

**Clyst Honiton
Housing Needs Assessment**

July 2016

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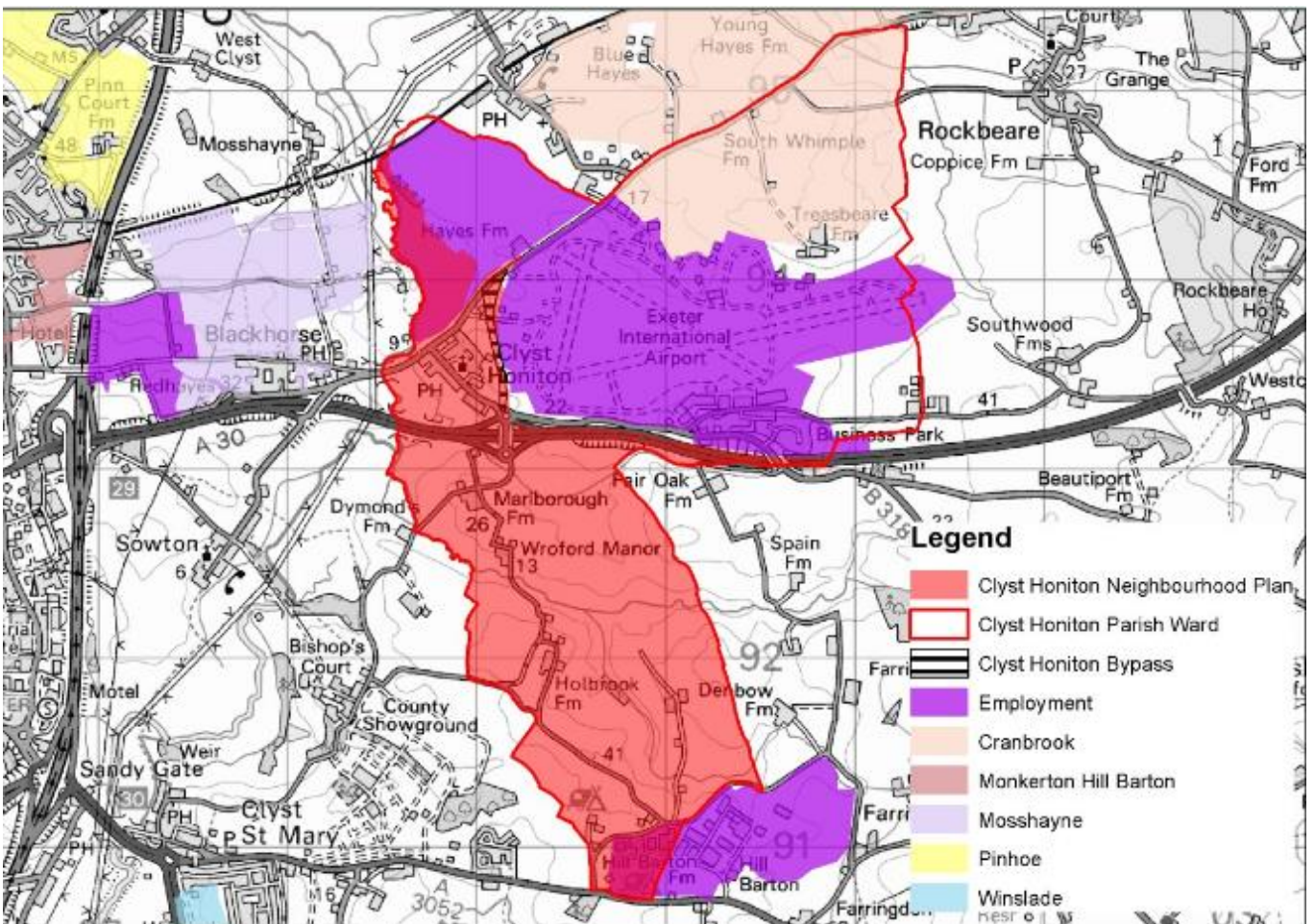
1. Introduction

1.1 Clyst Honiton Neighbourhood Plan

1.1.1 Clyst Honiton Neighbourhood Plan area shown below was designated on 2 April 2014. Clyst Honiton Parish Council applied for designation of the whole of the parish but this was refused by East Devon District Council. However, East Devon Council District designated a smaller Neighbourhood Area which excluded strategic sites within the parish but included their hinterlands.

1.1.2 The map below shows the parish boundary, the designated neighbourhood area and the strategic and/or major development sites Skypark, Cranbrook and its future expansion area, Exeter Airport, Exeter Business Park and the Intermodal Freight Facility.

