4 The Council has funded approximately 100 new affordable homes per year in partnership with housing associations since housing stock transfer took place in 1999. This has become more and more difficult to achieve as land has become scarce. The joint Housing Needs Survey concluded that there is an annual shortfall of 330 affordable houses per annum in the South Hams. This is set out in Table 6 below.

Table 6: Affordable Housing Need - Households

Summary of Basic Model	Number of Households
BACKLOG OF EXISTING NEED Annual need to reduce backlog	160
Plus NEWLY ARISING NEED	404
Minus SUPPLY OF AFFORDABLE HOUSING	234
Equals NET SHORTFALL (SURPLUS) Affordable units per year	330

Data source: ORS Housing Needs Survey Update 2002

6.5 The numbers of available social houses to rent have dwindled in the towns and villages, due to Right to Buy and decreasing numbers of people moving on into home ownership. Before the Right to Buy was introduced in 1980 there were approximately 7,000 social housing dwellings in the South Hams, there are now 4,119 and almost 1,000 of these are dwellings designated for the elderly.

6.6 The pressures on the provision of affordable housing have increased substantially in recent years and have been directly related to soaring house prices. These are illustrated in table 7 below. The position has become more acute since the Housing Needs Survey up date was carried out (October 2002). This showed that there was a need to build 330 new affordable homes each year to address local needs. The affordability gap between average incomes and house prices is enormous. This has meant that many local people are unable to buy their own home. Even if there was a modest decrease in average house prices it is unlikely that this degree of “un-achievability” would alter significantly.

6.7 Table 7 also presents data on local wages. These figures are the South Hams workplace based average annual wage. A comparison between the two sets of data clearly illustrates the degree of the “affordability gap” between local house prices and wages. **In 2000, the differential was X9, in 2002 was X12 and in 2004 had risen to X16.**

Table 7: Average House Price and Average South Hams Wage

Year	Average House Price (£)¹	Average Wage (£)²
2000	122,811	13,744
2001	152,986	14,331
2002	181,120	15,314
2003	219,341	15,298
2004	265,599	16,349
2005	255,477	16,952

¹ Average South Hams house price (Source: Land Registry)

² South Hams workplace based average annual wage (Source: ONS/NOMIS)

6.8 The ORS Update concludes (page 88) that *“housing at a price people can normally afford is a national problem but is particularly acute in South Hams due to low average earnings and relatively high house prices. In many areas the situation is exacerbated by wealthier in-migrants”*. There is further *“particularly acute”* evidence to back this up:

- A national study by Professor Steve Wilcox for the Joseph Rowntree Foundation *“Can Work – Can’t Buy: Local Measures of the Ability of Working Households to Become Home Owner”* (2003) places South Hams as the authority with the **15th** highest proportion across England of households unable to purchase a home in the lowest price quartile (see Table 8 below).
- Land Registry data demonstrates that between 1998 and 2002 house prices generally across South Hams rose by 67%; in the lowest quartile they rose by **92%**. As at September 2003 the average house price across the District had risen to **£220,693**. Over the period 1998 to 2001 incomes across the District rose by only **12%**; with the rise amongst lowest quartile earners being only **9%**. In Kingsbridge the average house price in 2002 was **£244,786** (**69% above** the national average) and the average annual wage was **£23,500** (**60% below** the national average).
- A study entitled *“Housing Affordability in the South Wes”* (2002) carried out by CACI Ltd for the Government Office for the South West, the Housing Corporation and others highlighted the South Hams as a very unaffordable hotspot with mean house prices more than eight times mean household incomes. In Salcombe this ratio is currently more than twenty times.
- The Panel Report following the Examination in Public of the Devon Structure Plan 2001 – 2016, specifically refers to South Hams being *“above the Devon average in respect of the proportion of households unable to purchase at the lower quartile house price”*; **80.5%** compared with the Devon average of **67.7%**, derived from the Joseph Rowntree Foundation study (see table 8 below).

Table 8: Housing Market Data

	House Price to Income Ratio 2002	Deviation from England Average	Proportion of Households Unable to Purchase in Lowest Quartile	Deviation from England Average
England	3.37	0	32.5%	0
South West	4.20	+24.6%	67.9%	+108.9%
Devon	4.61	+36.5%	67.7%	+108.3%
South Hams	4.75	+40.9%	80.5%	+147.7%

Source: Joseph Rowntree Foundation (2002)

6.9 Other important data of housing need which underlines the current problems and trends include the following:

- The total local authority and housing association lettings have fallen from **626** in 1998 to **342** in 2002, a **45% decrease**.
- Only **9%** of the total housing stock in South Hams is controlled by a registered social landlord. **84%** is owner occupied and the remainder private rented.
- **12%** of the total housing stock is second homes. In several parishes this figure exceeds **40%**; and in East Portlemouth it exceeds **50%**.

