

# THURLESTONE PARISH COUNCIL

## Minutes of Parish Council Meeting

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Date: 7 <sup>th</sup> March 2022		Venue & Time: Thurlestone Parish Hall, 19.30 hrs
<b>Present:</b> Cllr Sue Crowther Cllr Nigel Hurrell Cllr Kit Marshall Cllr Charlie Mitchelmore Cllr Jill Munn Cllr Jack Rhymes (in the chair) Cllr Sian Williams	<b>In Attendance:</b> Kathy Harrod (Parish Clerk)  SHDC Cllr Judy Pearce SHDC Cllr Mark Long DCC Cllr Rufus Gilbert  Parishioners/guests 7	<b>Apologies:</b>

REF 2021/22 MINUTES

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### OPEN FORUM

There was an open forum of 15 minutes at the beginning of the meeting to allow members of the public to ask questions or make comment regarding the work of the Council or other items which affect the Parish. The following matters arose:

- Thanks were received for the communication between the Parish Council and the Bantham Estate. The Clerk advised that no response had been received.

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### The Meeting Convened

**11 WELCOME & APOLOGIES**  
Following the invasion of Ukraine by Russia, Thurlestone Parish Council expressed deep sympathy for those affected by the conflict.  
We support, Ukraine as a sovereign self-governing state and hope that the situation will be peacefully resolved soon.

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**12 Declarations of Interests and amendments to Members' Registers of Interests.**  
There were no declarations of interest or amendments.

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**13 To confirm the Minutes of the Parish Council Meeting on 7<sup>th</sup> February 2022.**  
It was resolved to confirm the minutes as a true record of the meetings.

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**14 Clerks Report:**

- 3723/21/HHO 11 Old Rectory Gardens: An appeal has been made to the Secretary of State in respect of this site. The appeal follows the refusal of planning permission by South Hams District Council. The appeal will be determined on the basis of Householder Appeals Service. Appeal reference: APP/K1128/D/22/3292080  
The appeal documents are available for inspection on the Planning Inspectorate's website - <https://acp.planninginspectorate.gov.uk>
- Airband update, the SHDC Planning Department have now confirmed the siting of a cabinet is allowed under permitted development and does not require permission. We have requested they place the cabinet on the edge of the Green at the entrance to the Yarmer Estate and ensure it is back between the dog waste bin and the wall, they have confirmed to Cllr Crowther that this site will be used.
- The Bantham Estate has applied for a licence for '**Mooring maintenance and transit for land management operations on either side of river**' to the MMO Marine Management Organisation.  
This is essentially regarding the Estate driving its 6 wheeled amphibious vehicles on the river bed. The public consultation is taking place because it is a Marine Conservation Zone and there might be individuals and

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organisations who may have experience and knowledge in the potential effects this could have on the riverbed system, particularly the delicate areas.

The Councillors resolved to approve a response to be submitted by Cllr Williams on their behalf.

For anyone else wanting to comment go to

[https://marinelicensing.marinemanagement.org.uk/mmofox5/fox/live/MMO\\_PUBLIC\\_REGISTER](https://marinelicensing.marinemanagement.org.uk/mmofox5/fox/live/MMO_PUBLIC_REGISTER)

click on view public register, the reference is MLA/2021/00295 and should show as the fourth item down.

The consultation is due to close on 14<sup>th</sup> March 2022.

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### 15 Planning & Enforcement