1.1.3 In making the designation East Devon District Council noted that *“the strategic and/or major development sites will have implications that impact upon a wider sphere of influence than Clyst Honiton parish. It is not appropriate for such a site or sites to be planned by, and for, the community with a referendum which involves only Clyst Honiton residents”* and that *“there is a distinct difference in the nature and character of the Parish between the existing village of Clyst Honiton, the extensive rural area to the south of the parish and the significant new development to the north and east of the parish. It is unlikely that a single approach or set of planning policies could comprehensively address such a diversity of issues.”*



Map 1: Clyst Honiton Neighbourhood Plan designated area

1.2 Housing Needs Assessment in Neighbourhood Planning

- 1.2.1 The 2011 Localism Act introduced neighbourhood planning. This allows town and parish councils and designated neighbourhood forums in un-parished areas across England to develop and adopt development plans for their neighbourhood area. These development plans carry statutory weight and form part of the suite of local plan documents for the area.
- 1.2.2 In order to address housing growth, including tenure and type of new housing, planning policies need to be underpinned by robust, objectively assessed data.
- 1.2.3 The National Planning Practice Guidance (NPPG), notes that establishing future need for housing is not an exact science, and no single approach will provide a definitive answer. The process therefore involves making balanced judgements, as well as gathering numbers and facts. At a neighbourhood planning level, one important consideration is determining the extent to which the neighbourhood diverges from the local authority 'average', reflecting the fact that a single town or parish almost never constitutes a housing market on its own and must therefore be assessed in its wider context.
- 1.2.4 The NPPG is primarily aimed at local planning authorities preparing Strategic Housing Market Assessments (SHMAs). However, the NPPG also states that those preparing Neighbourhood Development Plans can use the guidance to identify specific local needs that may be relevant to a neighbourhood, but that any assessment at neighbourhood level should be proportionate.
- 1.2.5 The aim of this report is to set out the data at the Clyst Honiton Parish Council level so as to determine the quantity of housing needed to inform neighbourhood plan policies.

1.3 Local Study Context

- 1.3.1 Clyst Honiton is a small parish in East Devon. The parish has a population of 304 with 135 households. The main settlement in the parish is 5.5 miles to the east of Exeter and located less than 1 mile from Exeter Airport. The parish is divided by the A30.
- 1.3.2 Clyst Honiton is located in the Exeter and East Devon Growth Point¹, an area which is currently seeing significant development. This includes the Cranbrook New Community, which is located 2km to the north east of the village; the Skypark development, which is located adjacent to the village; and development associated with the expansion of Exeter Airport, which is located immediately to the east of the village.
- 1.3.3 The Designated Neighbourhood Area comprises the Clyst Honiton Parish, excluding the parts of the parish within the strategically important sites of Exeter Airport and the Skypark development.
- 1.3.4 The strategic planning context for the parish is set by East Devon District Council through the East Devon Local Plan 2013-2031, which was adopted in January 2016 and the supporting The Exeter Strategic Housing Market Assessment 2014/2015 (SHMA). The Exeter Strategic Housing Market Assessment addresses housing issues and establishes housing needs in the local planning authority areas of East Devon, Exeter, Mid Devon and Teignbridge.
- 1.3.5 Whilst The East Devon Local Plan does not seek to allocate any homes in the ~~parish~~, the Clyst Honiton Neighbourhood Plan Group are keen to allocate housing over and above that proposed through the Local Plan to support the enhancement of community facilities in the parish, and specifically the village of Clyst Honiton, and therefore help to ensure the on-going vitality of the parish.

Neighbourhood plan area / village not parish : Cranbrook Southern expansion is in our parish

¹ <http://www.exeterandeastdevon.gov.uk>

2. Approach

2.1 NPPG-based assessment

2.1.1 This assessment of housing need set out in this report follows the NPPG approach where relevant so as to ensure that the findings are appropriately evidenced.

2.1.2 The NPPG advises that assessment of development needs should be thorough but proportionate and does not require planners to consider purely hypothetical future scenarios, only future scenarios that could be reasonably expected to occur.

2.2 Summary of methodology

2.2.1 To inform the quantum of housing required a range of three possible housing projections have been calculated for Clyst Honiton over the proposed Neighbourhood Plan period² based on:

- past and ongoing housing allocation work at local authority level;
- 2014-based Government household projections (released in July 2016); and
- Projection forward of recent dwelling completions;

Each of these sources can help understand how the parish housing need translates into a numerical range of dwellings to be planned for.

2.2.2 A range of factors relevant to Clyst Honiton derived from a range of other demographic and economic sources can then be applied to this range to move the recommended figure of housing need up or down. We have summarised these factors in our concluding chapter.

2.2.3 In addition to the quantity of housing to be developed the types of dwelling are also of interest. In order to make an assessment of the types of dwellings local evidence has been gathered and summarised. This should help to inform decisions on the characteristics of the housing required as well as the amount.

