

3.0 Policies - Theme 4: Housing

44.1 In the Plymouth & South West Devon Joint Local Plan (Draft)(JLP) North Tawton is identified as a smaller town within the Thriving Towns and Villages Policy area, alongside Hatherleigh, Bere Alston and Lifton. Strategic Objective SO8 (Draft JLP) sets out to maintain the vitality and viability of the smaller towns and key villages through the provision of homes, jobs, services and community infrastructure sufficient to enable them to play an important role as local centres for their surrounding areas. In relation to housing this will be achieved through delivering an appropriate mix of new homes that responds positively to local housing needs and improves long term sustainability.

44.2 The Draft JLP sets out the provision for new homes across the whole plan area for 2014-2034, the life of the Draft JLP. Within the Thriving Towns and Villages area, across West Devon and South Hams, at least 7,700 homes are required of which 2050 should be affordable: 970 are within the smaller towns and key villages (JLP Policy SPT3). These include homes that have been completed or under construction, have planning permission, site allocations or are 'windfalls'. The term 'windfall' is defined in the National Planning Policy Framework as 'sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available'. Windfalls can be included within the housing allocation within West Devon's 5 Year Land Supply where there is compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.

Objectives

7. To support as closely as possible the views expressed by the town's residents through the social engagement process.
8. To support housing development that sustains the population of the town at a level that helps maintain shops, jobs and services sufficient to enable North Tawton to thrive as a place in which to live.
9. To ensure the provision of a sufficient number, type, range and tenure of housing of a good standard that meets the needs of different groups of people. To wherever possible promote independent living for people of all ages and conditions.
10. To ensure that the design of any new development reflects and respects the distinctive character of the town and its surroundings.



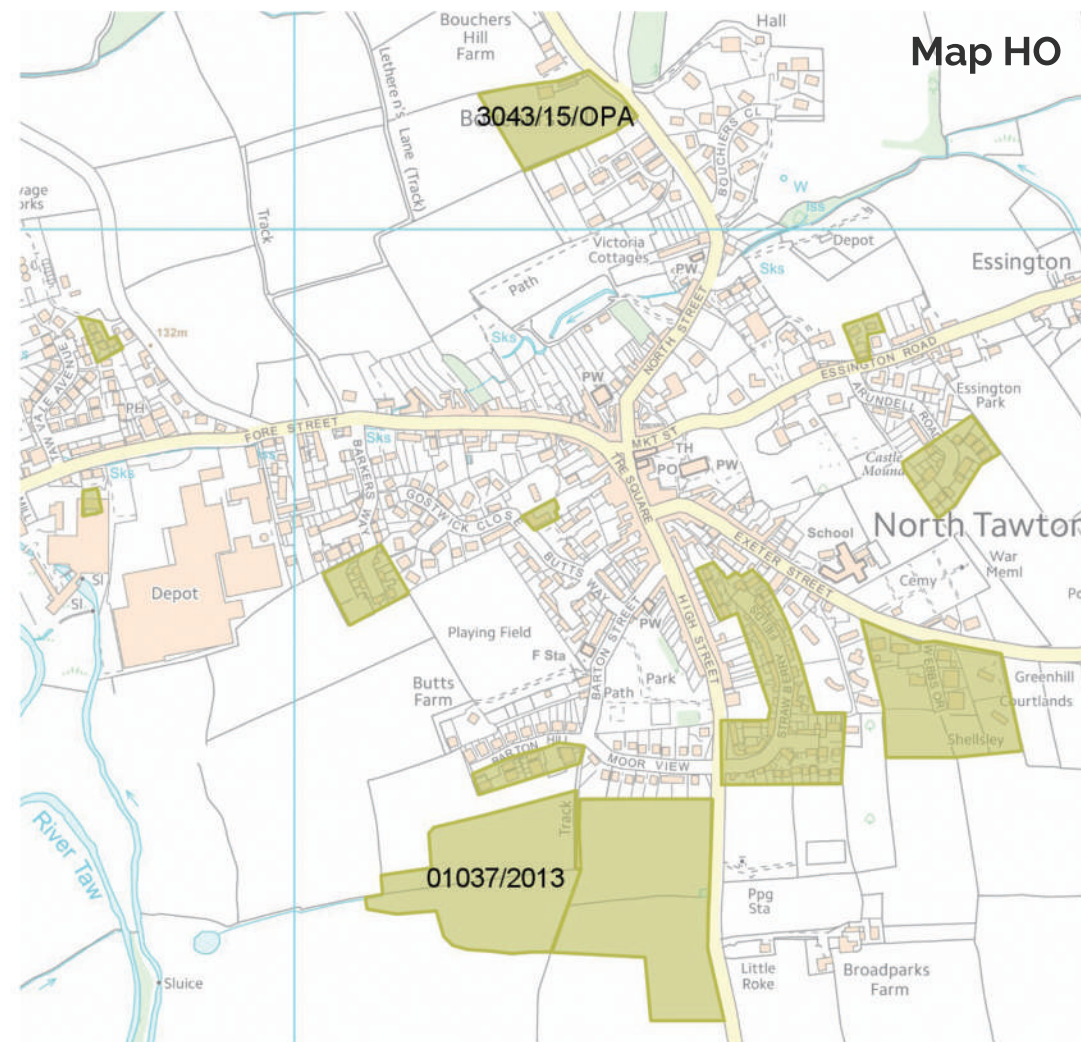
3.0 Policies - Theme 4: Housing

45.1 Since 2000 there have been a number of developments adding a range of new dwellings to the town. These include Strawberry Fields to the south, Taylors Field and Webbs Orchard, Barton Hill and Barkers Way, providing much needed social and affordable housing to the west, Richina Drive and Shiptons site providing smaller dwellings and flats and most recently Bathway Fields where 61 dwellings have been constructed. These can be found on **Map HO New Dwellings since 2000**.