The Council's Approach

6.10 The Council is working with Plymouth City, Caradon District, and West Devon Borough Council's to undertake a Housing Market Assessment of the Plymouth sub region in mid 2006 and a more detailed Housing Needs Survey later in the year. The results from these studies will help to refine the Council's affordable housing provision in the coming years.

6.11 In recognition of the worsening affordable housing crisis in the district during recent years, the Council has made this issue its top corporate priority. In preparing the local plan review, and more recently the LDF, the Council has become very concerned that the strategic allocation in the Devon Structure Plan for the district (outside of the Plymouth PUA) does very little to help meet the local need for affordable housing. Table1 in the Core Strategy shows that the remaining strategic housing requirement for the district outside the PUA, for the period up to 2016, is 751 dwellings. This equates to the provision of about 68 dwellings (affordable and open-market) per annum. The housing needs survey up-date showed that the annual need district wide is for 564 affordable

homes. The disparity between these figures (more than 500 affordable homes per annum) is of great concern to the Council.

- 6.12 Policy CS3 in the Core Strategy sets out the South Hams housing provision and affordable housing targets. Over the plan period 2001-2016, based on the above annual need for 564 affordable homes, there is a need for 8,460 affordable homes district-wide. In the South Hams part of the Plymouth PUA the target is to provide 2,225 affordable homes, principally at the Sherford new community. There remains a need for 6,235 affordable homes in the rest of the district outside the PUA. This equates to 416 units per annum. Comparing this with the remaining strategic allocation of 68 dwellings per annum (not all of which will be affordable homes) evidences the Council's concern and helps to justify its approach, as set out below.
- 6.13 Throughout the development plan preparation process over recent years, the Council has strongly lobbied for the scope to be able to make significant provision towards meeting the district's affordable housing needs. The Structure Plan Authorities have recognised the scale of the issue in the South Hams and have been sympathetic to the Council's position. Accordingly, the Council has been granted a degree of flexibility in relation to the structure plan housing figures.
- 6.14 The level of affordable housing need outlined above has been the key driver behind the Council's approach to housing provision. It has been decided, for the district area outside the PUA, to exceed the structure plan housing allocation i.e. the Council will propose more housing than it is required to. This is an unprecedented step in the South Hams and has not been taken lightly by the Council. However, it is determined to seriously address the issue and is convinced that this will make a significant contribution towards meeting the increasingly high need for affordable housing.
- 6.15 Against the remaining structure plan requirement of 751 dwellings for the district outside of the PUA, the LDF Core Strategy proposes about 1,430 dwellings. Given that the *raison d'être* for this course of action is to provide affordable homes, the Council will require that a high percentage will be affordable.
- 6.16 Policy CS3 sets out the target number of affordable homes to be provided as part of the provision at the Area Centres, Local Centres and specified villages outside the PUA. These targets equate to an affordable housing provision of approximately 66%. This is consistent with the approach pioneered by the deposit version of the South Hams Local Plan Review (2002).
- 6.17 Policy CS7 is the over-arching policy on affordable housing and makes cross-reference to the targets set out in Policy CS3. Policy CS7 also requires that the provision of affordable housing has regard to the identified local need. Apart from the Council's Housing Register (which

currently has almost 2,000 households on it), the Housing Needs Survey update showed that outside of the PUA, 87% of the shortfall in housing provision is identified as being required for affordable housing. Through Policy CS7, regard should also be paid to the nature and scale of the location and development proposed and to the characteristics of the site.