2.3 Gathering and using a range of data

2.3.1 The NPPG states that *'no single source of information on needs will be comprehensive in identifying the appropriate assessment area; careful consideration should be given to the appropriateness of each source of information and how they relate to one another. For example, for housing, where there are issues of affordability or low demand, house price or rental level analyses will be particularly important in identifying the assessment area. Where there are relatively high or volatile rates of household movement, migration data will be particularly important. Plan makers will need to consider the usefulness of each source of information and approach for their purposes'*.

2.3.2 It continues: *'Plan makers should avoid expending significant resources on primary research (information that is collected through surveys, focus groups or interviews etc. and analysed to produce a new set of findings) as this will in many cases be a disproportionate way of establishing an evidence base. They should instead look to rely predominantly on secondary data (e.g. Census, national surveys) to inform their assessment which are identified within the guidance'*.

2.3.3 Compared with the 2001 Census, the 2011 Census gathered data in a number of new categories and across a range of geographies that are highly relevant to planning at the neighbourhood level and helpful if an NPPG-based approach is being used.

2.3.4 Like much of the data forming the housing policy evidence base, the Census information is quantitative. However, at a local level, qualitative and anecdotal data, if used judiciously, also has an important role to play, to a perhaps greater extent than at local authority level. We have gathered data from as wide a range of sources as practicable in order to ensure robustness of conclusions and recommendations arising from the analysis of that data.

² Throughout this report, we have assumed that the Neighbourhood Plan will cover the period 2013-2031, i.e. the same period as the East Devon Local Plan, which is the approach recommend.

2.4 Focus on demand rather than supply

2.4.1 The approach is set out in this report provides advice on the housing required based on need and/or demand rather than supply. This is in line with the NPPG, which states that *'the assessment of development needs should be an objective assessment of need based on facts and unbiased evidence. Plan makers should not apply constraints to the overall assessment of need, such as limitations imposed by the supply of land for new development, historic under performance, viability, infrastructure or environmental constraints.'*

3. Relevant Data

3.1 The Exeter Strategic Housing Market Assessment (SHMA)

Introduction

3.1.1 The NPPG states that neighbourhood planners can refer to existing needs assessment prepared by the local planning authority as a starting point.

3.1.2 Clyst Honiton is located within the area covered by the Exeter Strategic Housing Market Assessment SHMA (2014). This covers the housing market area and informs housing policies, including affordable housing policy³, in the areas of East Devon, Exeter, Mid Devon and Teignbridge. The work also covers that part of Dartmoor National Park falling within Teignbridge and Mid Devon Districts.

3.1.3 The overall SHMA comprises of three published reports; Employment Projections for East Devon, Supporting Technical Advice produced by Ash Futures Ltd⁴; East Devon Demographic Scenarios, 'Policy-on' sub-scenario produced by Edge Analytics⁵; and Exeter Housing Market Area Strategic Housing Market Assessment Final Report 2014/15⁶.

3.1.4 The SHMA seeks to establish an Objectively Assessed Need figure for housing for the local plan (East Devon Local Plan) and for wider policy work. The overall figure draws on housing needs explicitly arising from projected future job growth in East Devon.

Population Growth

3.1.5 The SHMA reports that the current population of East Devon is 132,457 (2011 Census), and has grown 5.5% since 2001 when the population was 125,520.

3.1.6 The population by age is shown in the table below. This shows that in East Devon the highest proportion of people are found in the 45-64 age group (28.4%). A further 28.2% of the population are aged 65 and over, meaning that 56.5% of the population of East Devon are over the age of 45, compared with 51% across Devon and 41.7% across England.

Area	0-19	20-29	30-44	45-64	65-74	75-84	85-89	90+	TOTAL
Teignbridge	26,148	11,126	20,957	36,973	14,749	9,659	2,997	1,611	124,220
Exeter	27,007	23,182	23,002	26,313	8,747	6,436	2,011	1,075	117,773
Mid Devon	18,110	7,563	13,848	22,364	8,512	5,163	1,430	760	77,750
East Devon	26,254	10,718	20,553	37,586	18,126	12,877	4,043	2,300	132,457
HMA Area	97,519	52,589	78,360	123,236	50,134	34,135	10,481	5,746	452,200
Devon	159,737	79,344	126,570	212,322	86,420	56,246	16,645	9,115	746,399
South West	1,193,752	640,325	994,693	1,424,721	532,902	348,759	99,900	53,883	5,288,935
England	12,712,275	7,246,202	10,944,271	13,449,179	4,552,283	2,928,118	776,311	403,817	53,012,456

Table 1: 2011 Population Profile by Age (Numbers)

Source: 2011 Census

³ Throughout this report affordable housing is defined according to the standard definition found in Annex 2 of the National Planning Policy Framework (NPPF), namely: 'Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.'