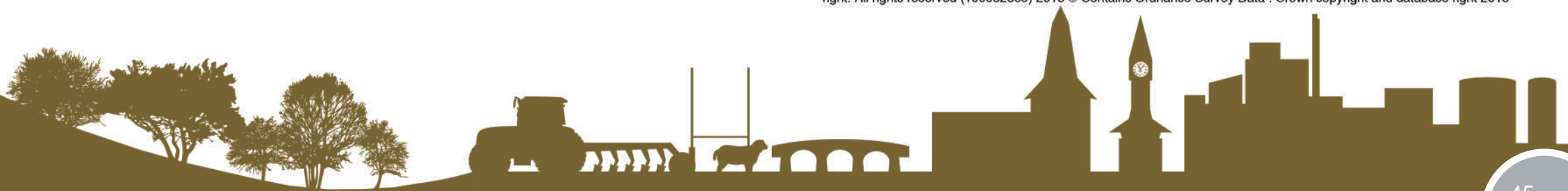
45.2 The residents of North Tawton made it very clear in the Neighbourhood Plan Questionnaire responses that there is a preference for small scale rather than large developments in the town. 69% of respondents said they preferred the use of Brownfield sites for any new development, which should be a mix of small developments (70% of respondents) rather than one new estate. The public response to the 'Call for Sites' exercise undertaken in 2014, also indicated that smaller sites were preferred. This view was further supported by residents in their feedback following the Consultation Event on 10th December 2016.

Consultation with residents

45.3 There is an expectation from the North Tawton Town Council that for any significant development within the town there should be consultation with residents both at the pre application stage and following planning approval. This provides the opportunity for developers to present their plans, including any benefits to the town, for consideration by residents.



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3.0 Policies - Theme 4: Housing: 'Call for Sites' Process

Neighbourhood Plan Policies

46.1 The seven Neighbourhood Plan Housing Policies identified below seek to meet the Objectives set out in this Housing theme. The following sections of the National Planning Policy Framework (NPPF) underpin these policies with specific paragraphs listed before each policy:

- Delivering sustainable development
- Delivering a wide choice of quality homes
- Requiring a good design
- Promoting Healthy Communities
- Protecting greenbelt land
- Meeting the challenge of climate change and flooding.

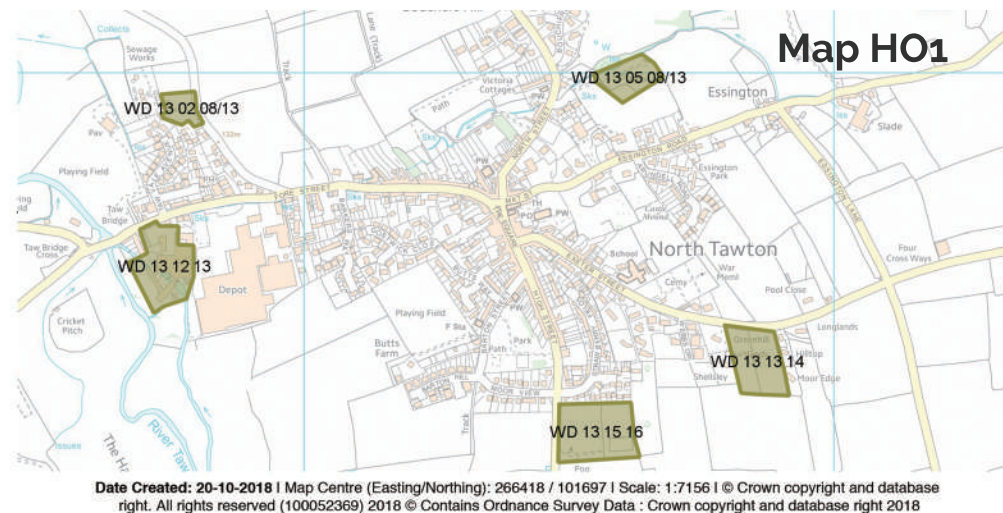
'Call for Sites' Process

46.2 In 2014 the Neighbourhood Plan Development Group initiated a 'call for sites' - an informal opportunity for individuals and organisations to propose sites within North Tawton, for development.

