TOTNES NEIGHBOURHOOD PLAN

Totnes Neighbourhood Plan

Evidence Base on Housing

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EXECUTIVE SUMMARY

i) This summary provides highlights from the main document which sets out the evidence assembled on housing need as part of the preparation of the Totnes Neighbourhood Plan. Following national guidance, data sources and local research was used to provide an assessment of the quality and nature of new housing needed in the town.

ii) Housing needs assessments prepared as part of work on South Hams 'Our Plan' and the Joint Local Plan for Plymouth and SW Devon provide a framework within which to consider the requirements in Totnes.

- The draft JLP 2014-34 suggests a requirement for 30,300 new homes across the Plymouth Housing Market Area (HMA) which includes Totnes.
- Nearly 70% to be met in Plymouth or on its fringes.
- The principle driver in the South Hams is migration rather than natural growth
- This reflects the area's attraction as a location for retirement.
- Significant shortfall and ongoing need for affordable housing, is key to housing requirements in South Hams.

iii) Our local assessment of need for affordable housing in Totnes suggests a requirement for 15 homes per annum. Based on a delivery model of 35-50% affordable, this broadly equates to

- 30 to 40 new homes per annum and
- The allocation of 677 new homes to the town for the period from 2014 to 2034.

iv) South Hams Strategic Housing Market Assessment (which concords with local evidence) suggests the following requirements of new affordable housing:

I bed	2 bed	3 bed	4+bed
56%	22%	16%	6%

BACKGROUND DEVELOPMENT PLANS

v) Past development plan documents show how planning policy in respect of housing provision has and is evolving:

- **2006** South Hams Core Strategy - 2001 to 2016, allocated 8350 new homes to South Hams of which 53%, (4500) were located to an area immediately adjoining Plymouth. This consisted of Sherford New Community (4000 homes), 500 homes on the Plymouth urban fringe with the remaining 3850 allocated to the rest of the District. Market conditions resulted in under delivery with the first new homes only now emerging in 2016.
- **2008** Affordable Housing Development Plan Document (DPD): sought to address South Hams' priority of delivering affordable housing by setting a target of 55% affordable new homes. Due to market conditions and the impact of changing national policy, the outcome has fallen someway short.
- **2010** Development Policies DPD provides detail policies to guide decision making in respect of planning applications, including for example policies to protect residential amenity.
- **2011** Site Allocations DPD provided specific site allocations for housing numbers identified in the Core Strategy should be delivered. For Totnes, eight sites were identified to deliver 523 new houses up to 2016 and a further 180 in the period beyond. Many of these have or are being delivered reflecting the attractiveness of Totnes as a location for private sector house building.

CURRENT ISSUES-2016

v) The draft Joint Local Pan proposes some 1256 new homes for the period between 2014-34 in Totnes and adjacent parishes of Berry Pomeroy and Dartington**.** 677 within the Totnes parish boundary, 504 in Dartington parish and 27 in Berry Pomeroy. This reflects the limited availability of suitable housing development land in Totnes. Only 262 housing units have been allocated on land where development has not commenced and only 200 are not yet covered by a planning consent.

vi) The consultation responses raised concerns about the amount of new housing proposed in terms of pressure on physical and social infrastructure. Comments from Dartington parish considered the amount of new housing excessive with particular emphasis on proposed development at Broom Park. Responses in relation to Totnes were overwhelmingly focused on the Central Area site where there is major concern about loss of car parking and open space and adverse impact on the market square and the town's historic and cultural retail core.

vii) The latest DCLG 2014 based household projections suggest that between 2014 and 2039 household numbers in South hams will increase by some 5000 or 14%. This is one of the slowest rates of anticipated growth in Devon.

viii) Housing completion rates in Totnes between 2001 and 2016 indicate an average 38 new homes have been built each year. Projected forward this would imply 684 houses by 2034 from 2014 base.

ix) Information on social housing waiting lists points to a continuing unmet needs In Totnes. In 2015, 6 households suffered from severe overcrowding and 56 households identified as lacking 1 bedroom. Totnes and Dartington are popular locations for applicants for affordable housing. Almost 40% of the 964 applicants recorded in April 2015 as seeking a property in South Hams through Devon Home Choice indicated a preference for Totnes/Dartington.

ECONOMIC FACTORS

x) This preference may reflect the significant strength of Totnes as an employment centre compared to other market towns in South Hams. It is the only net importer for jobs. A review of the Heart of the South West's Strategic Economic Plan and work commissioned for South Hams and West Devon suggests that employment growth will continue to be focused on the principal urban areas (Exeter and Plymouth) and transport corridors e.g. Langage. However, local opportunities for employment use have been achieved, and are planned at Baltic Wharf and ATMOS, and should continue. Relevant regional and local projected growth sectors to Totnes include

- Creative and business services
- Food and drink
- Renewable energy and eco businesses
- Marine- waterfront supply chain
- Agri tech

CENSUS DATA

xi) A detailed review of Census data for Totnes from 2001 and 2011 highlights the following:

- Households increased by just 132 or 3.55% between 2001 and 2011. This compares with an increase in the number of dwellings of 206 or 5.2%.
- Household increase was largely attributable to the growth of one person under 65 households although this has not occurred in the over 65 category.
- Totnes has a significantly higher proportion of single person households than South Hams or England and a correspondingly lower proportion of family households, though these make up over 50% of all households.

- Between 2001 and 2011 the average household size declined marginally from 2.16 to 2.10 with the increasing proportion of smaller households (1 – 2 person)
- Totnes and South Hams have an older population structure than nationally. The proportion of the population aged 40 and above is higher in all categories. Conversely, the proportion of the population in the younger groups is lower although the difference is less pronounced for Totnes than the District as a whole.
- The town displays limited ethnic diversity in comparison with the pattern nationally. Some 7.3% of the population were born outside the UK compared to 13.1% nationally. 3.0% from other EU countries (3.7% nationally) and 4.3% from elsewhere (9.4% nationally)
- Dwelling size is weighted towards four to six room dwellings with a relative small percentage of one to three room properties. The relatively small size of households points to some under occupation of the housing stock in Totnes.
- Some 255 households live in overcrowded conditions representing 7.2% of the total. This is broadly in line with the national average (7.8%).
- Some 7.8% of household spaces (303) were identified as vacant in 2011 in comparison with 4.3% nationally. This is largely explained by the presence of second homes/holiday lets in the town. A research report prepared by Cambridge University identified second homes in Totnes parish in 2010 as 2.59%.
- The town has relatively high proportions of one person (20.1%) and pensioner (27.9%) households. There is proportionately less young families although the percentage of lone parent households (7.7%) was higher than the national average.
- Owner occupation in the town is at a slightly lower level than in Devon or nationally. In contrast, the proportion of households living in social rented (19.3%) and privately rented (17.9%) accommodartion was slightly higher. This is likely to be a reflection of the affordability of housing for local people.
- Semi-detached (30.1%) and terraced (30.0%) houses are in equal proportion, with 17.2% of properties being purpose built flats, and 8.5% being other forms of flatted properties e.g. converted houses and flats above shops. Just 14.0% of properties in the town are detached houses. This indicates the high density of housing in Totnes by comparison with the rest of South Hams and Devon.

AFFORDABILITY

xii) Totnes house prices shows a steady progression of median prices for all homes types between 1995 and 2013 source Land Registry. By 2013 all categories of property excluding detached homes had returned to the peaks previously achieved in 2007 before the financial crisis. Overall, average house prices last year were £273,000, up by 6% on 2013.

xiii) Currently, median private sector lets are £750 per calendar month for two bed properties. Larger family properties let for up to and over £1,000 per calendar month. This is clearly outside the range of many people on local incomes with almost 50% of household incomes at less than £20,000 per annum (ONS census). Anecdotal evidence suggests that a number of sales of new properties are being made to buy to let investors attracted by the returns which are achievable in comparison with bank deposits.

LOCAL HOUSING SURVEY AND PUBLIC WORKSHOPS

xiv) A Housing Needs Survey (HNS) was undertaken in summer 2015. Questionnaires were delivered to every household in the town with a total of over 620 responses received representing a response rate of around 16%. In addition, 2 general public workshops were held in 2015 which included housing and a workshop with 110 KEVICCs students. The headline results are below and mostly echo findings from our other data:

Priority groups for new houses were defined as the following:

- Small family homes (2-3 bedrooms) followed by
- Small homes for singles and couples.
- 84% of respondents said these homes should be affordable for first time buyers
- 82% prioritised families as the highest priority recipients of these homes,
- Singles and couples were next with the lowest priority group being older people
- Housing for young people emerged as a priority in local workshops.

Housing types were prioritised in the following order:

- Non detached houses (semis or terrace).
- Small homes were also a priority for one workshop with the emphasis on homes for young people and single people (as opposed to families). Flats were mentioned in workshops however flats were not given as a specific option in the survey, ‘small homes for singles/couples’.