- 6.18 In exceeding the structure plan requirement in order to help meet the local need, the Council was faced with the issue of what percentage of the housing should be affordable. Regional Planning Guidance (RPG10) Policy HO3: Affordable Housing, states that local authorities in their plans “should aim to ensure that sufficient affordable housing is provided in order to meet community needs in both urban and rural areas. This should involve: the identification of targets in development plans indicating the levels of affordable housing required in each area; these should be based on local housing needs assessments”.
- 6.19 Policy ST18 of the Devon Structure Plan states; “local plans should ensure that adequate provision is made for affordable housing”. Both the high level of need and the considerable extent of the shortfall explained above, clearly mean that a very high percentage of new housing development in the South Hams outside of the PUA should be affordable housing.
- 6.20 The Council considered that setting the required percentage at 87% would be an un-realistically high aspiration. Balancing the various factors, principally the level of local need and the importance of enabling viable and deliverable development, the Council concluded that a requirement for at least two-thirds affordable housing on proposed sites was justifiable and feasible.
- 6.21 Aware of the housing industry’s concerns relating to the economics of development, and the doubts raised about the feasibility of its approach, the Council commissioned independent consultants (Baker Associates) to undertake a viability study of the sites proposed in the deposit local plan review. These ranged from sites with a capacity of six dwellings to 3,500 dwellings at the Sherford new community.
- 6.22 The “Viability of Housing Proposals in the First Deposit Local Plan”, final report was published in April 2004 and is published as a background paper to the Submission version of the Core Strategy. The main purpose of the study was to test the commercial viability of each proposal, taking account of the community gain elements, the level of affordable housing and infrastructure requirements. Emphasis was particularly placed on “deliverability”, i.e. were the proposals demonstrably viable? The study demonstrated that the target of at least 66% affordable housing was achievable in almost every case. Of the 19 sites assessed, 12 were shown to be demonstrably viable and, with minor adjustments, 17 out of the 19 would be economically viable and therefore should be deliverable through the normal mechanisms and

operation of the housing market. Those on the borderline were mostly the smaller sites with the highest affordable housing targets.

- 6.23 The results of the viability study helped the Council conclude that its approach in requiring two-thirds affordable housing on such sites was realistic. The remaining one-third of the houses would be unconstrained, potentially built for sale on the open market. This provides an element of cross subsidy to make the affordable housing cheaper to deliver. It also provides a reasonable return for landowners and sufficient profit-margins for developers, as one of the correlating consequences of high house prices is that the land values are also very high. This enables sites to be financially viable with high percentages of affordable housing.

New Community at Sherford

- 6.24 One of the biggest challenges facing the South Hams is the sustainable development of a mixed use new community at Sherford on the edge of Plymouth in the western part of the District. The new community must provide 4,000 dwellings by 2016 and will eventually have a population of over 10,000. It will have a full range of facilities expected of a town that size. The proposal is predominantly in the South Hams but extends across the administrative boundary into Plymouth. Joint working with Plymouth City Council and other local authorities and organisations in the area has been a key feature in making progress on this proposal.
- 6.25 The need for Sherford is to meet the locally generated housing needs of the Plymouth Housing Sub Market which includes South Hams, Caradon, West Devon and Plymouth City Council. The Regional Housing Body has started to allocate funding to the Plymouth sub region rather than individually to Local Authorities and this should help with any future funding of the affordable housing part of the new community.
- 6.26 It is recognised that the housing market in Plymouth and the western part of the District (South Hams part of the Principal Urban Area (PUA)) is different to other parts of the South Hams as generally the house prices in Plymouth are considerably less than the South Hams. In addition the financial and social viability of any new community will need to be carefully considered as the proposals are progressed in the coming years.
- 6.27 Negotiations are currently underway with the promoters of the site concerning the level of affordable housing to be achieved in the new community and how this will be achieved in practice. The Council hopes to achieve the following levels of affordable housing as part of the new community proposals:-
- Affordable Rented Homes at Housing Association Rent Levels (10 - 15%)

- Affordable Intermediate Housing to enable local people to access home ownership (35 - 40%)
- A range of intermediate housing options will be required to meet a range of incomes. Proposals for either fixed retained equity or shared ownership where control of future staircasing arrangements is achieved will be required.

6.28 Within the affordable housing sector the majority of units provided should be family dwellings as a mix of house types as follows:-

- One bedroom for single people and childless couples (10% of affordable units);
- One and two bedroom housing for older people including the provision of an Extra Care scheme for the elderly which would be developed on a mixed tenure basis with a 50:50 split of open market housing and affordable rented extra care units. The Extra Care Scheme could combine health, social care and extra care support within the proposal, particularly if sited close to the main town centre facilities (10% of affordable units);
- A range of rented and intermediate family housing with the following approximate splits – 35% two bedroom (intermediate housing can cater for singles / childless couples); 30% three bedroom (intermediate housing can cater for 3 per person households); and 15% four bedroom houses. The opportunity to extend residential accommodation in to roof spaces to provide greater flexibility should be adopted;
- Supported Housing – initially it is not proposed to create any new Supported Housing schemes at Sherford;
- A minimum of 20% of the total development must meet Lifetime Homes standards (5% to full wheelchair standard); and
- Energy Efficiency Proposals are required to secure a very good standard at “Eco Homes” level.