#### a) LIST OF APPLICATIONS RECEIVED/FOR DISCUSSION:

1. 4687/21/HHO, The Meadows, Court Park, TQ7 3LX, alterations & extension **(10/3) TPC Conditional Support**  
Councillors considered that the new sun room was an improvement on the existing conservatory in terms of its design and materials (NP Policy TP1.2), that the new ground floor study and utility extensions were subordinate in scale and form to the existing dwelling (NP Policy TP7(2i)) and would not impact on neighbouring residential amenity (NP Policy TP1.1). However, they felt that the first-floor terrace above the new study extension, which is accessed from a bedroom, was not appropriate due to its proximity to the boundary of the property, on the edge of the settlement and adjoining a field traversed by a public footpath, thereby causing localised harm to special qualities of the South Devon AONB and raising dark skies/external lighting issues (contrary to NP Policies TP1.4 & TP1.5, Policy DEV25 of the JLP and AONB MP Policies Plan P1 & P2). They requested that the new terrace is removed but were satisfied that the other alterations and extensions to the property were appropriate.
2. 0196/22/TPO, Flat 2, Arden House, TQ7 3NX, Tree works **(4/3) TPC Support**
3. 0257/22/VAR, Whimbrels Edge, TQ7 3LE, Variation of conditions 2 & 9 of consent 1603/21/FUL **(10/3) TPC Support**  
Councillors approved the variation of condition 2 (approved drawings) and 9 (first floor windows). They noted that the owner of Mallards has requested that the study window on the North elevation of Unit 1 remains obscure glazed, but felt that the window was sufficiently far away to comply with SPD guidance on amenity grounds, that there are mature trees and vegetation along the boundary between the two properties and the second window in the study on the North elevation of Unit 1 had been significantly reduced.
4. 0467/22/VAR, 18 Meadcombe Rd, Thurlestone, Variation of condition 2 1218/21/HHO **(31/3) TPC Commented on the application.**  
Thurlestone Parish Council supported planning consent 1218/21/HHO but had requested that the two windows on the East elevation of the property were removed, as there was already a substantial amount of fenestration on the front elevation, to prevent overlooking the front garden and main bedroom at 16 Meadcombe Road (a reverse living dwelling). At the site visit for that application, it was agreed that the windows on the East elevation were conditioned to be obscure glazed and fixed shut up to a height of 1.7m and this was endorsed at the Development Management Meeting. While this variation application is for the two windows to be replaced with a single, high level 'letter box' style opening casement, which would reduce the overall window area, the new window is only 1.65m above ground level, 2.4m wide and fractionally higher than the approved windows. Councillors therefore request that the new 'letter box' style window is conditioned to remain obscure glazed, as previously agreed, but fixed shut to protect neighbouring privacy and amenity (NP Policy TP1.1).
5. 4301/21/HHO, Appledore, Island View, Thurlestone, replacement conservatory windows/doors, window enlargements, timber cladding, installing Solar PV panels, plus part retrospective application **(24/3) TPC Support**  
Councillors welcomed the updating of this property. There were no neighbouring residential amenity issues (NP Policy TP1.1) and they were satisfied that the design and building materials - the cladding, new roof tiles, new windows, bifolds, pv panels, two sliding pedestrian gates and wall toppings - were appropriate in the location

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and in the street scene (NP Policy TP1.2). They were however, concerned that the new vehicular access onto the Thurlestone-Buckland road should meet highway safety standards (NP Policy TP1.7) and noted that this new access is not included within the description of the development, only a reference to the vehicle crossing having received site approval from the neighbourhood Highway Officer.

