

Rural Areas DPD Technical Appendix 1:  
The Distribution of Houses using a Needs Based Approach

This paper outlines how 400 houses would be shared across the rural areas if a Needs Based Approach was adopted based on the 2006 Housing Market and Needs Assessment (HMNA) for the district.

Existing and emerging household figures were added together, to give an overall figure for housing need for each area. Having established the total number of houses needed in the rural areas it was then possible to calculate this as a percentage of the total for each sub area. These percentages could then be applied to the 400 houses figure which gives the following results.

HMNA sub-area	% of Rural Affordable Need	Proportional Distribution
Bickleigh/Woolwell	Covered By Plymouth Urban Fringe LDD	
Dartmouth Rural	6.7	27
Ivybridge Rural	8.5	34
Kingsbridge and Salcombe Rural	18.6	74
Modbury/ Modbury Rural	6.0	24
Salcombe Town	5.3	21
Totnes Rural	44.7	179
Yealmpton Rural	10.1	41
Total	100.0	400

Note: Bickwell/Woolwell not included as it falls outside the scope of the Rural Area DPD.

The adopted Core Strategy also includes the requirement to provide 50 new houses in each of the four local centres - Chillington/Stokenham, Modbury, Salcombe and Yealmpton. These 200 houses are in addition to the 400 to be allocated in the rural areas. Therefore there are 600 new housing units to be allocated through the Rural Areas DPD. The same percentage calculations were applied to the 600 houses to illustrate the total picture.

Note: These calculations also assume that need arising in the Area Centres of Dartmouth, Ivybridge, Kingsbridge and Totes would be addressed through provision within those towns.

Table1: The Distribution of Houses using a Needs Based Approach

Location	Existing Households: Moving to Affordable Housing (Number Implied)*	Concealed Households : Moving to Affordable Housing (Numbers Implied) **	Total Implied Numbers	As a % of total number implied for rural areas	The distribution of 400 houses in line with these proportions	Local Centre housing numbers already distributed	Total housing distribution across the Rural Areas	<i>Alternatively, distribution of 600 houses (inc.Local Centre numbers) proportionately</i>
Dartmouth Rural	51	38	89	6.7	<b>27</b>		27	40
Ivybridge Rural	53	60	113	8.5	<b>34</b>		34	51
Kingsbridge and Salcombe Rural	151	95	246	18.6	<b>74</b>	plus 50 area centre allocation at Chillington/ Stokenham	124	112
Modbury/ Modbury Rural	39	41	80	6.0	<b>24</b>	plus 50 area centre allocation at Modbury	74	36
Salcombe Town	38	32	70	5.3	<b>21</b>	plus 50 area centre allocation at Salcombe	71	32
Totnes Rural	382	209	591	44.7	<b>179</b>		179	268
Yealmpton Rural	56	78	134	10.1	<b>41</b>	plus 50 area centre allocation at Yealmpton	91	61
<b>TOTAL</b>			1323	100.0	<b>400</b>		600	600

\* Table 14-4 HMNA pg 120      \*\* Table 14-8 HMNA pg 123

Notes: Bickwell/Woolwell not included as it falls outside the scope of the Rural Area DPD.

This table does not include reference to the South Brent and South Dartmoor sub-area because the relevant planning authority is Dartmoor National Park Authority.