Distribution of New Housing

6.29 Dartmouth, Totnes, Ivybridge and Kingsbridge are the four main market towns in the South Hams. Secondary schools, employment, shops, transport, etc. are to a large extent centred on these towns and therefore they have the largest numbers of households waiting to live in them. Housing Register applicants often look toward their nearest market town where there is more housing stock as their only hope of achieving an affordable home. However there is also very little movement in these towns as the numbers of allocations made by housing associations each year is very low.

- 6.30 The Council's strategy through the emerging LDF is to focus most new growth within the District on the larger market towns and villages where there are a good range of facilities. This will ensure that new development is sustainable, for example, in terms of close proximity to schools and shops. There is also a recognition that local people should be given more choice to move to towns and villages for employment or to enable their children to attend schools. This will have a knock on benefit in reducing the amount of travelling that households undertake.
- 6.31 The towns and villages set out below are the settlements proposed in the Core Strategy for additional housing development. The choice of settlements has been informed by a range of factors, including local housing needs, the range of community facilities (settlement sustainability) and the potential capacity and availability of sites.

Dartmouth

- 6.32 Dartmouth is one of the district's key market towns with a population of approximately 5,800. There is a social housing stock mainly centred around the Townstal area of 505 dwellings. Currently there are 255 households on the Council's Housing Register waiting for housing in Dartmouth. However in 2004/05 only 18 homes for people under 60 years of age became available for allocation, and 13 properties for the over 60's. There are 659 second homes in Dartmouth.

Totnes

- 6.33 Totnes is the district's largest traditional market town with a population of just over 8,000. It is an extremely popular town and is close to Torbay and therefore other employment opportunities. Although there is a social housing stock of 618 dwellings there are 620 households on the Housing Register. As with Dartmouth there have been very few dwellings available for allocation with 18 dwellings for under 60's and 13 for the over 60's. There are 118 second homes in Totnes.

Ivybridge

- 6.34 Ivybridge is the district's largest town with a population of almost 12,500. It is situated on the A38 and therefore is well placed to reach both Plymouth and other towns in the South Hams. There is currently a social housing stock of 353 properties and a waiting list of 507 households.

Kingsbridge

- 6.35 Kingsbridge is a traditional market town with a population of almost 6,000. Kingsbridge, like Dartmouth, is less accessible than Ivybridge and Totnes. There have been three small developments over the last 5 years providing 47 units of general needs housing. There is a social

housing stock of 408 dwellings and a waiting list of 342 households. There are 166 second homes in Kingsbridge.

Aveton Gifford

6.36 Aveton Gifford is a large village located between Kingsbridge and Modbury and has a population of almost 1,000. There a good range of facilities in the village such as a primary school, post office, and village hall. There are 127 social rented dwellings and 60 households on the waiting list for housing in the village. There were no properties available for allocation in 2004/05. There are 43 second homes in Aveton Gifford.

Blackawton

6.37 Blackawton is a village about 5 miles from Dartmouth with a population of approximately 750. The village has a shop and primary school and is on a bus route. Tor Homes re-developed an existing small housing scheme with concrete cancer problems and were able to build an extra 4 properties two years ago. There are now 30 social rented dwellings in the village however there are 108 households on the Housing Register. Only 8 dwellings came up for allocation in 2004/05. There are 34 second homes in the village.

Brixton

6.38 Located at the western end of the district and has both a shop and primary school, it also has a bus service and has a population of approximately 1300. Like Blackawton, Tor Homes has redeveloped an existing small estate over the past 5 years and were able to build 4 extra properties. There are 150 households on the Housing Register and in 2004/05 there were no allocations made.

Diptford

6.39 Diptford village has a population of approximately 650. It has a primary school and is on a bus route. There are currently just 2 social housing dwellings left in the village and 11 households on the Housing Register. During 2004/05 there were no allocations made.

Ermington

6.40 There is population of approximately 1,000 people in this village which has both a primary school and shop and is on a bus route. The current housing stock is 23 dwellings and there are 209 households on the Housing Register. During 2004/05 no allocations were made.