The exercise in itself did not decide whether a site should be allocated for development, nor commit the proposer(s) to applying for planning consent, but enabled the Neighbourhood Plan Development Group to better understand the needs and wishes of the residents, in the context of land that may become available for development. **Appendix 5.3.4.1a 'Site Information Pack 2014'**

A further opportunity was provided by West Devon Borough Council in 2016 for developers to come forward with potential sites for development. **Appendix 5.3.4.1b 'Site information pack 2016'** provides a list of sites presented and the results of the analysis of these sites. (note that SHLARR reference WD_13_05_08/13 only relates to the area shaded within the 2014 site information pack – site allocation below 'Land East of Devonshire Gardens')

46.3 Assessment of these sites was undertaken by the Neighbourhood Plan Development Group, following the Regulation 14 Consultation response from West Devon Neighbourhood Planning, using the Neighbourhood Plan Site Assessment Matrix developed for the draft JLP. **'Integrated Assessment Matrix' Appendix 5.3.4.4.** Each site considered for allocation within the Plan has been subject to an assessment against the SEA criteria used within the Plymouth and South West Devon Joint Local Plan. By using the same assessment criteria as the JLP it can be demonstrated that all reasonable alternatives have been considered before the identification of potential sites, and that a consistent approach has been used. **'North Tawton Neighbourhood Plan Site Assessment Matrices' Appendix 5.3.4.5.** Following this assessment details of the potential site allocations, along with the justification and proposed phasing, are outlined in **Policy HO1 Site Allocation for Housing.**



3.0 Policies - Theme 4: Housing: Development Sites with Planning Permission

Development sites with planning permission

47.1 Batheway Fields - planning reference: 01037/2013

In Policy TTV2 of the Draft JLP the Batheway Fields site is allocated for mixed use development - homes and employment (Use Class B1) for 61 dwellings and 1,300 sq.m employment floor space. At time of writing (2018) development of the 61 dwellings has been completed. The land identified for the employment space, along with land identified for medical centre use, has been put up for sale.

47.2 A further Planning application for 100 dwellings (Phase 2 development) was submitted in November 2016, followed up with some amendments in April 2017. In both cases North Tawton Town Council objected to these planning proposals which WDBC subsequently refused. The developer submitted an appeal against this decision which was to be heard in July 2018. Meanwhile the developer subsequently submitted a fresh planning application for 65 dwellings on this site which was granted in June 2018.

47.3 In the 'Call for Sites' process the developer presented a long term plan to develop up to 600 homes on the Batheway site. This kind of large scale development is not required to meet the housing needs for North Tawton, nor of the Smaller Towns and Key Villages within the Draft JLP. Neither is it in keeping with the views and wishes of the town's residents. This scale of development would not be regarded as sustainable, putting significant pressure on the infrastructure of North Tawton.

47.4 Land above Bouchers Hill - planning reference 3043/15/OPA

This site received outline planning permission in 2018 for 9 self-build dwellings. There is also a barn on the same site with permitted development permission. Although this site is on greenfield land there is support within the town for this self-build development, and it was approved by North Tawton Town Council. It is important that development on this site adheres to Policy HO7 Small Scale Self-Build Housing and the **North Tawton Design Statement Appendix 5.3.1.1**.

Neighbourhood Plan Site Allocation for Housing Development

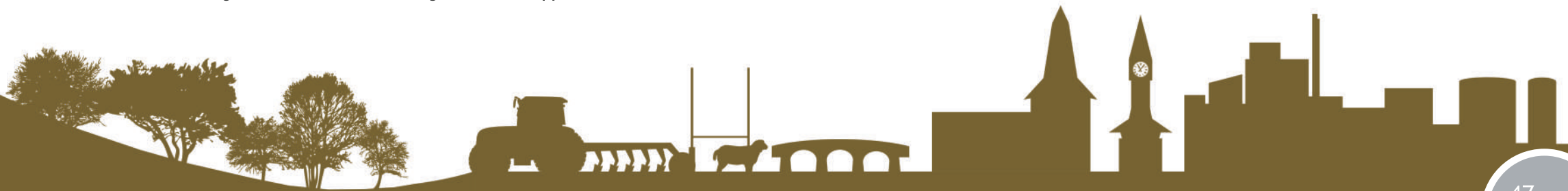
47.5 In order to fulfil the requirements of the JLP and the presumption within the NPPF to deliver sustainable development it is considered that the Neighbourhood Plan should allocate 5 potential sites for housing over the period of the Plan until 2034. **Map HO1 Site Allocations.** Each site listed within **Policy HO1** for allocation was presented during the call for sites process and has been subject to an assessment against the SEA criteria used in the JLP Site Assessment Matrix which has enabled an objective assessment of housing need over the life of the Neighbourhood Plan.

47.6 Each site is either of small or medium scale, spread around the town, rather than one large development, in keeping with the views of residents. 70% of residents responding in the Questionnaire favoured a mix of smaller sites rather than a large estate. All sit within the settlement boundary of North Tawton therefore are deemed sustainable developments with facilities to support and accommodate them.

47.7 There is an ongoing need for affordable housing within the Parish as indicated in **Policy HO3** and each of these sites should accommodate some affordable housing over the period of the plan. A mix of open market/affordable/social housing was preferred by 63% of respondents in the Questionnaire.

47.8 Land east of Devonshire Gardens is owned by South West Water who have shown their wish to sell for development through their current planning applications. The requirements set out in HO1 include the provision of allotments which is designated as 'local green space' in **Policy CH1**. This site is currently an Asset of Community Value, registered by the Environmental Trust. Requirements within HO1 also address the concerns raised by some local residents in relation to traffic congestion and car parking.