Priority features of new homes

- 83% of respondents said ‘high energy efficiency’ followed by
- ‘built to lifetime homes standards’

Priority Development models

- 88.16% said that the Totnes Neighbourhood Plan should prioritise community led, brown-field site development and the development of quality housing at prices local people can truly afford.
- This is corroborated in findings from the workshops and reflects a dissatisfaction with the nature of new housing currently being developed in the town.
- Since the survey and workshops in 2015, there has been some contribution to shared ownership housing in Totnes which could be deemed as “affordable”

Totnes Neighbourhood Plan Evidence Base on Housing

1. Introduction

1. The purpose of this paper is to set out the evidence which has been assembled to assess housing needs for the Totnes Neighbourhood Plan. The approach follows that recommended in the toolkit for neighbourhood planners published by Locality. This document highlights the benefits of having a housing needs assessment which include:

   - Ensuring that the housing delivered by the neighbourhood plan meets the needs of the existing community and future arrivals for example in relation to affordable housing and housing for older people
   - Providing an agreed benchmark for local housing quantity and type, providing objective answers to the often contentious question of how many and what type of housing to build
   - Increasing certainty for the community, local planning authority and landowners/developers on the degree to which the plan area will change and develop over the plan period
   - Providing a key input to any site allocation process in terms of the amount of land required for new housing.

2. It must be recognised that assessing housing needs at the level of an individual town such as Totnes is a challenge. Housing markets are not confined to individual settlements, indeed when undertaking their assessments local planning authorities frequently collaborate in recognition that housing markets extend beyond local authority boundaries. It is also the case that the private sector housing market largely operates as a 'free market' governed by the forces of supply and demand. Thus, while the focus of a neighbourhood plan is necessarily upon the needs of the local area, one has to recognise that external factors such as national policy and economic factors can exert a significant influence.

2. Data Sources

3. Following the toolkit approach a variety of data sources have been assembled in preparing this housing needs assessment. These are reviewed and commented upon in the following paragraphs.

4. **Housing market assessment work associated with the emerging Joint Local Plan for Plymouth and SW Devon.** This was issued in July 2016 as part of a

consultation exercise and is supported by technical reports on the Housing Market Area (HMA) prepared by Peter Brett Associates. These reports seek to establish:

- The case for undertaking the objective assessment of housing need on the basis of an HMA which covers the three authorities of Plymouth City Council, South Has District Council and West Devon Borough Council, including Dartmoor NPA. (Peter Brett Associates, Testing and Establishing the Plymouth Housing market Area, June 2016) PBA argue based on an analysis of migration and journey to work patterns that the level of 'containment' justifies the use of the Plymouth HMA as a basis for undertaking a housing market assessment. However, it acknowledges the relationship which exists with adjacent authorities in particular Cornwall to the west, Torbay to the east and Exeter to the north of the combined area. This will require the new Joint Local Plan to demonstrate fulfilment of the 'duty to cooperate' with surrounding authorities.

- The scale of housing need to be provided. (Peter Brett Associates, Establishing the "Objectively Assessed Need" June 2016). Building on work undertaken for Plymouth City Council between 2013 and 2015 and taking into account recent population projections issued by the ONS as well as forecasting prepared by Devon County Council, it is concluded that 30,300 new homes are required in the period from 2014 to 2034. This requirement seeks to take account of the likely level of employment growth over this period and includes an allowance for vacancy rates and second home ownership. The figure of 30,300 provides an indication of the level of new homes which the JLP will need to provide for. No indication has been given of the breakdown of this figure in qualitative terms e.g. proportion of affordable homes, size of homes etc.

5. It should be noted that further work is being undertaken by the Joint Local Plan to ensure than an up to date and robust evidence base for the formal consultation and approval stages which are expected to commence in Spring 2017. This is likely to result in some 'tweaking' of the figures.

6. While the numbers emerging from the Joint Local Plan clearly set the strategic policy framework with which Totnes Neighbourhood Plan will need to comply, as previously noted the high level nature of the forecasts do not provide any guidance on more local patterns of need. In October 2013, South Hams DC received a Strategic Housing Market Assessment report prepared by GVA and Edge Analytics. This was joint commissioned by Cornwall Council, Dartmoor National Park Authority, Plymouth City Council and West Devon Borough Council. While the assessment was undertaken as a joint exercise reflecting the overlapping nature

of local housing market areas, a specific report was prepared for South Hams District which contained the following key findings:

- There was considerable uncertainty regarding the future number of households in the District by 2031. Demographic projections suggested a relatively slow rate of increase as a consequence of an ageing population (3,930 new households) whereas projections based on employment-led growth suggest much higher numbers (up to 15,630) although there is considerable divergence between employment forecasts. The figures emerging from Joint Local Plan for South Hams for 2014 to 2034 (nearly 5,947 new homes for the area outside the Plymouth urban fringe and Dartmoor National Park) in the period from 2014 to 2034) sit within this range. When new housing planned on the fringes of Plymouth is taken into account, it is likely that the level of new housing planned for will be towards the upper end of the range.

- Migration represents the largest component of demographic change in South Hams as the ageing population results in a natural decrease in population (excess of deaths over births). This is typical of a 'coastal' community which is a destination for both retirement and relocation. *Comment: Planning cannot control where people live so if people continue to want to move to the South Hams and too few new homes are being built the result will be high and unaffordable house prices for local people.*

- The changing composition of the population is likely to give rise to a high demand for smaller homes to meet the needs of an ageing population. However, it appears that there will be a sustained demand for traditional family housing (3 and 4 bed homes). *Comment: this points to a clear need to ensure that, as far as possible, planning policy helps to deliver a higher proportion of 1 and 2 bedroom homes.*

- The SHMNA identifies a need for some 242 new affordable homes to be provided for at least the next five years to meet both the backlog in recent delivery and current needs. *Comment: On the assumption that private development remains the main mechanism for the delivery of affordable housing and a 35% affordable housing can be achieved under current national planning guidelines this implies a requirement for 691 new homes per annum.*

- For Totnes, the SHMNA identified a backlog of 11 households per annum in housing need and 19 new households per annum likely to be in housing need given the existing supply of social housing and new supply arising from committed development schemes. These numbers relate to the wider Totnes market area and not just the town itself. *Comment: Using an assumption that half of this need should be met within the town which is likely to be a more* *attractive place for people in housing need to live than surrounding villages, this would imply a need for 15 new affordable homes a year. Using a 35 to 50% affordable housing yardstick would suggest a total requirement for between 30 and 43 new homes a year which between 2011 and 2031 would equate to 600 to 860 new homes. This represents an increase on the new homes allocation for Totnes made in 2006 and broadly equates to the 677 provided for in the JLP.*

- The SHMNA estimates that the size breakdown of new affordable housing should be provided as follows: I bed - 56%; 2 bed - 22%; 3 bed -16%; and 4+ bed – 6%. *Comment: This assessment confirms the growing number of one and two person households for whom provision needs to be made. This is driven in large measure by the growing numbers of elderly in the overall population. Indeed the SHMNA estimates that between 14% and 17% of the District's population will be aged over 75 by comparison to 11% now.*

3. Adopted local authority Core Strategy/Local Plan:

7. South Hams District Council's development plan comprises a range of documents which were put in place under the requirements of the Planning and Compensation act 2004. Those that are of greatest relevance to consideration of housing needs in Totnes are:

- **2006 Core Strategy**. This set out the broad approach to accommodating growth in the District using the Devon Structure Plan requirement for the period 2001 -2016 which allocated 8350 new homes to South Hames of which 4500 were to be in the part of South Hams which immediately adjoins Plymouth. This was planned to be achieved through the development of Sherford New Community (4000 homes), 500 homes on the Plymouth urban fringe with the remaining 3850 allocated to the rest of the District. The Core Strategy implied housing completions across the District rising from around 300 units per annum to between 600 and 900 per annum with the majority of this growth accounted for by Sherford.
  Comment: If a figure of around 11,000 new homes is required for South Hams to 2031 (see para 4 bullet 1) and the same broad spatial allocation applied as in the 2006 Core Strategy with 53.9% directed towards Sherford and the Plymouth fringe this would mean that 5,000 homes would be required across the rest of the district. This assessment appears to be broadly in line with the number of 5947 provided for in the JLP for 2014 to 2034.

  Policy CS2 of the Core Strategy allocated some 400 additional homes (over and above those already in the planning pipeline) to Totnes in the period up to

2016. This was more than double the number of new homes allocated to other area centres (Dartmouth - 200, Ivybridge - 100, and Kingsbridge – 200).

The Core Strategy also highlighted the particular need which exists in South Hams for affordable housing. Policy CS6 set a strategic target that 50% of all new housing should be affordable having regard to local circumstances.

- **2007 Sherford New Community Area Action Plan (AAP):** Detailed proposals for the creation of Sherford New Community were set out in this Area Action Plan which provided the basis for a successful outline planning application, subject to detailed negotiations of the S106 agreement. However the onset of the recession, and protracted negotiations over the viability of the scheme has resulted in substantial delays in implementation. Only recently, has detailed approval been granted for the first phase of development with infrastructure works and first homes now underway. This delay has contributed significantly to the under delivery of new homes in South Hams.

- **2008 Affordable Housing Development Plan Document (DPD):** This document reflects the priority which the District Council has placed on the delivery of affordable housing. It provides more detailed policies in support of CS6. For example AH2 establishes a requirement that 55% of all housing on allocated sites in Area Centres, including Totnes, should be provided as affordable homes, including intermediate tenures such as shared ownership. Policy AH4 requires that affordable housing should be integrated with market housing with the aim of achieving a balanced housing market. In practice, a combination of the recession and new guidance contained in the NPPF which requires local planning authorities to be flexible in their application of affordable housing requirements has allowed developers to reduce the level of affordable housing provision in order to maintain viability. Despite this, new developments in Totnes are delivering a significant proportion of affordable housing albeit at levels substantially below that envisaged in 2008.