Harbertonford

- 6.41 This village is situated 3 miles from Totnes and has a primary school, shop and is on a bus route. It currently has 27 social housing dwellings. There are 59 households on the Housing Register and in 2004/05 there were no allocations made. There are 31 second homes in the village.

Kingswear

- 6.42 Kingswear village lies opposite Dartmouth on the River Dart and has very close links with the town. With a population of approximately 1,500 the village has a primary school, shop and has ferry links with Dartmouth as well as a bus service. There are only 15 units of social rented accommodation in the village and 98 households on the Housing Register. In 2004/05 no allocations were made. There are 203 second homes in Kingswear.

Lee Mill

- 6.43 The village is on a bus route but more importantly has a Tesco supermarket which is the largest supermarkets in the district. There is also a large industrial estate close by. With a population of approximately 1,000 there is only 18 units of social housing stock in the village. No social housing has been built in the village for some considerable time. There are currently 167 households on the Housing Register and in 2004/05 no allocations were made.

Loddiswell

- 6.44 This village has a population of approximately 1,000 and benefits from a primary school, shop and bus service. Currently there are 36 social housing dwellings left in the village and there are 31 households on the Housing register. In 2004/05 no allocations were made. There has been no new social housing stock built in the village for some years.

Malborough

- 6.45 Malborough has a population of approximately 1,000. It has a primary school, shop and bus service. It has benefited from a phased social housing scheme of 36 units over the past 10 years. However one of Malborough's closest neighbours is Salcombe which suffers from one of the highest numbers of second homes in the district. This has inevitably seen house prices escalate and many of Salcombe's population look to Malborough as their only hope of being housed. There are 44 units of social housing in the village and 54 households on the Housing Register. During 2004/05 there were no allocations made. There are 90 second homes in the village.

Newton Ferrers

- 6.46 Newton Ferrers and its sister village Noss Mayo sit either side of Newton Creek on the River Yealm. This location has given rise to large numbers of second and holiday homes and very high house prices. Newton Ferrers has shops, a bus service and a new primary school and the villages have a combined population of approximately 2,000. There are 42 units of social housing, a number of which are designated for the elderly. There are currently 174 households on the Housing Register and during 2004/05 no allocations were made. There are 125 second homes in Newton & Noss.

Slapton

- 6.47 Slapton has a population of approximately 500 and benefits from a shop in the village. There are 14 social housing dwellings left, some of which are designated for the elderly. There are currently 42 households on the Housing Register and in 2004/05 no allocations were made. There are 49 second homes in the village.

Stoke Gabriel

- 6.48 Stoke Gabriel is a large village between Totnes and Torbay. It has a population of approximately 1,300 and benefits from a primary school, shops and a bus service. There has not been any new social built in this village for some considerable years and currently there are only 20 units left, some of which are designated for the elderly. There are 51 households on the Housing Register and during 2004/05 no allocations were made. There are 42 second homes in the village.

Strete

- 6.49 Strete is situated on the coast approximately 4 miles from Dartmouth and house prices are particularly high due to its location. The village benefits from shops and is on a bus route. There is a primary school in the neighbouring village of Stoke Fleming. Strete has a population of approximately 2,000 and there are just 17 social housing dwellings remaining, some of which are designated for the elderly. There are currently 102 households on the Housing Register and no allocations were made in 2004/05. There are 39 second homes in Strete.

Woolston Green

- 6.50 Woolston Green has close links with neighbouring villages Landscope and Staverton and they have a joint population of approximately 700. There is a primary school at Landscope. There are no social housing dwellings remaining in the village as these have been lost to the Right

to Buy scheme and therefore the Housing Register reflects this situation. Residents look to Landscope and Staverton to fulfil their housing needs. However, as there has not been any new social housing development in either of these villages for some considerable years there is little chance of being allocated social housing.