6. 0386/22/HHO, Longstone, Warren Road, Thurlestone, replacement single storey extension **(17/3) TPC Support**  
Thurlestone Parish Council supports this application. Councillors considered that the replacement single-storey extension on the West side of the property would significantly improve the appearance of the property by bringing the existing flat roof up the same ridge height as the adjoining single-storey and using the same materials (painted render and natural slate grey concrete ridge and hip tiles) (NP Policy TP1.2); and that there would be no impact on the residential amenity of neighbouring properties (NP Policy TP1.1) nor on the natural environment/ South Devon AONB (NP Policy TP1.5).
7. 0293/22/FUL, Onnalea, Bantham, Demolition & rebuild of existing property **(17/3) TPC Conditional Support**  
Thurlestone Parish Council supports this resubmitted application. The existing dwelling is in a poor state of repair and occupies a prominent position overlooking the Avon Estuary, outside the settlement boundary of Bantham. Councillors considered that the proposed replacement dwelling complies with the following policies in the Thurlestone Parish Neighbourhood Plan: the total volume of the replacement dwelling does not exceed the that of the existing dwelling by more than 25%, is located on the same footprint and the overall bulk, scale, ridge height and design of the replacement dwelling are similar to the existing dwelling (NP Policies TP7.1 ii, iii & iv); the materials used - hanging slate and timber - are appropriate and in keeping with the form and character of the locality (NP Policies TP1.2 and TP7.1 iv) and the dormer windows sit comfortably within the roof space (in accordance with SPD guidance); and there would be no impact on the residential amenity of neighbouring properties nor on the natural environment/South Devon AONB (NP Policies TP1.1 and TP1.5). They do, however, request the following conditions: (1) for light reducing film to be applied to the glazing on the single-storey element facing the estuary to limit the impact of light pollution from artificial light on the intrinsically dark landscape, in accordance with the parish's dark skies policy (NP Policy TP1.4) and to conserve and enhance the natural beauty of the South Devon AONB (NP Policy TP1.5); and (2) to ensure that particular consideration is given to the landscaping details due to the sensitivity of the location, its scenic beauty and prominence within the South Devon AONB (NP Policies TP1.5 and TP22).
8. 0372/22/VAR, Plot 29 Highfield, Eddystone Rd, variation of conditions 1,5 & 8 3632/19/ARM **(24/3) TPC Commented on the application.**  
Thurlestone Parish Council welcomed the reduced fenestration on the East elevation of the property overlooking the neighbouring 'Goslings' (NP Policy TP1.1) and having reviewed the L-shaped design, which it was noted respects the building line along Eddystone Road, they agreed that the proposed design would be more attractive and distinctive than that of the approved dwelling (3632/19/ARM). Concerns remained, however, about the extension of the roof at the rear and its impact on the amenity of 'Goslings' (NP Policy TP1.1), as well as the extensive fenestration on the West elevation that was likely to lead to significant light spill in the South Devon AONB (contrary to NP Policies TP1.4 and TP1.5).
9. 2786/20/FUL, West Buckland Barn, TQ7 3AJ. **TPC Additional Comments to be submitted.**  
Thurlestone Parish Council wishes to make further comments on this application having recently obtained a copy of the agricultural consultant's letter of 9 March 2021. Councillors consider that this letter, which pre-dates the amendment of the development from a new agricultural/estate store to a new agricultural store, falls well short of providing a full and accurate assessment that there is an essential agricultural need for this building in this location.

In particular, the assessment fails to address the applicant's limited storage requirements for a 5-bay barn (33m x 12m), specifically: (1) the agricultural equipment that was stored outside the Workshop (shown in Appendix 3 of the Storage Requirements document) that was moved elsewhere once construction began on the Estate

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office; and (2) the vehicles and machinery itemised to meet the requirements of the new vineyard enterprise - notwithstanding that the Bantham Estate Management Plan 2021-2034 (published in September 2021) states that storage for the vineyard is to be retained within existing agricultural buildings at Lower Aunemouth Farm, which is located in the valley between the two vineyards.

Further, the true extent of alternative under-utilised agricultural buildings available within the land holding has not been properly assessed. While the consultant notes that the main block of existing farm buildings is located at Lower Aunemouth, which is centrally located in terms of the land holding, and the applicant's Design & Access Statement identifies Lower Aunemouth Farm as a potential site for the new agricultural barn (Site Option B), the Lower Aunemouth site in the Storage Requirements document relates to only three of the existing barns which occupy less than half of the potential site. The explanation for this discrepancy may be found in the Estate Management Plan which states that the farmhouse and several of the existing portal buildings and agricultural barns are to be removed and replaced by a new country residence in a rural English Estate's tradition with a newly designed ornamental parkland landscape. There is also a derelict barn on the edge of the site that could be repurposed for the storage of vineyard items that has not been considered.

In the above circumstances, Councillors therefore consider the letter of 9 March 2021 has failed to justify the essential agricultural need for a new agricultural barn in this very sensitive, highly protected location within the South Devon AONB, the Heritage Coast and the Undeveloped Coast.

### b) DECISIONS:

1. 4720/21/HHO, Mountstone, Thurlestone. **SHDC Conditional Approval**
2. 3431/21/HHO, Upton Grange, Bantham. **Withdrawn.**
3. 4754/21/FUL, 21 Eddystone Road, Thurlestone. **No Decision.**
4. 0002/22/TPO, Oakwood House, Buckland Park. **Tree Works Allowed.**
5. 0347/22/COM, Notice of Intent to install electronic communications apparatus. **Permitted Development.**

### c) ENFORCEMENT

Please note that the Enforcement Lists are confidential and issues concerning Enforcement cannot be discussed at a public meeting.