47.9 Residents expressed a preference for developing brownfield sites before greenfield agricultural sites. The Woollen Mill site has long been a priority for residents receiving significant support in the 'call for sites' process. The redevelopment of this listed building would provide an opportunity to safeguard the future of the building and enhance the surrounding environment.



3.0 Policies - Theme 4: Policy HO1: Site Allocation for Housing Development

Policy HO1- Site Allocation for Housing Development

Proposals will be supported for new housing on the following sites and shown on the site allocations map, provided the development meets the requirements set out in the policies of this plan and the JLP

Land South of Exeter St (SHLARR Reference: WD_13_13_14) 1.1 hectare to accommodate up to 15 dwellings

Land at Yeo Lane (SHLARR Reference: WD_13_02_08/13) 0.4 hectares, to accommodate up to 12 dwellings

Land South of Strawberry Fields (SHLARR Reference: WD_13_15_16) 1.47 hectares. To accommodate up to 24 dwellings

Land East of Devonshire Gardens (SHLARR Reference: WD_13_05_08/13) 0.6 hectares to accommodate 14 dwellings (including assisted living)

Woollen Mill (SHLARR Reference: WD_13_12_13) 1.4 hectares to accommodate up to 42 dwellings

Land South of Exeter St WD_13_13_14

This site is intended to provide up to 15 new dwellings with sufficient and adequate car parking for residents and visitors.

In addition to the requirements listed in the policy the proposal must also have regard to the following requirement:

- To consider the potential impact of the high pressure gas main which runs along the Northern boundary in terms of site safety.

All development proposals must have regard to the following requirements:

- To consider the implications for traffic congestion in their development proposal in accordance with Policy IN4 in this plan
- To consider the provision for affordable housing in accordance with policy HO3 of this plan
- To consider the provision of sufficient and adequate parking for residents and visitors in accordance with policy HO7 within this plan
- To consider the provision of adequate private rear amenity space (gardens) for each dwelling in accordance with policy HO5 within this plan
- To consider a scheme design that will help to secure appropriate retention and enhancement of wildlife corridors or stepping stones
- To consider creating a SUDS scheme at the site to avoid additional surface water run-off impacting on other areas of the town.
- To consider the provision of energy requirements and sustainability in accordance with policy EE3 within this plan.

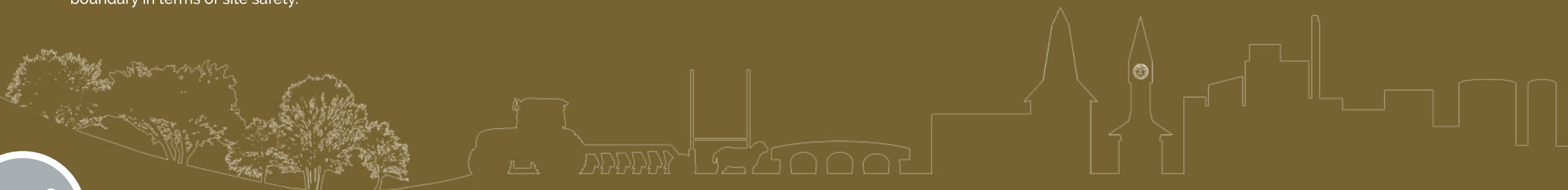
These developments will need to be implemented in accordance with Policy HO2 of this plan and the Town Design Statement, Appendix 5.3.1.1, as well as the general requirements set out in the draft JLP.

Land at Yeo Lane WD_13_02_08/13

This site is intended to provide up to 12 new dwellings with sufficient and adequate car parking for residents and visitors.

In addition to the requirements listed in the policy the proposal must also have regard to the following requirements:

- To consider the impact of the proximity of the sewage works on this development
- To undertake a pre application archaeological assessment and evaluation of the site



3.0 Policies - Theme 4: Policy HO1: Site Allocation for Housing Development

Land South of Strawberry Fields WD_13_15_16

This site is intended to provide up to 24 new dwellings with sufficient and adequate car parking for residents and visitors.

In addition to the requirements listed in the policy the proposal must also have regard to the following requirements:

- To consider a mix of dwelling types to reflect the needs and demographic of local households in accordance with policies HO2 and HO5 of this plan
- To consider the provision of safe off road cycle and footpath into town in accordance with policy E7 of this plan
- To consider the provision of a new access road junction
- To consider the provision of a bus stop within proximity of the site
- To fully consider and implement appropriate protective measures in relation to the Roman remains Scheduled Ancient Monument
- To fully consider and implement a landscaping scheme that provides appropriate protection of existing landscape features (including trees that are subject of Tree Preservation Orders) and screens the site from wider views.

Land East of Devonshire Gardens WD_13_05_08/13

This site is intended to provide up to 11 new dwellings, assisted living accommodation, and allotments, with sufficient and adequate car parking for residents, visitors and allotment users.

In addition to the requirements listed in the policy the proposal must also have regard to the following requirements:

- To consider the needs for provision for the ageing population of North Tawton in accordance with policy HO5 of this plan
- To consider the provision of sufficient and adequate parking for residents, visitors and allotment users in accordance with policy HO7 of this plan to ensure there is no adverse impact on parking in Devonshire Gardens and North Street
- To consider fully the site's proximity to the Conservation Area and incorporate design measures accordingly.