- **2010 Development Policies Development Plan Document (DPD).** This document provides policies to guide decision making on individual planning applications. Policy DP3 deals with Residential Amenity stating:

  1. Development will be permitted provided it does not have an unacceptable impact on the living conditions of occupiers of nearby properties.
  2. Unacceptable impacts will be judged against the level of amenity generally accepted within the locality and could result from:
  - *a. loss of privacy and overlooking;*
  - *b. overbearing and dominant impact;*
  - *c. loss of daylight or sunlight;*
  - *d. noise or disturbance;*

e. odours or fumes.

DP 11 deals with Housing Mix and Tenure stating that *'Residential and mixed-use developments will be permitted where they provide an appropriate mix of dwelling types, tenures and sizes. This should reflect the identified local need in South Hams, and may include flats, small family sized units and housing suitable for older people, demonstrated by the latest Housing Market Needs Assessment and other local evidence.'*

The Plan also contains policies dealing with sustainable construction (DP4) as well as issues such as access and parking (including residential parking standards), open space provision and the protection of landscape and biodiversity.

- **2011 Site Allocations Development Plan Document (DPD)** for:
  - Dartmouth
  - Ivybridge
  - Kingsbridge
  - Totnes
  - Rural Areas

This element of the development plan deals with the detailed allocation of sites to meet the requirements set out in the Core Strategy. The document for Totnes which was subject to considerable discussion prior to adoption in February 2011, allocated the following sites:

Figure 1: Totnes Site Allocations to 2016 and beyond

Site	Development up to 2016		Development beyond 2016	
	Total Dwellings	Employment land (Ha)	Total Dwellings	Employment land (Ha)
Proposal T1 Baltic Wharf	190	-	-	-
Proposal T2 KEVICC	50	-	80	-
Proposal T3 Totnes Central Area	123*	0.1	20	-
Proposal T4 Dairy Crest	60	-	-	-
Proposal T5 Land at Dartington Lane	-	-	10	-
Proposal T6 Land at Ashburton Road	-	2	50	0.3
Proposal T7 Riverside	100	2	-	-
Proposal T8 Bourton Lane	-	-	20	-
TOTAL	523	4.1	180	0.3

* 53 dwellings at the Totnes Southern Area (South Gate) are already completed.

These allocations provide the basis for much of the housing development currently underway in Totnes, including T1 Baltic Wharf, and T7 Riverside. Progress has been made with proposals for T4 which will be delivered through the community–led Atmos project and T6 Ashburton Road where consent has been granted. However there is little evidence of schemes progressing at T2 KEVICC, T3 Totnes Central Area where the Grove School will not now be relocating.

8. This overview of the current Development Plan for South Hams demonstrates the limitations of planning in ensuring delivery in the face of changing market and political priorities. Allocating sites in a plan and putting in place policies requiring the provision of affordable housing does not mean it will happen. However, there is little doubt that the overall strategic approach adopted by South Hams to focus development on the main Area Centres and secure the development of allocated sites has, in the case of Totnes, largely worked. This is likely to reflect the attractiveness of the town as a place to live which gives confidence to developers that if they provide new homes people will buy them.

4. Emerging Local Plan

9. **:** Since 2014, covering the period during which work has been undertaken in preparing the Totnes Neighbourhood Plan, South Hams DC was been progressing with the preparation of a new Local Plan to bring its development planning policies up to date and in compliance with the requirements of the National Planning Policy Framework (NPPF). This was to be brought forward as ‘Our Plan’ for South Hams with work being undertaken jointly with West Devon with whom the council now operates a shared planning service. Agreement has now been reached between Plymouth City, Dartmoor National Park, South Hams and West Devon to prepare a joint Local Plan using an updated and shared evidence base. The Council explained the reasoning behind this approach as follows: *People do not live their lives within one administrative area, and through the planning process we have a requirement (called the Duty to Co-operate) to make sure that we have co-operated on issues which arise across these boundaries which are then reflected in the Our Plan: South Hams. This includes, for example, roads, schools and housing numbers. Without this co-operation, the plan is likely to fail at an Examination in Public.*

10. A consultation process was launched in July 2016 providing access to the latest objective assessment of housing need together with an indication of the broad locations where this will need to be met. Using the 30,300 figures the informal draft Joint Local proposes to ‘allocate’ new housing development across the 3 authorities as follows:

At Plymouth – the city and urban fringe	21,000 new homes

Thriving Towns and Villages – not including Dartmoor	8,700 new homes
Dartmoor Provisional Allowance	600 new homes
Total	**30,300 new homes**

The plan seeks to focus the majority of growth, (69.3%) on Plymouth and surrounding parishes while the remainder will be expected to be accommodated across the remainder of South Hams and West Devon. The July 2016 draft suggested the following distribution.

Minimum Housing Numbers by Settlement Type and Other Delivery

Settlement Type	Proposed means of delivery	South Hams (Excluding DNPA and Plymouth Urban Fringe)	West Devon (Excluding DNPA)	Total
Towns	Allocations supplemented by Neighbourhood Plans	3,500	2,000	5,500
Local Centres	Allocations supplemented by Neighbourhood Plans	500	500	1,000
Villages	Neighbourhood Plans or allocation	700	300	1,000
Other	Windfall 2016-2034 + completions 2014-16	1,247	808	2,055
Totals		**5,947**	**3,608**	**9,555**

For the four towns within South Hams, the following provisional allocation of housing for the period 2014 to 2034 is proposed.

Dartmouth (including Kingswear and Stoke Fleming)	605
Ivybridge (including parts of Ugborough)	1,229
Kingsbridge (including West Alvington)	485
Totnes (including Berry Pomeroy and Dartington)	1,256

11. Of the 1256 new homes allocated to the Totnes town area, some 677 lie within the parish boundary, while 504 are found in Dartington parish and 27 in Berry Pomeroy. This reflects the limited availability of suitable housing development land in Totnes. Indeed only 262 housing units have been allocated on land where development has not commenced and only 200 are not yet covered by a planning consent.

12. The consultation responses generated by the draft Joint Local Plan reflect a variety of views. Concerns have been expressed about the amount of new housing proposed in view of pressure on physical and social infrastructure locally. Many of the comments from Dartington parish consider the amount of housing proposed

excessive with particular concerns about development at Broom Park. Responses in relation to Totnes were overwhelmingly focused on the Central Area site where there is concern about loss of car parking and open space and adverse impact on the market square and the town's historic retail core. South Hams is currently working on preparing a revised draft for formal consultation in Spring 2017.

5. DCLG Household Projections

13. The Government produces household projections at local authority level on the basis of past population growth rates. The latest projections were published in July 2016. An extract of these, taken from the Live Tables which are available online is set out below.

Table 425: Total change, average change and percentage change in household projections for local authority districts, England, 2014- 2039

England
Counties, London boroughs, unitary authorities and districts in England[1,2]

Area code	Area name		2014	2019	2024	2029	2034	2039	Total Change (000s)	Average Change (000s)	Percentage Change
E06000053		**Isles of Scilly UA**	1	1	1	1	1	1	0	0	-10
E06000024		**North Somerset UA**	91	96	101	106	111	115	24	1	26
E06000026		**Plymouth UA**	112	115	118	121	124	126	14	1	13
E06000029		**Poole UA**	65	68	71	74	77	80	15	1	23
E06000025		**South Gloucestershire UA**	112	118	124	129	134	139	27	1	24
E06000030		**Swindon UA**	92	96	101	105	109	113	21	1	23
E06000027		**Torbay UA**	60	62	65	67	69	71	11	0	18
E06000054		**Wiltshire UA**	202	212	220	227	234	240	38	2	19
E10000008		**Devon**	333	348	363	378	391	403	70	3	21
E07000040		East Devon	61	64	67	70	73	76	15	1	25
E07000041		Exeter	52	55	57	60	62	65	13	1	25
E07000042		Mid Devon	34	35	36	38	39	40	7	0	20
E07000043		North Devon	41	42	43	44	45	46	5	0	13
E07000044		South Hams	38	39	40	41	42	43	5	0	14
E07000045		Teignbridge	56	58	61	64	66	68	13	1	22
E07000046		Torridge	29	31	32	34	35	36	7	0	25
E07000047		West Devon	23	25	26	27	28	29	5	0	22

14. This suggests that growth in household numbers in South Hams might be relatively low by comparison with other Devon districts growing by 14% between 2014 and 2039 by comparison with a national (England) growth rate of 23%. If the resultant 4000 increase in household numbers for South Hams between 2014 and 2034 were allocated to Totnes on a pro rata basis (it accounted for roughly 10% of the District's households in 2011) this would imply a requirement for approximately 400 new homes by 2034 supporting a population increase of around 600 people.

6. **Dwelling completion rate 2001 to 2011**

15. The 2001 and 2011 Censuses allows one to establish the growth in the number of dwellings over this period. They reveal that the number of dwellings in the town increased by some 206 or 5.2%. This represented an annual build rate of just over 20 properties per annum which if projected forward between 2016 and 2031 would produce an additional 300 dwellings.