South Hams District Council are responsible for the enforcement of all planning breaches, the Parish Council have no authority to deal with issues of this nature.

Please will all parishioners continue to report full details of any violations that do not adhere to the original application for which permission was granted. ALL violations can be reported to Enforcement via

[www.southhams.gov.uk/article/3043/Report-a-Planning-Breach](http://www.southhams.gov.uk/article/3043/Report-a-Planning-Breach)

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### 16 BUSINESS TO BE DISCUSSED:

- a. Progression Planning: Effective from May it is anticipated that there will be three councillors remaining on the Parish Council. To ensure there are no potential issues with retaining a quorum from May it was resolved that a notice be erected in late March/early April declaring the number of vacancies and detailing what actions the parishioners need to take to enable the parish to either hold an election or to allow the remaining councillors to co-opt new members at the May meeting.
- b. Housing Needs Survey: The councillors resolved acceptance of the findings and approved to attach them to the minutes as Appendix B. This item will be added to the next meeting for further discussion.
- c. Comparison of Thurlestone Parish Neighbourhood Plan & Bantham Estate Plan: The Councillors discussed the suggestion made at the February meeting and resolved not to get involved with the process.

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- d. Platinum Jubilee. Two meetings have been held regarding the celebrations, a group of parishioners are organising events for everyone in the parish. The events are for all, young and old across the entire parish. Fundraising is taking place to ensure the vast majority of the events will be free of charge. Plans so far include beacon lighting on the Thursday and a lantern parade through the village. A parish beacon will be made with sign to show Platinum Jubilee, the Estate are in favour of this and support the event. Additionally in Thurlestone the road will be shut by the Hotel between 10am to 10pm and a marquee of approximately 21m x 9m will be erected. There will be live music and circus acts through the afternoon, the Hotel will support with afternoon tea and there will also be other events such as a three-legged race/parish race/treasure hunt/children's entertainment/junior & senior cake bake and possibly fancy dress. Water bottles with a logo (designed in a competition) will be given to the children of the parish. If anyone would like to be part of the community group who are organising the events please get in touch.
- The parish hall will be open on day of the street party and they will also be holding a family day as well as projecting the palace concert onto the wall in the hall on 4<sup>th</sup> June. More information will be provided in April.
- e. Public Toilets & Artisan Building: A flush through of the toilets prior to opening will be requested of SHDC. The artisan building discussion has been deferred to April.
- f. Allotments: Over the last ten years landowners have been approached regarding potential allotments in the parish. Unfortunately, nothing has transpired and we are currently unable to offer this facility.
- g. Zero emissions policy/ecology: This item will remain on the agenda.
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### 17. To receive reports from County and District Councillors and to ask any questions arising

#### DEVON COUNTY COUNCIL REPORT:

Cllr Rufus Gilbert, Email: [Rufus.Gilbert@devon.gov.uk](mailto:Rufus.Gilbert@devon.gov.uk)

#### THE COUNTY OF DEVON (TEMPORARY RESTRICTION) (A381, HALWELL) NOTICE 2022

#### TEMPORARY PROHIBITION OF THROUGH TRAFFIC & PARKING

DEVON COUNTY COUNCIL hereby give NOTICE that:

From **MONDAY 4 APRIL 2022**  
for a maximum of 5 days

Until **FRIDAY 8 APRIL 2022** (both dates inclusive)

Between the hours of **19:00** and **07:00**

No person shall cause or permit any vehicle to proceed or wait on the sections of Affected Roads.

Roads affected -  
**A381, HALWELL , TOTNES CROSS TO LEIGH CROSS**

The alternative, signed, route for vehicles will be via -  
A381, A379, A3121, A38, A385, A381, AND VICE VERSA

This temporary restriction is considered necessary to enable -  
**ESSENTIAL CARRIAGEWAY REPAIR AND MAINTENANCE**

For additional information contact:  
**WSP**  
Telephone: **01392 267500**

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**THE ABOVE WORKS ON THE A381 WILL TAKE PLACE EVERY MONDAY TO FRIDAY BETWEEN 19.00HRS AND 07.00HRS, COMMENCING ON 4<sup>TH</sup> APRIL AND FINISHING ON 20<sup>TH</sup> MAY**

Budget saving £100k per day, DCC portion of Council tax increased by 3%

### 20mph Expressions of interest:

The recent DCC Cabinet meeting resolved to allow 20mph schemes to be considered, with some being progressed in 22/23 for those communities that request them. Every application must be supported by both the Town or Parish Council and Elected Member prior to assessment. To allow for assessment and prioritisation for schemes to be delivered in 22/23 all submissions must be complete by 31st March.