- To consider the provision of allotments as local green space in accordance with policy CH1 of this plan
- In considering within the scheme design the need to secure appropriate retention and enhancement of wildlife corridors or stepping stones, including the watercourse, hedgerows and trees within the site.

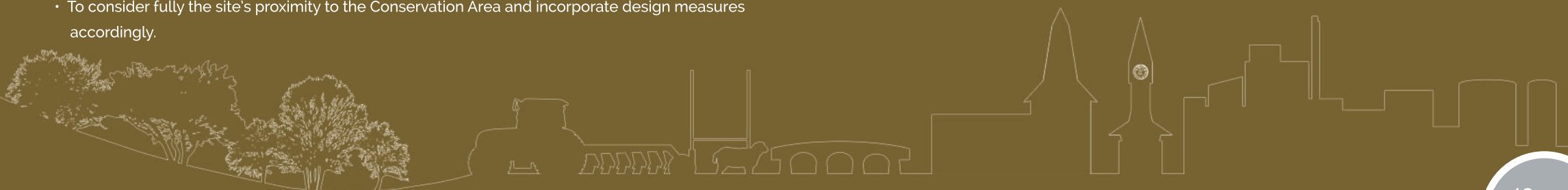
The Woollen Mill WD_13_12_13

This site is intended to provide 62 homes of an appropriate range, mix and type to meet local needs, over the final phase of this plan. In addition this may include B1 office space. The site was subject of two applications, an outline application (Code No 1990/2011) and an application for Listed Building Consent Code 1992/2011) which were approved but have since expired.

Nevertheless these provide a good guide to how development of the site should be approached.

In addition to the requirements listed in the policy the proposal must also have regard to the following requirements:

- To consider the design and setting of listed structures and other features of heritage interest
- To consider measures to reduce and mitigate flooding issues
- To consider measures for dealing with contaminated land
- To consider measures for mitigating the effect of noise from neighbouring users
- To consider the reuse of heritage materials on site as part of the overall design
- To consider the site's archaeological assets in both the design and the potential reuse of materials
- To consider the provision of local employment land and mixed use development in accordance with policies E1 and E2 of this plan



3.0 Policies - Theme 4: Policy HO2: New Dwellings

New Dwellings

50.1 Policy HO2 has been informed by the expressed views of residents of North Tawton through the responses to a number of relevant questions within the Neighbourhood Plan Questionnaire and in feedback from the Consultation Event (10th December 2016).

50.2 The current housing stock in North Tawton provides a good cross section of types of property, but the future increase in house numbers should be kept to a minimum, with traditional style housing on Brownfield sites preferred. There was a clear preference from respondents for three-bedroom properties, some bungalows and larger gardens than those provided in the last development at Strawberry Fields and the development at Batheway Fields.

50.3 The Questionnaire revealed that 65% of respondents would not want to see any more than 100 new houses built within the town over the next 20 years. Only 27% of respondents thought between 76 and 100 was acceptable, with 38% preferring less than 76. 21% of respondents did feel that more than 100 new houses would be acceptable.

50.4 An analysis, undertaken for the Neighbourhood Plan, of the density of new developments built over the past 10 years within North Tawton, informs the preferred density of dwellings per hectare in Policy HO2. This analysis can be seen in Appendix 5.3.4.8. This preferred density was supported by the preference for low density sites expressed by Questionnaire respondents. West Devon Core Strategy, SP6, refers to a preferred density of 30 houses per hectare within certain locations.

50.5 69% of respondents expressed a preference for the use of Brownfield sites for any new development, which should be a mix of small developments (70% of respondents) rather than one new estate. 54% expressed this as their least preference with only 19% preferring one large development. A mix of open market/affordable/social housing was preferred by 63% of respondents.

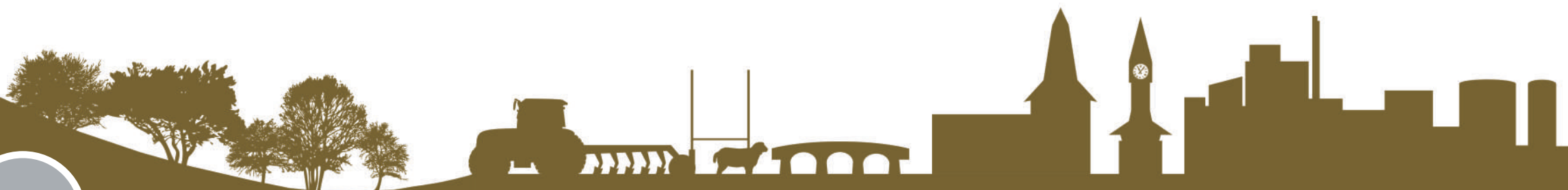
50.6 In relation to the type of new housing, 53% of respondents preferred 2 storey dwellings with the same number expressing 3 storey houses as their least preference. 63% expressed a preference for more traditional style dwellings.