16. **Dwelling completion rate 2011 to 2016:** The evidence suggests that the rate of dwellings completed between 2011 and 2016 has accelerated reflecting both a recovery of the housing development market from historic lows following the financial crisis and the site allocations made in 2011. The majority of new homes have or are being constructed on the following major sites:

- Follaton Oak (59 homes development by Linden Homes – Affordable housing element provided by Westward Housing Group (Rent = 6 x 2 bed houses & 8 x 3 bed houses and Shared ownership = 11 x 2 bed houses & 5 x 3 bed houses) representing 50% provided as affordable)
- Riverside – Camomile Lawn (160 homes development by Linden Homes of which 11 are affordable (Rent = 4 x 1 bed maisonette, 2 x 2 bed house, 2 x 3 bed houses, Shared ownership = 2 x 2 bed houses. 1 x 3 bed houses), plus 60 unit extra care scheme which has secured £1.5 million of Department of Health Funding representing 7% provided as affordable).
- Baltic Wharf (180 homes mixed use development by Bloor Homes of which will be 40 are affordable, 25 affordable rent and 15 shared ownership representing 22% provided as affordable). Phase 1 of the development which is approaching completion comprises some 90 homes
- Meadowside (50 homes development by Bloor Homes – Affordable housing element provided by Spectrum Housing (1 bespoke disabled adapted unit. Rent = 4 x 1 bedroom units, 3 x 2 bed, 5 x 3 bed, 1 x 4 bed Shared ownership = 4 x 2 bed houses) representing 36% provided as affordable)

17. These developments involve around 360 new homes representing an annual completion rate of around 72 dwellings per annum. It would probably be more realistic to look at a longer term competition rate as the basis for projecting future requirements. Taking the period from 2001 to 2016, it is estimated that a little over 560 new dwellings have been completed. This is an average annual completion rate of 37.33 (say 38) which if projected forward would imply a need for an additional 570 dwellings.

7. Local Housing Waiting Lists

18. Published information on homelessness and housing waiting lists is available via the Shelter website. The quarterly information on annual and quarterly information on housing waiting lists and homelessness for South Hams from 2011 to 2015 is as set out in the Tables below:

Number of households on South Hams Housing Waiting List 2011 to 2015

	2011	2012	2013	2014	2015
Households on Council waiting lists	1959	2288	1909	1943	N/A

Source: Shelter

Information on homelessness in South Hams 2011 to 2015

	2011 Q1	2012 Q1	2013 Q1	2014 Q1	2015 Q1
Families with children accepted as homeless and in priority need	7	8	2	0	0
Households accepted as homeless and in priority need	11	13	2	0	0
Households found to be intentionally homeless	1	1	0	0	0
Households found to be eligible, homeless but not in priority need	2	0	0	0	0
Households in temporary accommodation	23	28	10	10	6
Households with children in temporary accommodation	12	21	5	-	-
Possession claims issued by landlords	10	0	13	40	20
Possession claims issued by mortgage lenders	20	15	15	12	6

Source: Shelter

19. Information provided by South Hams District Council's Housing Officer in mid-2015 indicated that there were 6 statutorily homeless families in the District. In Totnes, there were 6 households suffering from severe overcrowding and 56 households identified as lacking 1 bedroom.

20. Information from Devon Home Choice, which is the system now used by local authorities in the County, including Plymouth and Torbay, to register housing need, identified a total of 381 households in April 2015 wanting affordable accommodation in Totnes and Dartington. The following table provides a

breakdown of accommodation sought by number of bedroom and classifies applicants into Bands with Band B and C being the applicants who are considered in greatest need and to whom the majority of allocations are made.

Bedroom need	Band B	Band C	Band D	Band E	Total
1	18	16	87	100	221
2	12	12	17	72	113
3	1	8	3	20	32
4	2	6	1	3	12
5	1				1
6	2				2
Grand Total	**36**	**42**	**108**	**195**	**381**

21. It is clear that Totnes and Dartington are popular locations for those seeking access to affordable housing. Almost 40% of the 964 applicants recorded in April 2015 as seeking a property in South Hams through Devon Home Choice had indicated a preference for Totnes/Dartington.

22. Considerable care is needed in interpreting the information from local housing waiting lists as it represents a snapshot in time. For example some 60% of applicants in South Hams had not updated their information in the 6 months up to April 2016 suggesting that they were not actively seeking accommodation. Clearly part of the expressed need will be met by vacancies which arise in the social housing stock. Information from Devon Home Choice indicates that in the year to 31st March 2016 some 207 general needs properties and 36 sheltered housing units were let in South Hams. Despite this, the numbers of household registered for South Hams with Devon Home Choice increased over the same period from 964 to 1073 indicating a persistent need for affordable housing. This is despite some of the need in Totnes having been addressed by the new affordable units referred to at para above.

8. Local Enterprise Partnership (LEP) Strategic Economic Plan

23. Totnes falls within the area covered by the Heart of South West LEP (HOTSLEP) which covers Devon and Somerset and the unitary authorities of Plymouth and Torbay. The Strategic Economic Plan (SEP) sets out a vision and ambition to deliver economic growth and prosperity and to guide funding bids and the allocation of resources from both UK Government and the EU. This is summarised in the following table prepared for South Hams District and West Devon Borough Councils by JOHT Resources Ltd in March 2014

Table 1: Strategic Economic Plan Priorities in relation to aims (horizontal axis) and themes (vertical axis); Taken from SEP, March 2014

	Creating the Conditions for Growth	**Maximising Productivity and employment opportunities**	**Building on our distinctiveness**
Place	The enabling landscape • *Transport and accessibility* • *Sustainable solutions to flood and water catchment management* • *Digital Infrastructure* • *Energy infrastructure*	The infrastructure and facilities to create more and better employment • *Enterprise infrastructure* • *Investing in strategic employment sites Unlocking housing sites*	The infrastructure and facilities needed to support transformational change • *Specialist sites for marine sector development* • *Investing in science park and innovation infrastructure Maximising environmental assets*
Business	Creating a favourable business environment *Simpler more accessible business support system tailored to needs* • *Improved access to finance platform* • *Stimulating enterprise and growth*	Achieving more sustainable and broadly based business growth • *Reaching new markets (public sector, on line supply chains)* • *Globalisation (exports and inward investment)*	Support higher value growth • *Innovation through Smart Specialisation Building capacity for innovation*
People	Creating the environment where businesses and individuals can reach their potential • *Skills infrastructure and facilities* • *Accessibility to education/employment* • *Employer engagement and ownership*	Increasing employment, progression and workforce skills • *Moving people into employment* • *Supporting people to progress to better jobs Improving workforce skills*	Creating a world class workforce to support higher value growth • *Entrepreneurship and business skills* • *Technical and higher level skills development and retention* • *Maximising skills and employment opportunities aligned to transformational opportunities*

The SEP contains the following aspirational targets to create conditions for growth to 2020:

- Transport infrastructure more resilient

- Achieve partial dualling of the A303/A30 corridor

-Rail journey times < 2hours 45 mins to Plymouth

- 95% superfast broadband

- 10,000 new homes per year

- Maximising productivity and employment opportunities

By 2020 the LEP is targeting:

- Being in the middle third of LEPs for competitiveness, exporting and enterprise indicators
- Being in the Top 15 LEPs for youth unemployment
- Starting to close gap with UK average wages
- Capitalising on our Distinctive Assets
- Being in the middle third of LEPs for innovation and knowledge indicators
- Being in the middle third for higher value employment indicators

Comment: This agenda is unashamedly focused upon the delivery of economic growth as required by Government when LEPs were established. To date HOTSWLEP has had limited involvement with and impact on planning. The majority of its focus has been on projects focused on the M5 corridor and main urban growth centres such as Exeter and Plymouth. There is some evidence that employment growth of Exeter is significantly widening its journey to work area which could have some impact on demand for housing in and around Totnes which sits between these two employment centres.

9. South Hams Employment Land Review:

24. There has been no systematic review of employment land carried out by South Hams District Council since work undertaken as part of the preparation of its Core Strategy in 2006. However, the Council has jointly commissioned with West Devon, a Report from JOHT Resources Ltd entitled Facilitating Economic Growth in South Hams and West Devon published in May 2014. This included: a statistical review of the local economy of South Hams and West Devon; a review of the role and relationship with the LEP and Government initiatives such as City Deal and the Rural Development Programme; and an investigation into key local growth sectors. The report specifically commented on the implications of economic growth approaches for strategic employment land allocations through planning policy.

25. Specifically in relation to planning policy, the report highlights the need for the planning system to respond to sectoral growth opportunities. The following are particularly highlighted:

- Creative and business services
- Construction including the potential for off-site manufacture and storage
- Distribution and logistics
- Residential care
- Marine – including the potential for supply chain manufacturing in waterfront locations such as Totnes
- Renewable energy
- Advanced manufacturing
- Food and drink
- Agri tech

The report specifically highlights the need to support business creation and growth giving rise to a need for small scale work hubs and innovation/incubation centres which can be located on existing employment sites or in town centres. The growth of live-work and home based employment enabled by improved broadband provision is also mentioned. This might be something which could impact on the nature of future housing provision.

26. The JOHT report highlights the role which planning can play in facilitating economic growth and suggests that South Hams and West Devon should:

- Refresh planning policies and allocate additional employment sites through the preparation of the Our Plan.
- Developing masterplans and SPD; this might be particularly valuable for Langage Energy Park25 for example (working with the owner/developers) and has already been done for Okehampton and Tavistock where they are adopted as SPD. However it is important these are not just produced and left as a passive tool. What would be important is to use these proactively in conjunction with inward investment and business opportunities marketing – linking in to business initiatives through HOSWLEP for example. If there is an aspiration to encourage certain sectors e.g. distribution and logistics at Okehampton, then further informal planning guidance alongside the SPD might provide this
- Use of Local Development Orders – this could be a development from masterplans and SPD. Nationally, the majority of LDOs are in support of employment development and related to Enterprise Zones. These may be more appropriate to larger employment sites – again, Langage Energy Park might be appropriate. Devon County Council has indicated investigating the use of Enterprise Zones as part of their Economic Growth Strategy. This would also have relevance and application, where both Districts could work with DCC to progress ideas relevant to South Hams and West Devon
- Use of pre-planning discussions with developers and planning performance agreements, to discuss opportunities for workspace development, provide ideas, contacts and planning guidance
- Working with neighbourhood planning groups to cascade the discussion around economic growth opportunities and planning for this where it is appropriate to their focus of neighbourhood planning activity.