Cllr Williams has completed submission forms and Cllr Gilbert formally confirmed his support, Cllr Williams and a team of volunteers have obtained 200 signatures of support of a restriction in the speed limit. The council resolved to support the submission.

### Localised Flooding:

During the recent poor weather travelling out of the parish became particularly hazardous due to water ponding on both entry roads. A flood sign was erected by Highways but this did nothing to alleviate the problems. It was noted that the Elston junction is the responsibility is the landowner. Cllr Gilbert will submit an enquiry to obtain the details and will forward the response to the Clerk.

### REPORT IT:

Members of the public are requested to report all Highways issues through the Highways Website, enabling faster assessment of problem areas which can then be added to the repair/maintenance schedules. You can report potholes, overgrown vegetation, defective signs/lighting and much more.

<https://www.devon.gov.uk/roadsandtransport/report-a-problem/>

### DISTRICT COUNCILLOR REPORTS:

Email Cllr Judy Pearce: [cllr.judy.pearce@southhams.gov.uk](mailto:cllr.judy.pearce@southhams.gov.uk)

Email Cllr Mark Long: [cllr.mark.long@southhams.gov.uk](mailto:cllr.mark.long@southhams.gov.uk)

- a. There is a revision to the Joint Local Plan section Dev 32 in respect of climate change. This will enable measures to be put in place to ensure properties have air source heat pumps, vehicle charging points, solar panels on at least 40% of the roof space, reduced window areas and more habitat green space etc – the aim is to have a ground breaking policy that applies to all applications. It is anticipated that this will be in place from approximately July 2022 onwards.
- b. SHDC have joined forces with DCC, Plymouth City Council, Torbay Unitary Council and all the District Councils to put in a county deal bid to the government in respect of devolution. There are three tiers of devolution, they are applying for tier two which will give a number of additional powers and extra monies for issues such as highways infrastructure, housing and skills.
- c. A Devon wide housing task force is being set up which will enable the local authorities to speak directly to the government and ultimately provide more affordable properties in the area.
- d. At the recent Executive Meeting, a report was passed in respect of people in rented properties who want to move onto a shared ownership house. The agreement allows SHDC to gift the deposit of up to £5,000 to enable people to move out of rented properties and onto the property ladder. An improved scheme for the shared equity properties is also being developed in respect of repairs to the property etc.
- e. The Government Tax cut of £150 for those properties in bands A-D will be dealt with by SHDC, documentation containing full details is being finalised and will be issued shortly for the 2022/23 year. Registered disabled

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people living in Band E properties will be treated as living in a band D property and will qualify for the rebate.

There is also assistance for those who may be asset rich but cash poor, applications should be made to SHDC.

- f. Garden waste service (brown bins) will be restarting in the week beginning 28 March 2022. If you need to check when your next collection is, please use the button below. Simply enter your postcode to find your next collection day. Please note that this will not show brown bin collections until 25 March. Your brown bin will be picked up on alternate weeks to your black bin. So, for example, if you are due a black bin collection in the week beginning 21 March, your brown bin will be collected on your usual collection day in the week commencing 28 March. <https://www.southhams.gov.uk/garden-waste-restart>

**It takes two minutes to report a problem, please help keep our community beautiful.**

<https://apps.southhams.gov.uk/webreportit>

Abandoned Vehicle, Damaged or Full Dog Bin, Damaged/Full Litter Bin, Damaged/Full Recycling Bank, Dead Animal, Dirty Beach, Fly Tipping, Litter/Dog Mess, Planning Breach, Stray Dogs, AND MORE...

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### 18 Receipts & Payments – Month 11, see Appendix A:

a. **Receipts & Payments:** Month 12.