⁴ <http://eastdevon.gov.uk/media/962214/ash-futures-employment-projections.pdf>

⁵ <http://eastdevon.gov.uk/media/962208/edge-analytics-ltd-policy-on-housing-figures.pdf>

⁶ <http://eastdevon.gov.uk/media/996504/exeter-shma-final-report-16-03-15.pdf>

3.1.7 Assessment of known population, births, deaths and migration projects an overall population increase of 68,599 people over the period of 2013 to 2033 across the whole of the SHMA area (Exeter, Teignbridge, Mid Devon and East Devon).

Area	2013	2018	2023	2028	2033	Change N ^{os.}	Change (%)
Teignbridge	126,001	131,530	137,193	142,269	146,377	+20,376	+16.2
Exeter	121,800	126,894	132,087	137,069	141,724	+19,924	+16.4
Mid Devon	78,670	82,036	85,301	88,197	90,611	+11,941	+15.2
East Devon	134,898	139,456	144,134	148,181	151,256	+16,358	+12.1
Total HMA	461,369	479,916	498,715	515,716	529,968	+68,599	+14.9

Table 2: Total Population Change 2013 - 2033

Source: DCC Trend Based Projections

3.1.8 In considering the population growth projected for East Devon this is estimated at 12.1%, with the breakdown across the age ranges as shown in the table below:

East Devon	2013	2018	2023	2028	2033	Change	% Change
0 to 19	26,662	27,565	28,467	28,578	27,424	+762	+2.9
20 to 29	11,581	11,210	10,506	10,579	11,738	+157	+1.4
30 to 44	19,808	19,357	20,690	20,843	20,138	+330	+1.7
45 to 64	37,156	38,537	38,379	37,893	36,849	-307	-0.8
65+	39,691	42,787	46,091	50,288	55,108	+15,417	+38.1
Total	134,898	139,456	144,134	148,181	151,256	+16,358	+12.1

Table 3: Population Age Band Forecast for East Devon, 2013 - 2033

Source: DCC Trend Based Projections

3.1.9 As a whole, the SHMA area currently has an elderly population profile and it is projected to get older while the working age population changes less significantly. In East Devon those aged 65 plus are projected to increase by 38.1%.

3.1.10 The SHMA notes that Local Development Documents will need to take account of the projected growth in demand in relation to age structures.

3.1.11 The SHMA goes onto note that the following strategic implications of these projections:

- Growth in the number of individuals in the 45 to 64 age group is most likely to increase the demand for higher quality market housing (e.g. typically bigger and higher specification homes), whilst the increase in the number of people in the 65+ age group will impact on the demand for bungalows and flats in the market sector and sheltered and supported accommodation;
- As older people tend to remain in their family home after children have left home or after the loss of a partner there is a growing trend of under-occupation in both sectors of the housing market;
- The increase in older householders (i.e. 80+) will have implications for support services, options for housing with support, extra care housing, long term suitability of accommodation, equity release schemes, adaptations, and other age related care requirements.

Household migration patterns

3.1.12 The data (shown visually in the map above) indicates that the highest proportion of people moving away from East Devon in the period June 2010 to June 2011 moved to Exeter, whilst the main in-migration to East Devon in the year ending 2011 was from Exeter (1060) followed by Mid Devon. Overall it is clear that more people have in-migrated to East Devon (1,710) than out-migrated (1,470).



Figure 1: Migration Flow Map

Source: ONS Migration Data Year Ending June 2011

Travel to work patterns

3.1.13

In defining the spatial extent of housing markets, patterns of household migration are augmented by the analysis of travel to work patterns. Analysis of travel to work patterns in the SHMA reveals:

- The main place of work for residents in Mid Devon was Exeter, followed by East Devon.
- The main place of work for residents in Exeter was East Devon, followed by Teignbridge.
- The main place of work for residents in East Devon was Exeter, followed by Mid Devon.

3.1.14 In considering the commuting distance of residents the SHMA indicates that 46.5% of all those living in East Devon travel less than 10 km (6miles) to work, with 15.1% working from home. This compares to 52.7% of the population of Devon travelling less than 10km with 14.3% working from home.