50.7 In response to whether residents would welcome dwellings using environmentally friendly technologies to reduce carbon foot print and running costs, 67% respondents expressed agreement. The Questionnaire also revealed that 72% of respondents identified Parking as a very serious issue for the town, with a further 16% viewing it as a concern. Car parking provision for residents was seen as a major concern for 59% of respondents, with provision of car parking for visitors a serious concern for 49%.

50.8 In relation to accessibility any new development must comply with the Draft JLP Policy DEVg 4 1&2.

Related district and national Policies

- *Draft JLP: Strategic Objectives SO8, SO11, Policies TTV 1,2, 29, DEV7,8,9: 4 1&2,10*
- *West Devon Core Strategy SP6 (2011)*
- *NPPF: Paragraphs 17, 29-30,47,50,56,58,61,69,75, 94-95,99-100, 109.*



3.0 Policies - Theme 4: Policy HO2: New Dwellings

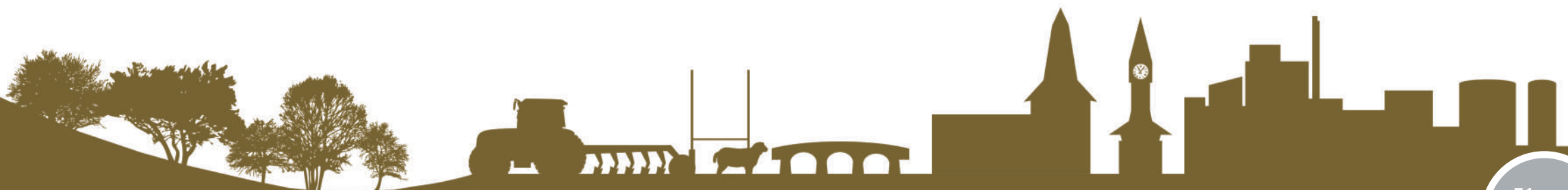
Policy HO2- New Dwellings

Developers are encouraged to:

- i) utilise small plot sizes of approximately 0.5 hectares;
- ii) develop sites in keeping with the traditional character and plot sizes associated with North Tawton;
- iii) consider the use of previously developed land (brownfield) sites before greenfield sites;
- iv) utilise rainwater harvesting and/or grey water recycling within dwellings to reduce water disposal from sites;
- v) provide communal green space and play areas within new developments.

Proposals for development on sites of 12 or more new dwellings will be supported where they:

- vi) provide, on average, a density of 30 dwellings per hectare;
- vii) provide a mix of dwelling types and sizes commensurate with the demographic of local households in North Tawton, with the majority being 2 and 3 bedroom dwellings;
- viii) provide adequate off road car parking facilities through provision of a garage and/or driveway which should be held in perpetuity only for parking provision (see also Policy HO6);
- ix) provide safe, convenient and pleasant cycle and pedestrian routes to the town centre and to principal facilities, including schools; safe and convenient crossing of roads, where the location of the proposal suggests a need for such routes;
- x) do not contribute to increased flood risk and use Sustainable Drainage Systems (SuDS) to mitigate this risk. Where SuDS are put in place, developers should consider positive solutions for landscape incorporation and biodiversity improvements as part of the schemes;
- xi) do not cause the significant loss of best and most versatile agricultural land (BMV) graded 1 or 2;
- xii) developers should include positive solutions for landscape incorporation and biodiversity of wildlife as part of the schemes.



3.0 Policies - Theme 4: Policy HO3: Affordable Housing

Affordable Housing

52.1 In October 2014, a Housing Needs survey was undertaken. The questions asked within the survey were intended to provide a headline figure to advise what housing provision may be needed within the town over the next 5 years.

52.2 The conclusion of the Housing Needs Survey Nov 2014, **Appendix 5.3.4.2** was that the number of new homes needed to meet “local needs” was at zero, largely due to the development under construction at Batheway Fields. This took into account the number of homes in the planning process and the provision of 11 units at Barkers Way completed in 2014. On the basis of the results of this survey, it was assumed that these units would adequately meet the affordable housing needs of the local community for the next three to five years.

52.3 Information provided by Devon Home Choice, on behalf of West Devon Borough Council, identified in July 2018 48 households in need of affordable rented accommodation in the North Tawton area. Of these, 13 were in higher levels of need as categorised by Devon Home Choice banding **Appendix 5.3.4.6: Devon Home Choice Housing Need Bands A-E**. This demonstrates that there is an ongoing level of need for affordable housing – both rented and purchased within North Tawton.

53.4 Allocation of and occupancy of Affordable Housing must meet the requirements of West Devon Borough Council's Local Allocation Policy and meet the local connection criteria set out for the area.

53.5 All future development will need to provide affordable housing either on-site or through a financial contribution. Any applications submitted will be required to demonstrate how they meet

Policy DEV8 of the Draft JLP which states that developments between six and ten dwellings or eleven plus dwellings must provide at least 30% Affordable Housing.

Related district & national Policies

- *Draft JLP: Policies DEV7,8,9*
- *North Tawton Housing Needs Survey Nov 2014*
- *West Devon Borough Council Affordable Housing Policy*
- *West Devon Borough Council Local Allocation policy*
- *NPPF: Paragraphs 47,50,54*

Policy HO3 – Affordable Housing

Proposals for housing development will be required to satisfy requirements for affordable housing set out in the Plymouth & South West Devon Joint Local Plan, and should demonstrate how they address local housing needs identified in the most up-to-date housing needs survey.