Comment: It is likely that employment growth will continue to be focused on existing strategic locations such as Langage on the eastern fringes of Plymouth. However, where larger development sites are brought forward there should be an expectation that they contain an element of employment responding to the changing nature of economic activity and workplace thereby creating vibrant mixed use places. Baltic Wharf and Atmos provide examples of this approach which might be used elsewhere in Totnes.

10. Census Data

27. Data from the 2011 Census and comparison between 2001 and 2011 provides the most recent systematic source of information on the demographic character

of Totnes and the changes which have taken place and may be expected in the period to 2031. This data is examined in the following paragraphs following the headings suggested in the Locality toolkit.

28. **Households:** The following Table shows the broad household composition in Totnes by comparison with South Hams and England. It also shows the change in Totnes between 2001 and 2011. This indicates that the total number of households increased by just 132 or 3.55% over the 10 year period. This compares with an increase in the number of dwellings of 206 (see para 12). Much of the increase in households is attributable to the growth of one person households although this has not occurred in the over 65 category. Totnes is home to a significantly higher proportion of single person households than South Hams or England and a correspondingly lower proportion of family households.

	Totnes 2001 Number	%	Totnes 2011 Number	%	South Hams 2011 Number	%	England 2011 Number	%
All households	3716	100	3848	100	36,858	100	22,063,368	100
One person households	1397	37.59	1505	39.11	11,242	30.50	6,666,493	30.21
(One person households over 65)	(791)	21.28	(755)	19.62				
One family households	2078	55.92	2069	53.77	23,781	64.52	13,631,182	61.78
Other household types	241	6.48	274	7.12	1835	4.98	1,765,693	8.00
Source ONS	**Table KS20**		**Table QS 113EW**					

29. **Household size:** The relatively high proportion of the single person households is reflected in the average household size as set out in the Table below. This shows that between 2001 and 2011 the average household size in Totnes has declined marginally from 2.16 to 2.10 with the proportion of smaller households (1 and 2 person) increasing. Totnes appears to have a significantly higher proportion of 1 person households than South Hams or England. However the difference in the proportion of 2 person households is less pronounced.

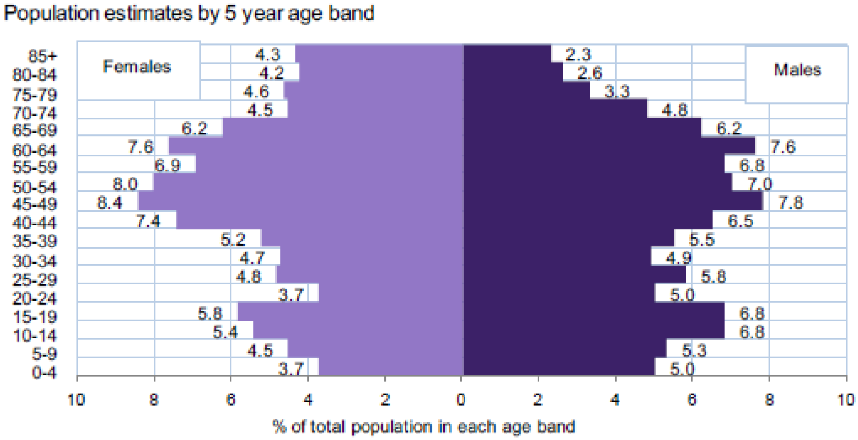
	Totnes 2001 Number	%	Totnes 2011 Number	%	South Hams 2011 Number	%	England 2011 Number	%

All households	3716	100	3848	100	36,858	100	22,063,368	100
1 person	1397	37.59	1,505	39.11	11,242	30.50	6,666,493	30.21
2 person	1237	33.29	1,283	33.34	14,754	40.03	7,544,404	34.19
3 person	525	14.13	516	13.41	4,887	13.26	3,437,917	15.58
4 person	407	10.95	379	9.85	4,147	11.25	2,866,800	12.99
5 person	115	3.09	122	3.17	1,331	3.61	1,028,477	4.66
6 person	24	0.64	31	0.81	387	1.05	369,186	1.67
7 person	8	0.21	4	0.10	74	0.20	88,823	0.40
8+ person	3	0.08	8	0.21	36	0.10	61,268	0.28
Number of usual residents	8041		8076		83140		53,012,456	
Average household size	2.16		2.10		2.26		2.40	
Source ONS	**Table KS20**		**Table QS 113EW**					

30. **Population age structure:** The following Table shows the population age structure of Totnes at 2011 by comparison with South Hams and England. This highlights that both Totnes and South Hams have an older population structure than the national picture with the proportion of the population aged 40 and above higher in all categories. Conversely, the proportion of the population in the younger groups is lower although the difference is less pronounced for Totnes than the District as a whole.

Age Group	Totnes	South Hams	England
0-19	21.6%	20.4%	22.2%
20-39	19.7%	17.2%	24.9%
40 to 59	29.2%	29.7%	24.8%
60 to 79	22.7%	26.1%	16.6%
80+	6.8%	6.7%	4.3%
Population in 2011	8076	83140	53,012.456

The age breakdown by gender for Totnes is shown in the following figure extracted from the Rural Place Profile prepared by ACRE.



This highlights the larger proportion and numbers of females in the elderly population which reflects common demographic patterns arising from greater female longevity.

The following Table shows the rate of change in population age structure between 2001 and 2011.

Age Group	Totnes	South Hams	England
0-15	- 6.8%	- 11.7%	+1.2%
16-24	- 7.8%	- 7.6%	+17.2%
25-44	- 9.4%	-17.16%	+1.4%
45-64	+18.5%	+13.6%	+15.2%
65-84	+ 0.7%	+15.7%	+ 9.1%
85+	+ 1.8%	+16.5%	+ 23.7%

This highlights the fall in the proportion of younger age groups in the population of Totnes between 2001 and 2011. This is likely to be due to the absence of both employment and housing opportunities offered in the town. The increase in the proportion of population in the 45-64 age range in Totnes is particularly marked.

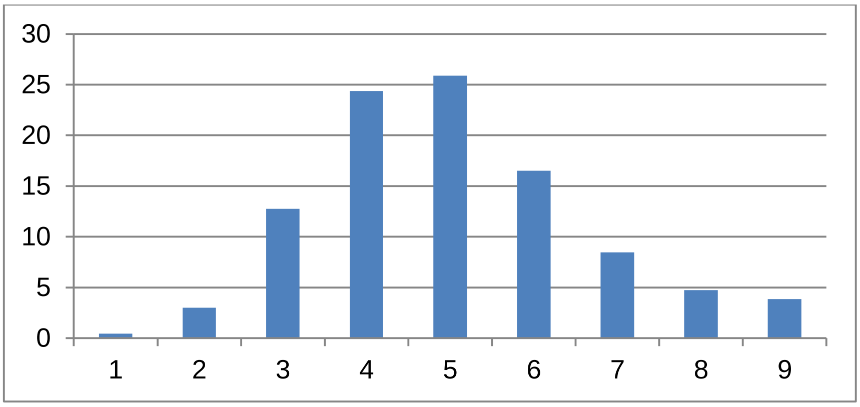
31. **Place of birth**

The ethnic composition of Totnes' population in 2011 and their place of birth is shown in the following figure extracted from the Rural Place Profile prepared by ACRE. This points to the limited ethnic diversity of the town's population in comparison with the pattern nationally. Some 7.3% of the population were born outside the UK with 3.0% from other EU countries (compared to 3.7% nationally) and 4.3% from elsewhere (compared to 9.4% nationally).

32. **Rooms per household**

The 2011 Census measured the number of habitable rooms per dwelling, excluding bathrooms, utility rooms, cupboards etc. This provides an indication of the size range of properties in the town as shown in the following Figure and Table. These reveal a weighting towards four, five and six room dwellings with a relative small percentage of one, two and three room properties.