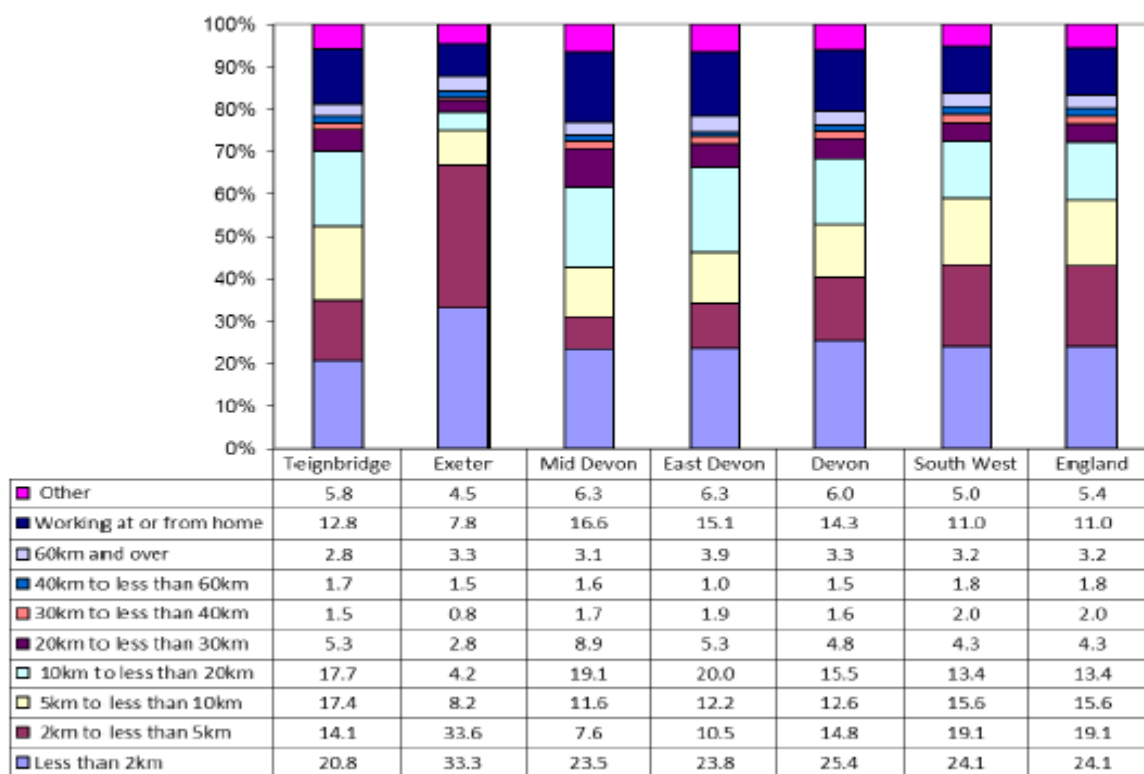


Figure 2: Commuting Distances of Residents

Source: Crown Copyright © Census 2001 (The 2011 census data on commuting distance is not yet available)

3.1.15 In reviewing the places of work, the SHMA indicates that the 2008 data shows that 67.3% of East Devon residents also work in the District compared with 69.5% in 2001. The only other place of work for East Devon residents recorded is Exeter at 20.0% in 2008, only marginally changing by 0.8% since 2001. It is also noted that the majority of those working in East Devon also reside in the District (79.8%), although this has fallen by 10.6% since 2001. Residents living in Exeter and commuting to East Devon has increased by 3% since 2001.

The Existing Housing Stock

3.1.16 As shown below East Devon records a higher percentage of detached properties (38.4%) than the South West (29.8%) and England (22.3%).

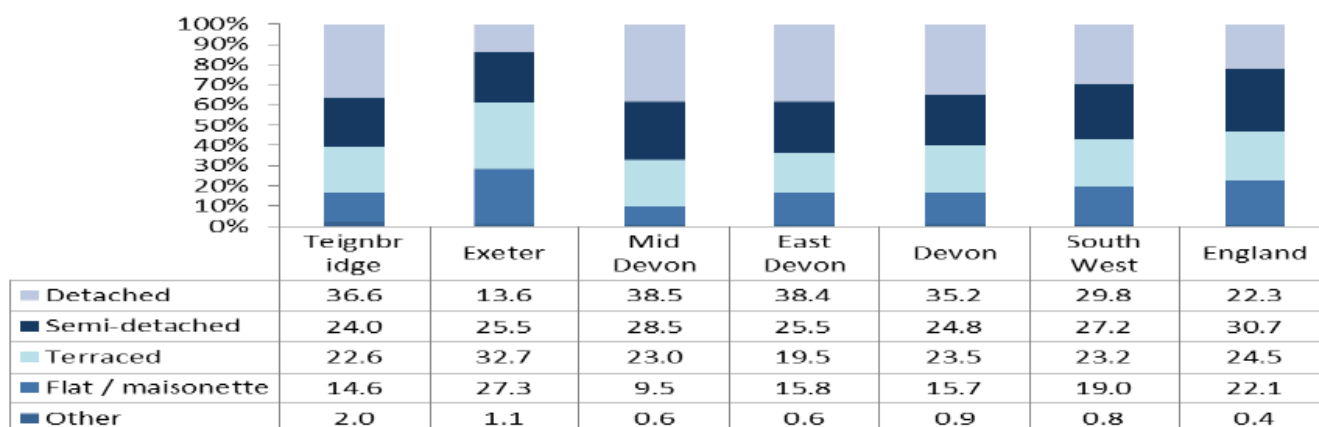


Figure 3: Tenure Profile 2011

Source: Crown Copyright © Census 2011

3.1.17 The tenure profile indicates a high level of owner occupied housing stock in East Devon (74.9%) compared to the South West (67.4%) and the rest of England (63.4%). Shared ownership levels were low and similar across all the Districts, starting from the lowest levels in East Devon at 0.5% rising to 1.0% in Exeter, compared to 0.8% across England.