In addition, all proposals for affordable housing should:

- demonstrate how they meet relevant requirements set out in the North Tawton Design Statement; and,
- demonstrate how they meet local needs for dwelling sizes (bedrooms) and type (for example, bungalows, semi-detached, terraced, maisonettes, apartments / flats, detached).
- consider the inclusion of accommodation to meet the needs of the elderly population in the parish (see Policy HO5)

3.0 Policies - Theme 4: Policy HO4: Private Rear Amenity Space (Gardens)

Private Rear Amenity Space (Gardens)

53.1 In the Neighbourhood Plan Questionnaire, 56% of respondents expressed a strong preference, and 23% a preference, for any new developments to have larger rear gardens than those provided in the last development at Strawberry Fields (average being 48 Square metres). An analysis of rear garden size within recent developments in North Tawton, undertaken for the Neighbourhood Plan, revealed an average size of 60 square metres. This analysis, set out in **Appendix 5.3.4.7 Rear Amenity Space**, therefore informs the minimum size for a rear garden within **Policy HO4**.

Related local & national policies

- *Draft JLP: Policy DEV10*
- *NPPF: Paragraphs 47,50,54*



Policy HO4 – Private Rear Amenity Space (Gardens)

New residential development proposals should demonstrate, through a design and access statement or planning statement, that adequate well-located private amenity space is provided of an appropriate size and type for reasons of good quality design, amenity of residents, accessibility, privacy, enabling adequate light (sunshine) and the provision of healthy living environments. This should normally be provided as rear garden space.

New dwellings should have a minimum of 60m² of useable private garden (amenity) space, where feasible.

Amenity spaces should be well-designed and fit for purpose and wherever possible:

- be practically shaped, having a useable area and be accessible and well planned in relation to the dwelling's living spaces;
- provide a private 'sitting out area' be secure; and,
- receive direct sunlight for part of the space for at least part of the day.

3.0 Policies - Theme 4: Policy HO5: Residential, Supported Care and Sheltered Homes

Residential, Supported Care and Sheltered Homes

54.1 In 2017 19.4% of the total population (2032) of North Tawton were aged 65 - 84 (394 people), 6% were aged 80 years and over (122 people) and 3.1% were aged 85 and over (63 people). There has been a gradual increase in people over the age of 80 within the area since the census of 2011.

Source: Devon JSNA Community Profile 2017 Appendix 5.3.3.1.

54.2 Although within the average for the South West, this is above the England average. Key messages in the **North Tawton Parish Profile (2014) Appendix 5.3.4.3** indicated that the population will become more elderly with implications for health and social care and that demands for specialist housing, support and health facilities may increase. This is based on a forecasted percentage increase of 36% in the 65-84 age group and in the 85+ age group, of 89.2%. (Figures for Okehampton market town area which includes North Tawton). The population of West Devon Borough will grow because more people are likely to move into the area than leave it.

54.3 In the Neighbourhood Plan Questionnaire 36% of respondents expressed a strong preference for sheltered housing for elderly, infirm or disabled people to be provided within the town, with a further 35% of respondents expressing some preference. Some 30% expressed a strong preference for Care/Nursing provision within the town. Another key message from the Parish Profile (2014) is that further consideration should be given to how the needs of the elderly can be met.

54.4 Further evidence from the Bow GP Practice indicates that provision for elderly care within the communities served by the practice is limited. A number of patients have had to move to reside in Okehampton, Crediton, Hatherleigh and Holsworthy to access suitable provision to meet their

needs. A facility within the local area, providing some form of social care accommodation for the parish community, would be warmly welcomed by the GP Practice.

Related local and national Policies

- *Draft JLP: Strategic Objective SO11, Policy DEV7, 8*
- *NPPF: Paragraph 39*

Policy HO5 - Residential, Supported Care and Sheltered Homes

To help ensure provision for the ageing population within the Parish of North Tawton, proposals for development of residential care, assisted living and sheltered accommodation for the elderly will be supported. Such proposals should offer a mixture of tenure opportunities and take account of factors such as local levels of need, affordability, accessibility and suitability of sites.



3.0 Policies - Theme 4: Policy HO6: Parking in Residential Development

Parking in Residential Development

55.1 **Policy HO6** seeks to reduce on street parking, improve road safety and to mitigate problems being experienced within the town in relation to car parking and congestion issues.

55.2 The Neighbourhood Plan Questionnaire revealed that 72% of respondents identified parking as a very serious issue for the town, with a further 16% viewing it as a concern. Car parking provision for residents was seen as a major concern for 59% of respondents, with provision of car parking for visitors a serious concern for 49%.

55.3 The Questionnaire also revealed that 80% of respondents had up to two cars per household – 44% with one car, 36% with two. 12% had three or more cars per household.

55.4 Identifying additional sites for car parking within the town for both residents and visitors produced 112 responses in the Questionnaire, including the suggestion of more off road parking within any new housing developments as referenced above in **HO2**. As a number of residents have commercial vehicles it is important that there is provision made within any new development for parking such vehicles to avoid further congestion in residential areas.