Accounts to pay – Clerk Salary & HMRC, Zoom refund K Harrod £14.39, Parish Hall Hire £14, P Martin P3 expenses £20. A mandate sheet was produced and signed accordingly.

**The Councillors unanimously resolved to accept the payments.**

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### 19 At 21.09hrs the Chairman thanked everyone for their attendance and declared the meeting closed.

It is with regret that the Chairman has today accepted the resignation of Cllr Charlie Mitchelmore with effect from 1<sup>st</sup> May. Cllr Mitchelmore was thanked for all his time and effort and all Councillors wished him well for the future.

Items for next agenda:

- Housing needs discussion.
- Artisan Building.
- Platinum Jubilee

### 20 2022 Meeting Dates:

4<sup>th</sup> Apr, 9<sup>th</sup> May, 6<sup>th</sup> Jun, 4<sup>th</sup> Jul, 5<sup>th</sup> Sept, 3<sup>rd</sup> Oct, 7<sup>th</sup> Nov. Thurlestone Parish Hall 7.30pm

Signed as a true record: \_\_\_\_\_

Print Name & Date: \_\_\_\_\_

Agenda Items and Updates; where possible please submit to the Clerk by the last Monday in the month to ensure time for inclusion, circulation, and study. If a Council Member is unable to attend a meeting it would be appreciated if they could submit a brief précis of progress on their actions, if applicable, (to the Clerk for distribution) together with their apologies.

**Distribution List** : Cllrs Crowther, Hurrell, Marshall, Mitchelmore, Munn, Rhymes & Williams. **For Information to:** County Cllr R Gilbert, Dist. Cllr Judy Pearce, Dist. Cllr Mark Long, Thurlestone Parish Website: <https://www.thurlestoneparish.co.uk/>

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Category	Descriptor	Date	Month No. of Payment approval	<i>ban ked</i>	Paid In	Paid Out	Cash Book Balance
<b>Cash Book Balance b/f from last financial year</b>							<b>23,793.05</b>
Payments	Pennon Water	04/01/2022	DD		-	64.50	35,449.18
Receipts	Interest	10/01/2022	Interest		0.06		35,449.24
Payments	Pennon Water	01/02/2022	DD	Y	-	64.50	35,384.74
Payments	EDF Energy	08/02/2022	DD	Y	-	0.82	35,383.92
Receipts	February Gross Interest	09/02/2022	Interest	Y	0.05		35,383.97
Payments	EDF Energy	10/02/2022	DD	Y	-	9.00	35,374.97
Payments	Helen Nathanson January Salary		10		-	482.29	34,818.10
Payments	Jack Rhymes - Village Christmas Tree		10		-	40.00	34,778.10
Payments	SHDC November Toilet Cleaning		10		-	792.00	33,986.10
Payments	Timber Jack, Installation of permanent xmas tree fitting		10		-	73.98	33,912.12
Payments	Kingsbridge RBL		10		-	18.50	33,893.62
Payments	Thurlestone Parish Hall		10		-	26.50	33,867.12
<b>TOTALS YTD Financial year 2020/21</b>					<b>£ 40,504.90</b>	<b>-£ 30,430.83</b>	<b>£ 33,867.12</b>
<b>RECONCILIATION CASH BOOK TO BANK</b>							<b>£</b>
Cash book balance b/d					<b>FY 2021/22 month</b>	12	<b>£ 33,576.62</b>
Revenue Accounts							
Unpresented Items					receipts	40,504.90	
					payments	- 30,430.83	
						<b>£ 10,074.07</b>	290.50
							Variance



## **APPENDIX B – TPC Meeting 7<sup>th</sup> February 2022**

**Alex Rehaag, Senior Specialist, Affordable Housing, South Hams District Council**

### **Introduction**

A Housing Needs Survey was undertaken in 2016 by South Hams District Council. This was required as evidence to support the Neighbourhood Plan which has since been adopted for the area. Neighbourhood Plans should be reviewed throughout the life of the plan. Housing Needs Surveys generally have a shelf life of about 5 years also these type of surveys are a snap shot in time.

The Parish has been in discussion with the council to support a small rural exception site in Bantham, this has been discussed locally throughout the process. The site would accommodate around 6 units of affordable homes. In line with the Neighbourhood Plan, this site would not allow any open market properties and therefore this survey is primarily aimed at those in need of affordable housing.