3.1.18 Whilst Mid Devon (at 3.0 bedrooms per property) has the highest average number of bedrooms across the whole HMA, East Devon records 2.9 bedrooms per property, whilst the average across England is also 2.9.

3.1.19 In reviewing social housing stock the largest concentration of social housing stock is in East Devon (6,117 properties) and comprising 34.4% of the social housing stock across the whole of the HMA.

3.1.20 In considering occupancy, the SHMA reports that in East Devon 42.9% of properties have an under occupancy by 2 bedrooms compared to the national average of 34.3% and 36.9% of properties have an under occupancy by 1 bedroom compared to 34.4% nationally. The SHMA notes that this is a factor of the population demographics and the property size profile in the HMA, and further comments that “tackling under-occupation of family houses to make best use of the existing stock would make a positive contribution to addressing the over-occupation in the stock and meeting need for family units. In effect up to four household moves could result from the delivery of one new older persons unit, as households move up to the property size they require.” The highest need across the SHMA area is for one bedroom properties.

House prices and rates of change of house prices

3.1.21 Property prices over the thirteen year period have seen an increase across all authorities as shown below:

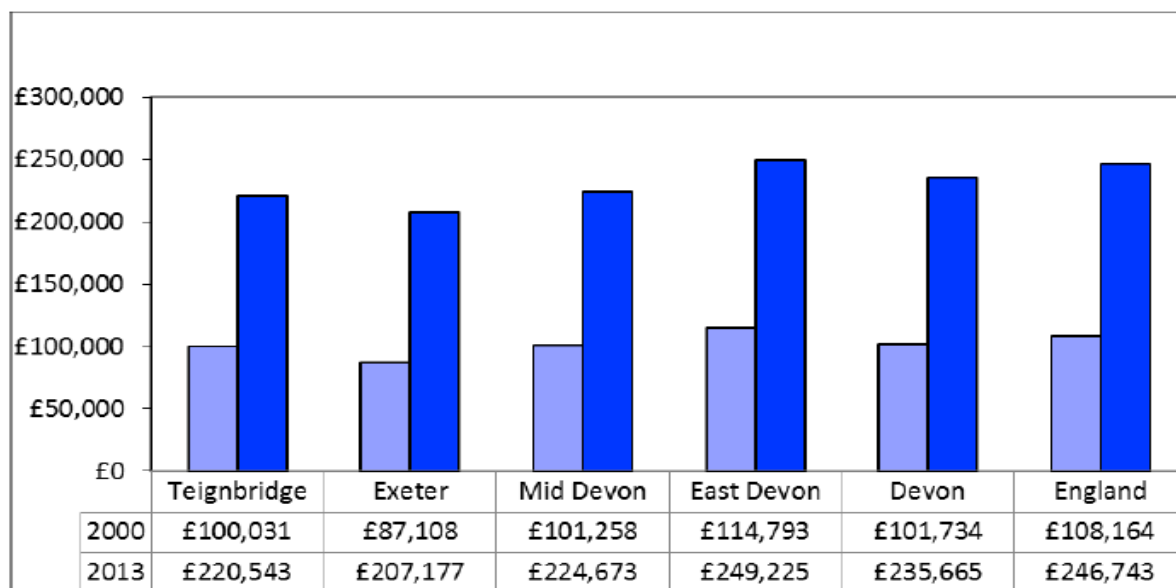


Figure 4: 2000 -2013 Average Property Price (£)

Source: Land Registry Residential Property Price Report 2000 and 2013, © Crown Copyright

3.1.22 Whilst house prices have risen the rate of growth in East Devon is only 118% compared to the national average of 124%. The SHMA reports that the average house price in East Devon is £283,480, compared to £249,647 across the South West and £269,890 across England. Whilst detached and semi-detached properties in East Devon are above the average for England, flats and terraced properties are below the average.

3.1.23 Across the SHMA area there was a decrease in sales of all houses in the period 2007 to 2013. In East Devon the decrease was 17.7%. This compares to a national decrease of 44.6% in the same period and a decrease in the South West of 41.3%. This data indicates that the housing market in East Devon suffered less impact during this period of recession.