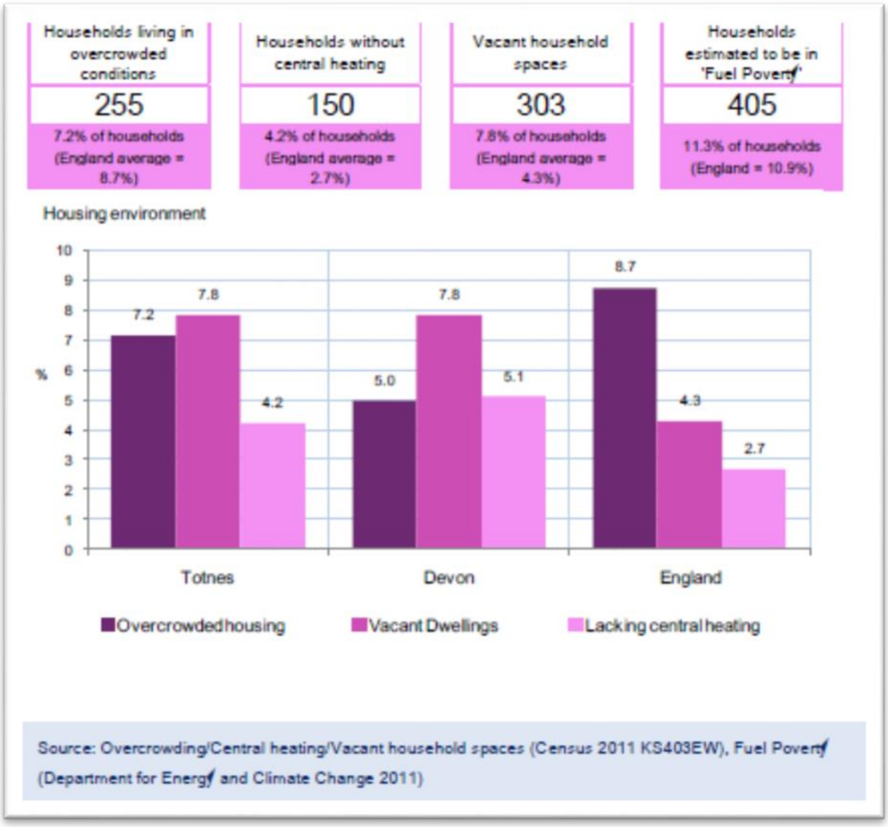
Number of rooms in occupied household spaces in Totnes - 2011



Number of rooms in occupied household spaces in Totnes - 2011		
Number of rooms per dwelling	**No of properties**	**% of all dwellings**
1	17	0.44
2	115	2.00
3	491	12.76
4	938	24.38
5	996	25.88
6	635	16.50
7	326	8.47
8	182	4.73
9+	148	3.85
Total	3848	100.00
Source 2011 Census – from table **(QS407EW)**		

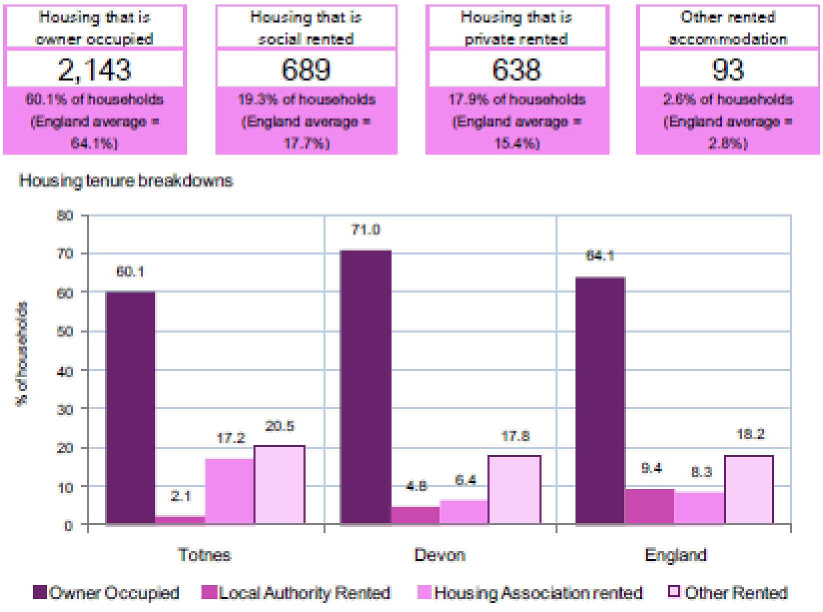
33. **Persons per Room**

Generally the size of dwelling and the relatively small size of households points to under occupation of the housing stock in Totnes. However the 2011 Census revealed some 255 households living in overcrowded conditions representing 7.2% of the total. This is broadly in line with the national average (7.8%).
In contrast some 7.8% of household spaces (303) were identified as vacant in 2011 in comparison with 4.3% nationally. This difference is likely to be largely explained by the presence of second homes/holiday lets in the town. Based on information assembled for a research report prepared by Cambridge University the number of second homes in Totnes parish in November 2010 was 2.59%.



34. **Tenure**

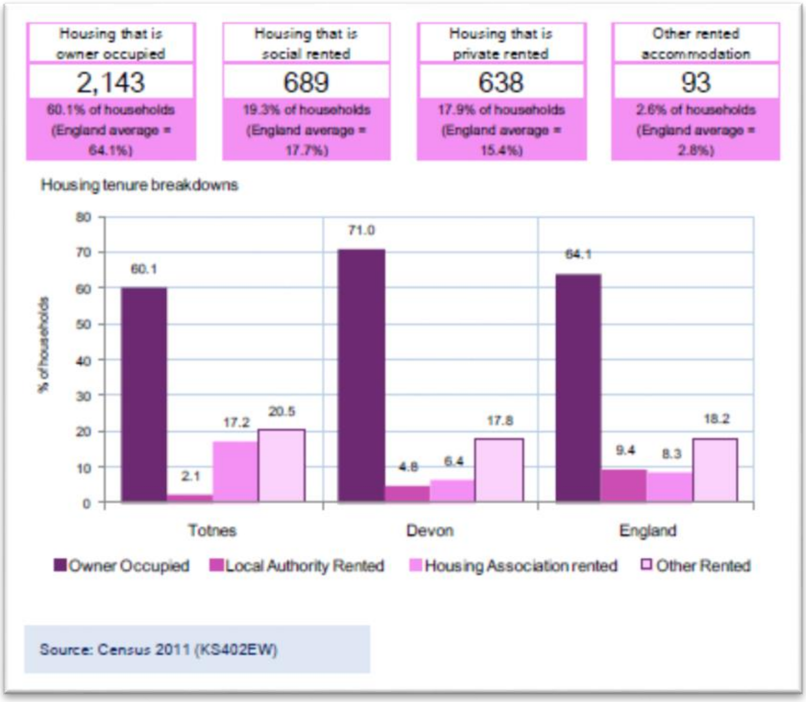
The figure below illustrates the tenure of households in Totnes in 2011 by comparison with the position in Devon and nationally. This reveals that owner occupation in the town is at a slightly lower level than the comparators. In contrast the proportion of households living in social rented (19.3%) and privately rented (17.9%) accommodartion was slightly higher than both the Devon and national picture. This is likely to be a reflection of affordability of housing to buy for local people.



Source: Census 2011 (KS402EW)

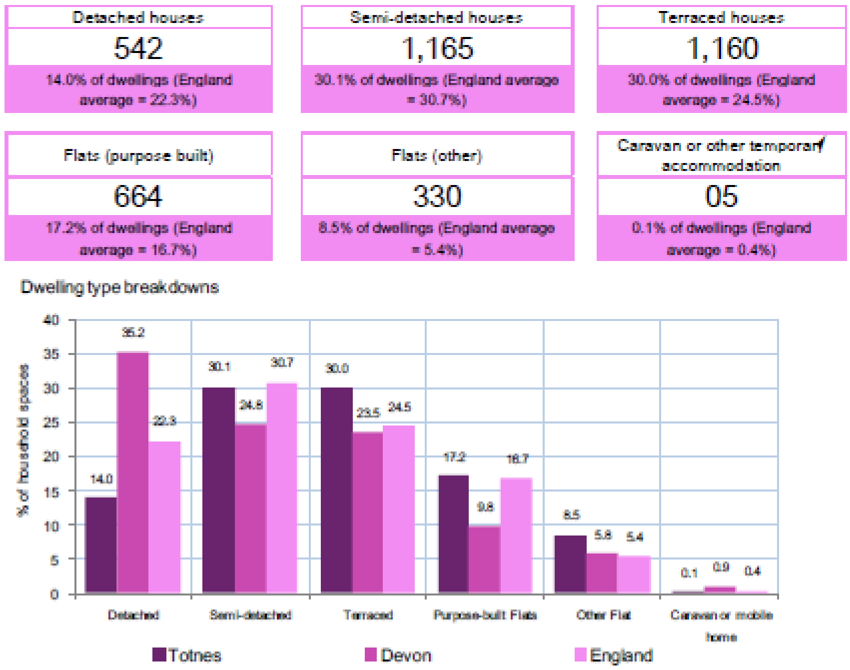
35. **Household composition**

The following figure shows the composition of households in Totnes by comparison with the national average in 2011. This reinforces the relatively high proportions of one person (20.1%) and pensioner (27.9%) households living in Totnes which is clearly reflected in the low average household size. It also confirms that the town is home to proportionately less young families although the percentage of lone parent households (7.7%) was higher than the national average. This may well reflect the above average proportion of social housing in Totnes as this is likely to be a group in greater housing need.



36. **Accommodation type**

The following Figure shows the breakdown of housing by type of property based on the 2011 Census being the most recent source of data on house type. This reveals roughly equal proportion of semi-detached (30.1%) and terraced (30.0%) houses, with 17.2% of properties being purpose built flats, and 8.5% being other forms of flatted properties e.g. converted houses and flats above shops. Just 14.0% of properties in the town comprise detached houses. This pattern points to the relatively high density of housing in Totnes by comparison with the rest of South Hams and Devon. The market preference for houses rather than flats however may be seen in the type of property being provided on the new developments which are taking place in the town.