Related local and national Policies.

- NPPF: Paragraph 50

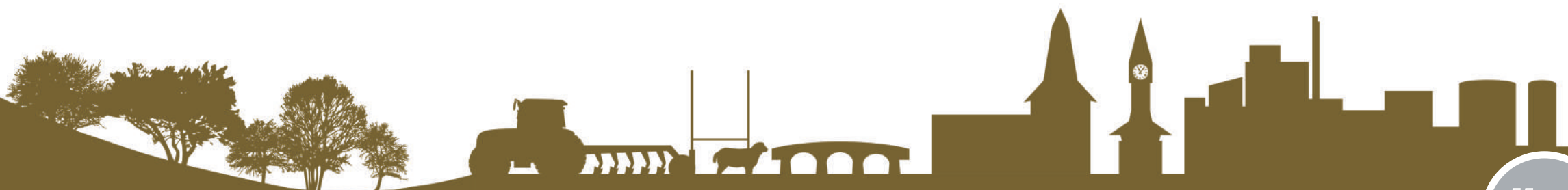
Policy HO6 - Parking in Residential Development

New residential development should provide off-road parking provision commensurate with number of bedrooms for residents and visitors with roads being of sufficient width and an appropriate layout to ensure easy two-way vehicular access, without compromising the safety of pedestrians or cyclists.

Proposals for development will be supported where they demonstrate, through a comprehensive and well-designed Transport Impact Assessment or Planning Statement, how they comply with standards set out by the Highways Authority in its most up-to-date standing advice, including the provision of 'Plug in' facilities for charging electric cars.

Proposals are encouraged to exceed this standard where viable:

- to help ensure that existing parking problems in North Tawton are not exacerbated;
- to provide the opportunity to maintain good and safe accessibility on local roads;
- to take realistic account of vehicle ownership (and use of commercial/business vehicles) per household in the town; and,
- to ensure that that the layout of any planned development provides easy access for residents and their visitors, for service vehicles (for example refuse vehicles) and for emergency service vehicles.



3.0 Policies - Theme 4: Policy HO7: Small Scale Self-Build Housing

Small Scale Self-Build Housing

56.1 Self-build housing, which includes 'custom build housing', is defined by the Government (in the Community Infrastructure Levy Regulations, 2014) as a dwelling built by (or commissioned by) someone to be occupied by them as their sole or main residence for at least 3 years. This is a desirable expectation to ensure that plots are purchased by people committed to self-build and remaining in the community as opposed to a developer building the property to sell on.

56.2 Self-build can offer a lower cost solution to local residents as well as supporting the local economy by providing work for local builders, architects and trades people. It can also help to "free-up" the availability of market housing (private rent and owned) as a self-builder will usually be resident in the parish already and will vacate their home when their self-build home is complete.

56.3 There is growing support for this method of delivering housing, with the Government having introduced the Self-build and Custom Housebuilding Act in 2015. This is borne out by the response in the Neighbourhood Plan Questionnaire where 42% of respondents expressed a strong interest in custom built/self-build housing, and 25% expressing interest in this form of development within the town. Also 42% of respondents expressed a strong interest in affordable community self-build developments.

56.4 A requirement of the Housing Act is for Local Authorities to maintain a register of people interested in finding or developing a self-build plot. The preference would be that such self-build opportunities would be prioritised for local people who may be constrained by the availability and market cost of properties, and who would not normally qualify for affordable or shared equity housing, but who wish to remain within the parish.

56.5 There should be compliance with the 'North Tawton Design Statement', in relation to the design of the houses, gardens and surrounding area.

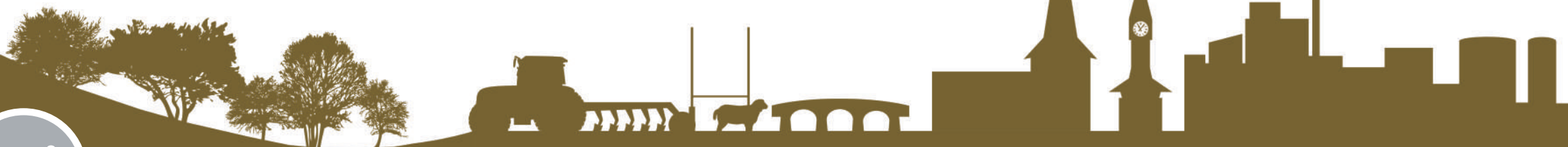
56.6 At time of writing there have been two outline planning approvals within North Tawton to develop sites for self-build dwellings, both of which have received support from North Tawton Town Council.

Related local and national Policies

- *Draft JLP: Policy DEV9*
- *NPPF: Paragraphs 47,50*
- *Community Infrastructure Levy Regulations, 2014*
- *Self-build and Custom Housebuilding Act in 2015*

Policy HO7 - Small Scale Self-build Housing

To help achieve localised organic housing growth which supports our rural community and help meet the Government's objective of encouraging custom and self-build, proposals for innovative self-build dwellings will be supported. Any such development must comply with the Self-Build & Custom Housebuilding Act and the North Tawton Design Statement.



3.0 Policies - Theme 4: Housing