Economic Growth

3.1.24 The SHMA translates population growth into housing, and, whilst trend based population projections form a starting point for the total housing need, the SHMA recognises the need to reflect the fact that the area is subject to a growing economy with a consequent projected increase in jobs and workforce. As a result, there is a need to ensure that in addition to projected population growth there are sufficient homes to provide for the future increased in working population as a result of economic growth.

3.1.25 In reviewing occupational structure the SHMA notes that East Devon has the largest occupation groups of Professional, Managers and Senior Officials within the Housing Market Area and that this is also higher than the levels across the County and Region benchmark areas.

3.1.26 The employment rate for East Devon was 77.3% compared to 71.1% for England and 78.1% for Exeter (source: ONS Annual Population Survey (April 2012-March 2013)). In terms of employment rate changes nationally there was an increase in unemployment of 2.4% and a decrease in employment of 1.5% over the period 2007-2013. However, Exeter shows the biggest change in employment rates over the same 4-year period with a 7.6% increase; East Devon increased only marginally by 0.5%, whilst unemployment rates rose by 0.7% in Exeter and 1.1% in East Devon.

3.1.27 In seeking an alternative measure of unemployment the SHMA reviews Job Seekers Allowance (JSA) (previously known as Unemployment Benefit). The data shows that in 2013

the SHMA area had a lower level of JSA claimant's rate compared to the South West region (2.2%) and the national figure of 3.3%. The figure for East Devon was 1.1%.

3.1.28 In reviewing income the SHMA reports that the Annual Survey of Hours and Earnings (2014) shows that the average income of those living in East Devon was £462.90. This is 11.5% lower than the national average of £523.60.

3.1.29 The Annual Population Survey (Jan 2012-Dec 2012) sets out that 6.6% of the population of East Devon have no qualifications compared to 9.5% nationally. The data also shows that there is a slightly higher than average educational attainment in East Devon than that recorded nationally.

3.1.30 The SHMA assesses that the likely additional average annual job creation will be 1,500 extra jobs per year over the 2013 to 2033 period across the housing market area (HMA). Modelling in the population increase needed to support these extra jobs the SHMA projects that the population increase, over 20 years, will be in the region of 85,000 (rather than the trend based 68,600 people).

Objectively Assessed Need

3.1.31 The primary objective of the Strategic Housing Market Assessment is to identify the future quantity of housing needed.

3.1.32 The Objectively Assessed Need calculation assesses housing need by examining the demographic projections and applying jobs-led forecasts and determining whether any adjustment should be made to respond to market signals (house prices, housing stock etc).

3.1.33 The Objectively Assessed Housing Need figure for East Devon is established through the SHMA averages out at 950 net new dwellings per year. This equates to a minimum of 17,100 new homes in the 2013 to 2031 period.

SHMA Dwelling Target derived for Clyst Honiton Parish

3.1.34 The current population of East Devon is 132,457 (63,881 dwellings) and the population of Clyst Honiton is 304 (135 dwellings). Although the designated neighbourhood area and parish boundaries are not coterminous the population of the parish is within the neighbourhood area.

3.1.35 The SHMA sets out the need for 17,100 new dwellings to be completed in the period 2013-2014 across East Devon. This growth equates to a population growth of 85,000 people. Therefore 1 new dwelling per $(132457/17,100)$ 7.75 residents is required. If this is applied to the 304 residents in the parish of Clyst Honiton, then the fair share of dwellings for Clyst Honiton, derived from the SHMA total for East Devon, in the parish would be $(304/7.75)$ 39.2 or 39 dwellings.

SHMA Caveats

3.1.36 The SHMA is based on the data available at the time it was compiled, but can only be a snapshot in time. Having established a baseline position on affordable housing and advice on open market provision to reflect aspirations, it is essential that housing market activity is regularly monitored. Likewise, the SHMA data needs to be complemented by more geographically-specific information elsewhere in this report. It is also important to remember that there is no single definitive method available to attribute need for new market housing to specific geographical areas within East Devon. The precise geographic distribution of future housing was therefore left as a policy choice for the District Council. This caveat applies equally for neighbourhood planners within East Devon.

3.2 East Devon Local Plan

3.2.1 The East Devon Local Plan⁷ was adopted in January 2016.

3.2.2 The plan sets out that *"There is enormous variety in East Devon. The District encompasses urban and urban-fringe areas as well as market towns and villages, seaside towns and remoter rural and coastal areas. There are seven towns in East Devon with population levels exceeding 3,000 people plus many villages and hamlets (the parishes of Broadclyst,*

⁷ <http://eastdevon.gov.uk/planning/planning-policy/local-plan-2013-2031/>

Colyton and Woodbury have populations exceeding 3,000; however no settlement within those parishes have a population exceeding 3,000). Exmouth is the largest town in East Devon with a population of 34,432 people.”