There have been delays in bringing a site forward and circumstances of some of those interested applicants may have changed, therefore it was timely to revisit the housing need. It is also necessary in terms of proceeding discussions with the landowner as housing need evidence is required as part of any potential planning process.

This survey is considered to be a refresh of the 2016 evidence as no new developments within the parish have come forward since the last survey or adoption of the Neighbourhood Plan.

### **Survey Aim and Method**

The survey aim is primarily to refresh the 2016 survey to identify how many properties are required to meet local needs within the parish. This survey will assist in determining any significant changes as part of the Covid-19 pandemic and the Housing Crisis which has been declared by the Local Authority. The results of this survey will be used by South Hams District Council if a planning application is submitted within the next 5 years.

The 2016 survey was distributed to every household, however this survey was available by paper copy and return to a secure ballot box in the village shop and also through an on line survey link. The survey purpose, link and how to complete this was publicised through the Parish Council and South Hams District Council's social media channels and publicised on the SHDC consultation portal through the local paper.

### **Headline information**

- 39 people started to complete the survey, not all completed this hence the disparity with some of the figures
- 32 people stated this was their main home. No responses from second home owners
- There were varying types of accommodation eg bungalow, house
- 17 responders owned their home with or without a mortgage, 3 were in tied accommodation, 10 privately rented and one was a current housing association tenant.
- 30 of responders met the local connection tests and 22 of these had lived in the parish for 3 years or more

- 17 of the responses stated that they would need to move within the next 5 years
- Varying bedroom needs were identified of various family make up.
- The most common reason for moving through the drop down answers or through free text was that the property was too small, unsuitable or too expensive. Also a fear of the landlord selling.
- No responders had a need for specialist housing

I have selected the above responses as a snap shot of the information provided. Behind the insight programme which was used for the survey is an excel spreadsheet that contains in-depth, personal information. This spreadsheet is what has been used to interrogate the detail and reach a conclusion on the number of new homes that is needed.

### **Interrogating the data**

All of the applicants that stated that they did not have a need to move in the next 5 years were discounted.

Those that owned their own homes that provided details on equity were discounted.

Respondent's that expressed a wish to buy on the open market or self-build who had income or savings above the Help to Buy threshold were discounted.

Responses to the survey identified the below as a potential need.

#### *Shared Ownership*

1 x 2 bedroom property

1 x 3 bedroom property

1x 4 bedroom property

#### *Rented (social rented as per NPPF definition)*

4 x 1 bedroom property

2 x 2 bedroom property

1 x 3 bedroom property.

The above figures do not take in to account the fact that there is current affordable housing within the area and there will be turnover (churn) within these properties. There is particular turnover within the 1 bed stock within the area. There will also be changes within people's lives that may see them move on to alternative accommodation, move out of the area or need different size property from the response they have provided. Therefore the survey is noted as a snap shot in time and the Devon Home Choice register will be used as an additional form of evidence.

### **Survey conclusions**

The recommendation is that **6** new properties are provided within the next **5 years** and the tenure of these properties should all be **Rented** dwellings to meet the highest and most certain evidence of need. This size of the properties is detailed below:

#### *Rented (social rented as per NPPF definitions)*

2 x 1 bedroom property

2 x 2 bedroom property

2 x 3 bedroom property.

If any new properties are brought forward using this survey information, the following should be included within the section 106 agreement, ensuring perpetuity:

- properties meet Local Connection requirements as per the adopted Neighbourhood Plan,
- advertised through Devon Home Choice,
- allow Bands A-E to apply.
- also be a cascade to allow applicants the ability to under occupy by one bedroom in the 2 and 3 bed units.

***Justification for not including shared ownership***

Shared Ownership or other intermediate home ownership has not been considered at this stage due to the limited information that has been provided to support the affordability of this product. There is also a question over any shared owners ability to 'sell' their share within the legal rules of the proposed section 106. Available mortgages may be restricted to the shared ownership/intermediate product, particularly where there are local connection restrictions for section 106 properties.

Following the above data analysis the following should direct any affordable housing development within the next 5 years.

Prepared as a refresh to the 2016 survey by Alex Rehaag, Senior Specialist – Affordable Housing.