7. Conclusion

- 7.1 The South Hams is renowned for the high quality its natural and historic features. Much of the district's landscape and built environment is protected by national and local designations. The scale of the district's settlements is relatively small and the opportunity to develop on Previously Developed Land (PDL) is minimal. For these reasons there is a lack of development opportunities and the scope for urban capacity is limited.
- 7.2 The district has a serious and deepening affordable housing crisis with house prices well beyond the reach of a large proportion of local people. This is largely due to very high average house prices and low average wages, with many people employed in seasonal tourism, service or traditional land based industries which are often poorly paid. This "affordability gap" has grown to extreme levels in recent years (X16 in 2004). As a consequence of this, together with the low level of social housing provision within the district, the number of people in desperate housing need has increased greatly in recent years. There are now nearly 2,000 households on the Council's Housing Register.
- 7.3 The Council has been very concerned that the Structure Plan housing allocation does not enable adequate provision to address local needs. Within the flexibility that it has been granted by the Structure Plan Authorities, the Council proposes to exceed the housing provision for the district outside the Plymouth PUA. The only justification for this is to help provide for local housing need, and therefore a high percentage of such housing development will be required to be affordable dwellings.
- 7.4 The proposed distribution of housing development across the district will take a wide range of factors into account. The Council proposes to direct new housing to settlements across the district, having taken account of the level of local need, the range of community facilities and other sustainability considerations and the opportunities for development. The resultant distribution pattern focuses on the district's designated Area and Local Centres and some other larger villages.
- 7.5 In proposing this additional housing, the Council will require that approximately two-thirds will be affordable. This is a target which the Council believes to be justifiable on the basis of the level of local housing need, the findings of the viability study and other evidence referred to in this study.

8. Appendix

SOUTH HAMS RESIDENTIAL LAND AVAILABILITY COMMITMENTS & COMPLETIONS SUMMARY APRIL 2005 (DWELLINGS)

Parish	Land with Outstanding Planning Permission OUTLINE	Land with Outstanding Planning Permission DETAILED	Land Under Construction	Total Commitments	Dwelling Completions 2004-2005
Ivybridge	3	21	7	31	95
Modbury	1	28	32	61	19
Yealmpton	4	18	2	24	2
Aveton Gifford	0	8	2	10	2
Bickleigh	0	5	0	5	2
Bigbury	1	5	2	8	2
Brixton	0	12	6	18	9
Cornwood	0	0	0	0	0
Ermington	0	4	2	6	0
Holbeton	2	7	8	17	0
Kingston	0	0	0	0	0
Newton & Noss	0	6	30	36	10
Ringmore	0	0	0	0	0
Shaugh Prior	0	4	4	8	1
Sparkwell	0	7	0	7	0
Ugborough	2	20	2	24	1
Wembury	1	5	1	7	3
IVYBRIDGE & MODBURY LOCAL PLAN AREA	14	150	98	262	146

Kingsbridge	8	42	49	99	17
Salcombe	4	33	32	69	12
Stokenham	0	23	12	35	3
Buckland Tout Saints	0	7	0	7	0
Charleton	0	5	3	8	0
Chivelstone	0	1	4	5	0
Churchstow	0	2	3	5	0
East Allington	0	6	36	42	12
East Portlemouth	0	7	3	10	0
Frogmore & Sherford	0	15	1	16	0
Loddiswell	0	12	2	14	2
Malborough	0	13	4	17	3
Slapton	0	6	11	17	0
South Huish	0	19	3	22	0
South Milton	3	1	0	4	13
South Pool	0	4	1	5	1
Thurlestone	36	28	2	66	0
West Alvington	1	2	8	11	1
Woodleigh	0	9	0	9	4
KINGSBRIDGE & SALCOMBE LOCAL PLAN AREA	52	235	174	461	68

Parish	Land with Outstanding Planning Permission OUTLINE	Land with Outstanding Planning Permission DETAILED	Land Under Construction	Total Commitments	Dwelling Completions 2004-2005
Dartmouth	0	68	46	114	5
Totnes	2	19	37	58	9
Ashprington	0	3	4	7	1
Berry Pomeroy	0	8	4	12	14
Blackawton	1	10	7	18	6
Cornworthy	0	1	2	3	1
Dartington	1	8	6	15	4
Diptford	1	3	0	4	2
Dittisham	0	3	4	7	0
Halwell	0	3	3	6	4
Harberton	1	10	21	32	7
Kingswear	4	7	9	20	18
Littlehempston	0	1	0	1	0
Marldon	1	8	6	15	0
North Huish	0	1	0	1	3
Rattery	0	1	0	1	2
South Brent	0	0	0	0	1
Staverton	1	20	4	25	1
Stoke Fleming	0	9	17	26	2
Stoke Gabriel	1	6	1	8	3
Strete	3	1	3	7	0
DARTMOUTH & TOTNES LOCAL PLAN AREA	16	190	174	380	83
TOTAL	82	575	446	1103	297