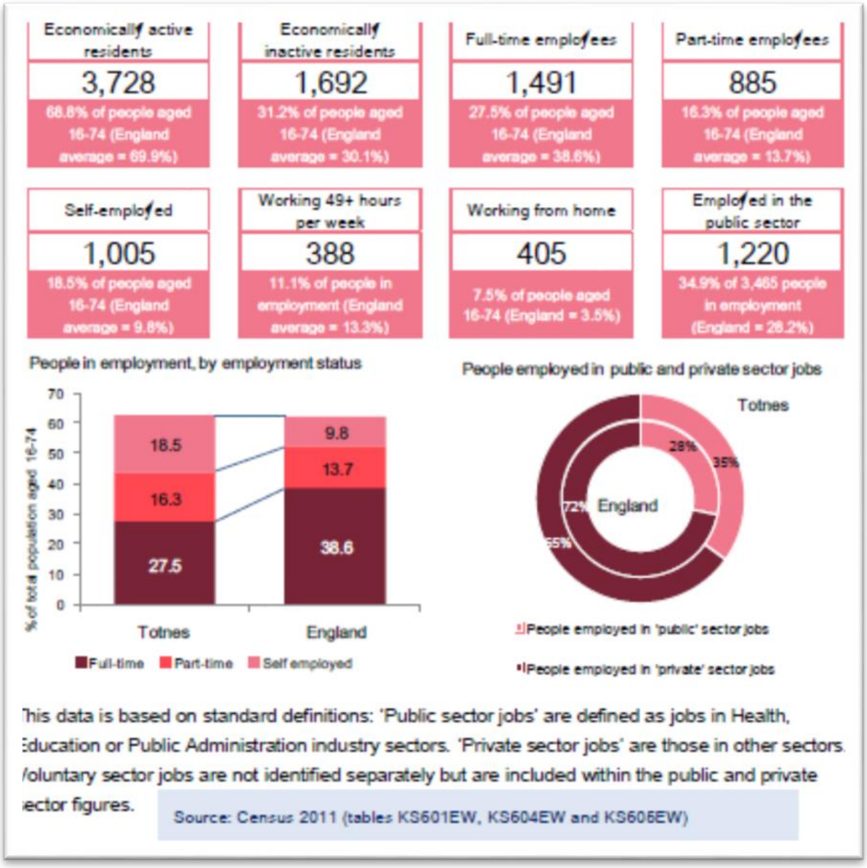
Source: Census 2011 (table KS401EW)

37. **Shared dwellings**
The 2011 Census reveals virtually no sharing of dwellings by separately identified households in Totnes (2 out of 4,154 dwellings). However 211households live in part of a converted or shared house including bed sit accommodation.

38. **Concealed families**
Census data reveals the number of households in Totnes where there are three or more adults with dependent children (147) and households where there are three or more adults living together (370). Together these groups account for 3.8% and 9.6% of all households in the town which is slightly less than the proportions for South Hams and England. These numbers can provide some indication of concealed families, for example where children are living with their parents as a result of difficulties in accessing housing.

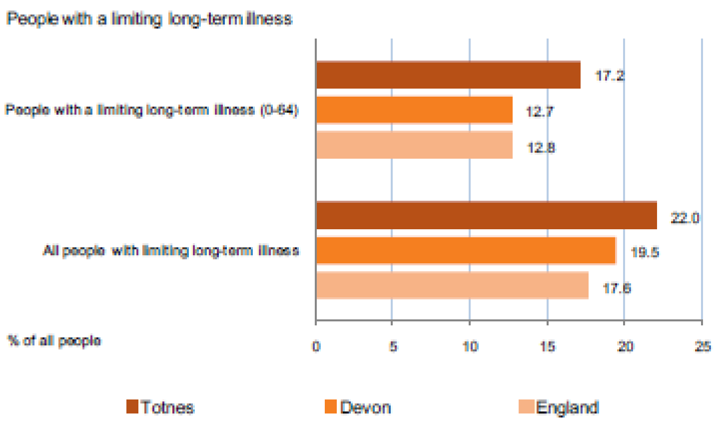
39. **Economic activity**
The following figure presents information assembled by ACRE as part of the Rural Place profile prepared for Totnes drawing comparisons with the national (England) picture). This reveals that economic activity rates for the population aged 16 to 74 fell slightly below (68.8%) the national average (69.9%). Accordingly a higher proportion of the population was economically inactive. Town residents were almost twice as likely to be self-employed as found nationally and there was a higher proportion involved in part time employment (16.3% versus 13.7%). As a result a smaller proportion of residents were in full time employment (27.5% versus 38.6% nationally). This picture is likely to have

changed slightly as a result of economic recovery post 2011. However it does point to a population for which affordability is likely to be an issue.



40. **Rates of long-term health problems**

The 2011 Census identifies the number of people who face long-term health problems as illustrated by the figure below. As one might expect given the age profile of the town's population a higher proportion of Totnes' population live with a limiting long term than in Devon or nationally. However this pattern is also replicated for people aged 0 to 64. Building Regulations take some account of the mobility requirements of people in an around the home although special provision may be necessary for those with more limiting conditions. This is reflected in the growing requirement for sheltered and/or extra care accommodation to meet the needs of an increasingly elderly population.

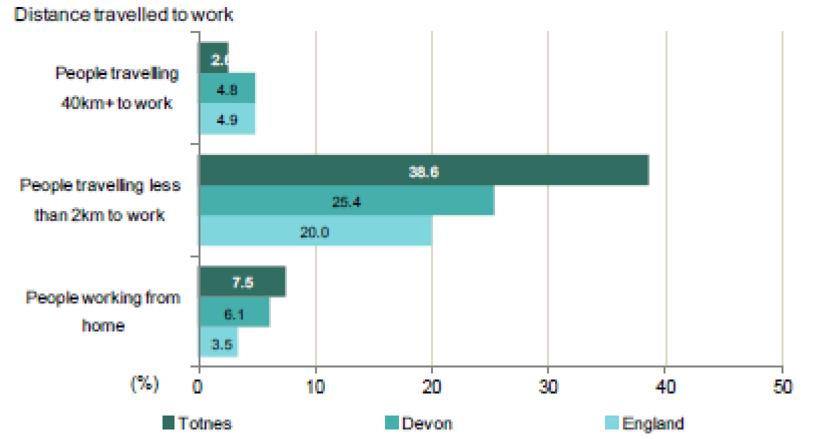


41. **Distance travelled to work**

The 2011 Census reveals the mode of travel to work for those in employment. This is shown in the following table where the data is compared with that for South Hams as a whole. This shows that residents of Totnes make more use of public transport and are able to use sustainable means of travelling to work (bicycle and foot) to a greater degree than residents of South Hams. They are also less likely to use private motor transport to get to work. This reflects the more concentrated urban character of Totnes by comparison with more rural areas of South Hams where there is a greater level of car dependency.

	Totnes		South Hams	
Travel to work mode	**Number**	**%**	**Number**	**%**
Work from home	418	11.2	4,701	11.8
Train	175	4.7	653	1.6
Bus/taxi	106	2.8	1,000	2.5
Private motor vehicle	2,043	54.7	27,108	67.8
Bicycle	101	2.7	533	1.3
Foot	852	22.8	5,475	13.7
Other	43	1.1	529	1.3
TOTAL	2,738	100.0	39,999	100.0

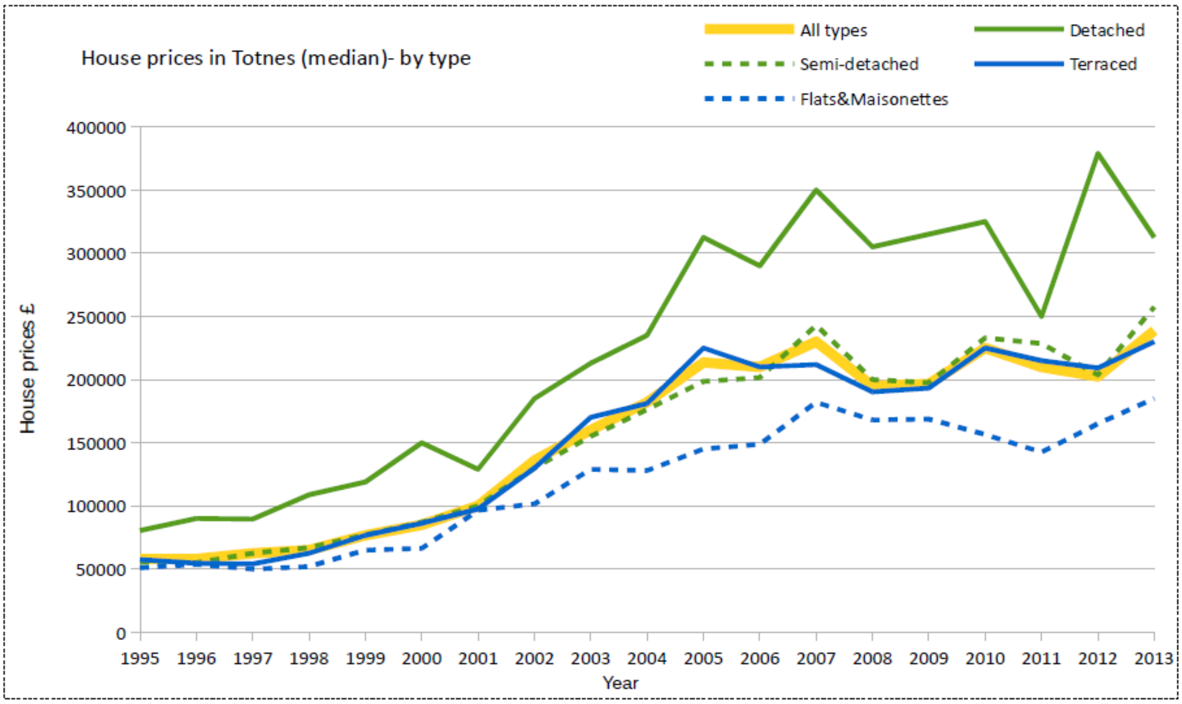
The ACRE Rural Place profile report sourced data from the 2001Census to compare the distance travelled to work. While this information is somewhat dated it confirms that residents of Totnes generally travel less far than residents in Devon or nationally. For this pattern to be maintained into the future employment and housing growth need to be balanced to prevent the emergence of Totnes as a significant base from which people commute to work.



