

UPDATE 2 – 29.11.17

Update: Plans List Item 4 17/01179/MFUL 28/11/17

Updated need figures for Willand and surrounding Parishes

All Devon Home Choice figures contained within the tables below show the number of people within each area with a need for affordable rented accommodation. The figures only show persons who live or work in each of the respective parishes at present. The figures are as of the end of November 2017.

Uffculme:

	Banding for Uffculme				
Bedroom Need	Band B	Band C	Band D	Band E	Grand Total
1	1	4	10	21	36
2	2	3	4	11	20
3	2	3	1	4	10
4		2			2
Grand Total	5	12	15	36	68

Halberton:

Count of Bedroom	Banding for Halberton				
Bedroom	Band B	Band C	Band D	Band E	Grand Total
1	3	1	3	4	11
2	1		3	5	9
3		2		1	3
Grand Total	4	3	6	10	23

Willand:

	Banding for Willand				
Bedroom Need	Band B	Band C	Band D	Band E	Grand Total
1		4	21	19	44
2	1	5	2	14	22
3	1	2		4	7
4		3			3
5	1				1
Grand Total	3	14	23	37	77

Needs Summary for Uffculme and Halberton:

The total number of affordable houses coming forward in Uffculme (including two sites adjoin Uffculme but within the Halberton parish) is known to be 36. These affordable dwellings are coming forward through the following planning permissions:

15/00108/MOUT; 17/01370/MARM – Outline planning permission for 60 houses (Harvesters), with reserved matters pending consideration. This site will provide 21 affordable houses.

17/00300/MOUT – Outline planning permission for 30 houses, adjacent to the Harvesters site – to provide 11 affordable houses.

17/00106/MOUT – Outline planning permission for 16 houses at Ashley Road Uffculme, pending decision, agreement to grant subject to a S106 – this site will provide 4 affordable dwellings.

The 21 affordable dwellings at the Harvesters site is proposed to be jointly prioritised to the parishes of Uffculme and Halberton. The need for Uffculme and Halberton at the current time is 91, or 45 excluding band E. The need for Uffculme and Halberton will not be fully met by the development known to be coming forward in the Uffculme/Halberton area. As such, these developments are highly unlikely to contribute towards meeting the affordable housing need of Willand.

Needs Summary for Willand:

The most up to date figures show a need of 77 affordable houses, 40 excluding band E.

13/00993/FULL – Fir Close provided 7 units in June 2016, all are occupied.

Policy W11 – in the emerging plan which holds very limited weight at this time due to the outstanding objections would provide 13 affordable homes if 30% affordable housing is provided as per the allocation. At the current time there are no timescales for the development of this site; development could be a number of years away.

Application 17/00652/MOUT is pending consideration. This application proposes 10 social rented houses. As this application is yet to be determined it is unclear whether these units will gain permission.

The current pending application and forthcoming allocation, along with the current application (17/01179/MFUL) would provide a total of 51 affordable homes. The applications combined would not meet the total need of Willand which is 77 units. In addition, the current application for 28 homes intends to meet the current need, whereas the timescales for the other developments is unknown. The proposed allocation isn't likely to be complete for a number of years and therefore will not address the current need, but is capable of helping to address any outstanding or future need.

Education contribution:

The education contribution agreed with the applicants is £38,461.50.