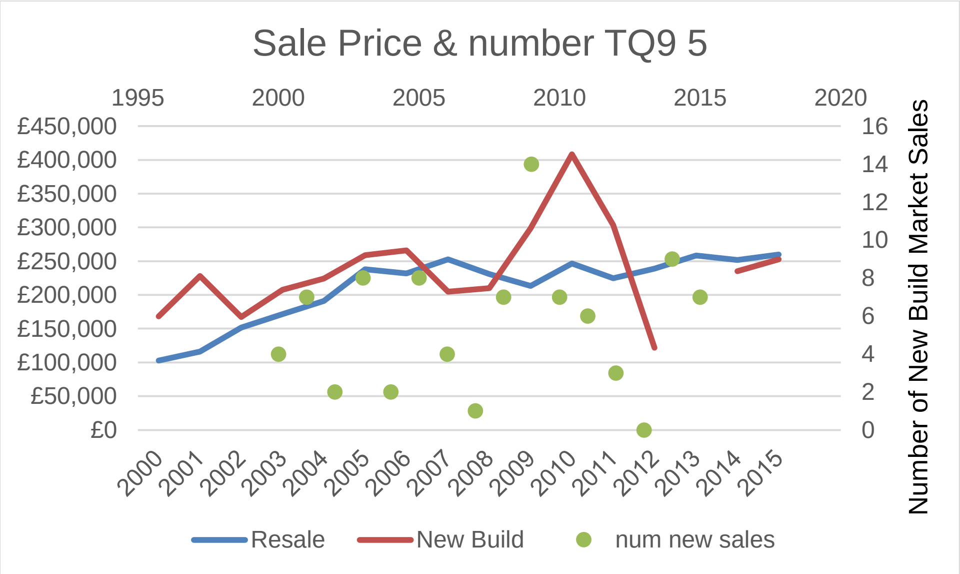
11. Local Home Prices

42. The following graph shows the steady progression of median house prices in Totnes between 1995 and 2013 based on data from the Land Registry. This reveal that by 2013 all categories of property excluding detached homes had returned to the peaks previously achieved in 2007 before the financial crisis. Not surprisingly the prices for detached homes were highest and the prices for flats nad maisonettes were the lowest. Prices for terraced and semi detached property closely followed each other. .

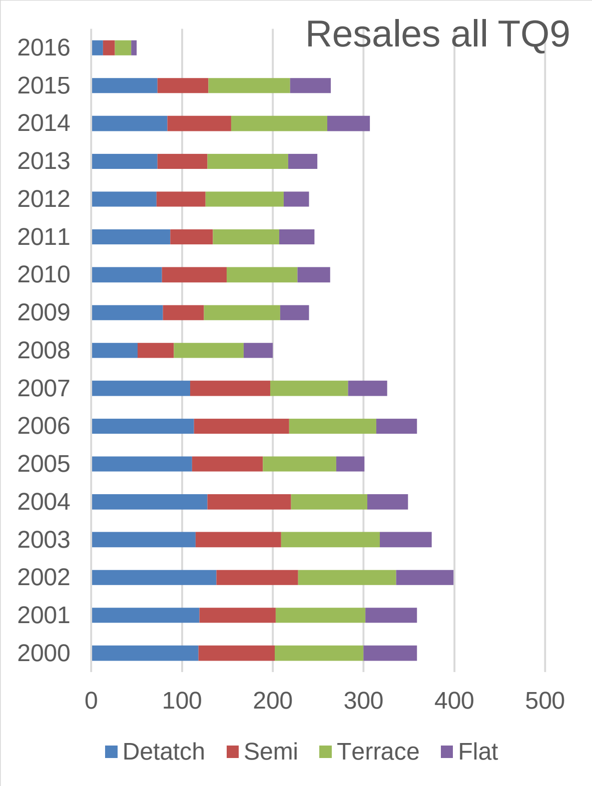
Overall, average house prices last year were £273,000, up by 6% on 2013.

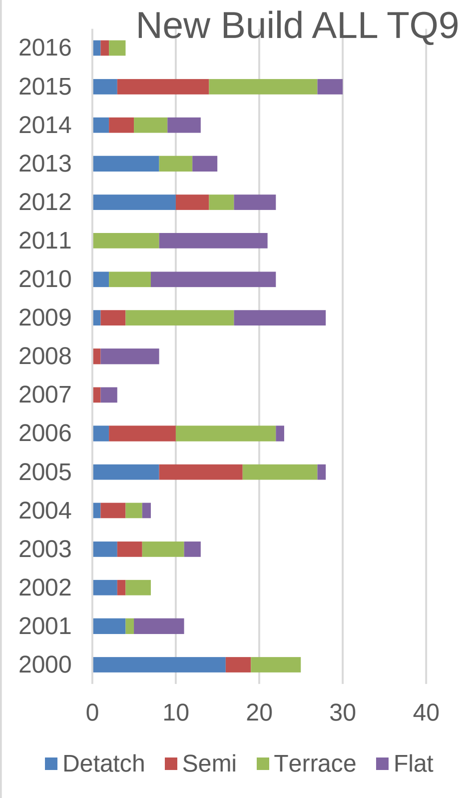


More detailed information on the relative prices of new and second hand property is revealed by the following diagram. This covers data for the postcode TQ9 5 which provides a close match with the town boundaries. This shows that since 2000 the prices of new property generally exceeds that of second hand homes. However new homes sales in the area have generally been below 10 per annum with the exception of 2009 when 14 new homes were sold. This is consistent with the low levels of housebuilding in the period between 2001 and 2011. It is likely that the number of new properties recorded as sold will increase substantially as the new developments currently underway are absorbed. However between 2000 and 2016 new home sales in TQ9 5 accounted for only 3.35% of all transactions recorded by the Land Registry.



The following tables show the breakdown between new build and second hand homes in terms of the types of properties sold. Not surprisingly the second hand sales pattern broadly matches the nature of the town's housing stock. In contrast the pattern of new homes sales is more variable. This is likely to reflect the nature of individual sites and market preference.





43. **Local Rental Prices**

There is no systematic source of information on rental prices, although information obtained from estate agents point to private sector lets for two bedroom properties having a median rent of 750 per calendar month. One bedroom properties are £574. Larger family properties let for up to and over £1,000 per calendar month. Source Home.co.uk Property Search Engine, Jan 2017. This is clearly outside the range of many people on local incomes. Anecdotal evidence suggests that a number of sales of new properties are being made to buy to let investors attracted by the returns which are achievable in comparison with bank deposits.

12. Local Surveys and Workshop Evidence

44. A Housing Needs Survey (HNS) was undertaken in summer 2015. Questionnaires were delivered to every household in the town with a total of over 620 responses received representing a response rate of around 16%.

The headline results are below and mostly echo findings from our other data:

Types of new homes and priority groups

When asked 'if new homes were to be built in Totnes in the future, which types you would consider a priority,' the top two answers were:

- Small family homes (2-3 bedrooms) followed by:
- Small homes for singles and couples.

83.5% of respondents said these homes should be affordable for first time buyers whilst 81.65% prioritised families as the highest priority recipients of these homes, followed by singles and couples with the lowest priority group being older people.

It is worth noting that housing for young people was not given as a specific option on the multiple choice priority menu but it did emerge as a priority in workshops including the one with KEVICC students.

Non detached houses (semis or terrace) were the top priority in terms of the type of housing people wanted to see. Small homes were also a priority for workshop 2 participants, but here the emphasis was more on delivering homes for young people and single people (as opposed to families).

Flats were mentioned in workshop 2 but were not prioritised by HNS respondents. This may be because flats were not given as a specific option in the multiple choice menu, ‘small homes for singles/couples’ were however and so one can perhaps interpret this to mean the same thing.

Features of new homes – high environmental standards

When asked ‘if new homes were to be built in Totnes in the future, what features should they have’ ‘high energy efficiency’ was the number one answer (83% of respondents) followed by ‘built to lifetime homes standards’

Development models – community led, brownfield development and affordable housing

When asked to tick yes or no, **88.16%** said that the Totnes Neighbourhood Plan should prioritise community led, brown-field site development and the development of quality housing at prices local people can truly afford. This is corroborated in findings from Public workshop 2 in November 2015. This clearly reflects a dissatisfaction with the nature of new housing currently being developed in the town. This is not felt to address local housing needs although in this regard respondents do not appear to acknowledge the role of new housing in delivering affordable housing for rent or co-ownership.

45. **Estate agent interviews**

Interviews have been undertaken with a range of local property agents. This confirms the strong demand which exists for property in the town. This is driven by both local people and those attracted to Totnes as a place to live. The strongest demand appears to be for 2/3 bedroom property in the £200,000 to £400,000 range. The majority of such homes are sold to people on the 30 to 40 age range with a significant number of applicants registered living outside Totnes. There are limited opportunities for local people seeking to get on the first rung of the property ladder although those that do manage generally are able to trade up to meet the needs of growing families.