3.2.3 The plan also notes that on average there are 2.08 people living in each household across East Devon. Given the population for Clyst Honiton is 304 with 135 dwellings, within the parish of Clyst Honiton there is an average of 2.25 people living in each household.

3.2.4 The Local Plan notes that *“East Devon is characterised by an elderly population profile. This is most noticeable amongst the 60/65 plus age groups and reflects the popularity of the District as a retirement destination, especially the coastal areas.”* 28.2% of the East Devon population are over 65, compared with a South West figure of 20% and an England figure of 16%. In Clyst Honiton 15.1% of the population are over 65⁸.

East Devon Local Plan Vision

3.2.5 The vision set out in the Local Plan is one that seeks *“growth and investment with minimum damage to our outstanding environment so that the generations that follow us will not be compromised in their quality of life.”*

3.2.6 The Local Plan states *“Our strategic allocations and policies will ensure that each community and settlement in East Devon will retain its distinctive character by careful attention to Local Plan allocations and Development Management policies. The towns and villages of East Devon will grow but most housing growth will occur at the West End of the District.”* The Local Plan also states that *“we have a priority to identify and promote development on Brownfield sites first, except at the West End, and to protect grade 1 and 2 farmland wherever possible to sustain local food production. We also aim to encourage more local jobs and jobs close to where people live, and homes close to jobs, to cut down commuting by cars and transport and infrastructure improvements are needed.”*

3.2.7 It is to be noted that the West End of East Devon includes the parish of Clyst Honiton.

3.2.8 The Local Plan sets out thirteen objectives under the following headings:

1. Jobs and Economic Growth
2. Housing
3. Balanced Communities
4. Transport
5. Carbon Emissions & Climate Change
6. Biodiversity
7. Green Infrastructure and Recreation
8. Landscape, AONBs and the Coastal Zone
9. Heritage Assets
10. Education
11. Older Age
12. Safety and Crime Issues
13. Town Centre and Brownfield first

3.2.9 In relation to Clyst Honiton Objectives 1, 2, 3, 5, 11 and 13 are also to be noted. These are set out below.

⁸ Census 2011 (2011) Age Structure 2011

Subject	Issue	Key Plan Objectives
1. Jobs and Economic Growth	East Devon is an attractive environment for enterprise witnessed particularly by the number of thriving small businesses. We have a vibrant tourism industry and some high quality jobs particularly in the Western part of the District with good access to the Exeter work market too. As a District we have low unemployment rates but also lower paid jobs.	a) Improve average income levels. b) Diversify the sectors where jobs can be found. c) Improve local job opportunities. d) Reduce the need to travel by car to secure work and jobs.
2. Housing	East Devon boasts extremely attractive towns and villages with good quality housing, including many fine historic properties. But housing is expensive.	e) Develop 17,100 homes in locations which reflect local needs, with particular focus on Cranbrook, Axminster and Exmouth
3. Balanced Communities	East Devon has a healthy living environment and healthy population. Facilities in the District's towns (and some larger villages) are good and crime levels are low. We have good schools and friendly people.	f) Ensure that the infrastructure of both physical and service elements is adequate for the population in each locality. g) This especially includes water and sewage, food availability, schools, medical and social care.
5. Carbon Emissions & Climate Change	East Devon offers a wide ranging potential, from many sources - including wind, sunlight, ground heat and bio-fuels, for renewable energy generation. There is a flagship combined heat and power plant to serve Cranbrook and other ecofriendly initiatives in the District.	k) Establishment of a specialised heat and power community resource for Cranbrook is one element of the Plan, while housing standards and encouragement of other eco-friendly approaches is more generally applied to both new build and existing homes. l) Rural Policies protect and encourage land use for food, and energy production, which with water management and tourism uses have priority over other forms of development. And - To help reduce carbon emissions and also provide wider benefits encourage sustainable forms of transport and initiatives to reduce the need to travel and reliance on the motor car.
11. Older Age	The population of East Devon is already older on average than nationally and will continue an ageing trend for decades	r) The provision of suitable retirement and downsizing accommodation has been added to our planning policies with the aim of encouraging health and independence of our older population, in addition to which their needs in the public realm for suitable street furniture and leisure facilities is to be fully recognised.
13. Town Centre and Brownfield first	Although the District has substantial green rural areas, it has no wish to encroach on these special areas unless strategic developments like Cranbrook are needed	t) Town centres are essential with a key objective for enhancement with retail and office accommodation, while suitable Brownfield sites are the preferred areas for housing and commercial development. We aim to avoid greenfield development on grade 1, 2 or 3a land with the exception of the West End development and also avoid any loss of land of environmental value.

Table 4: Key Plan Objectives East Devon Local Plan 2013-2031 - Adopted 28 January 2016

Source: East Devon Local Plan 2013-2031 - Adopted 28 January 2016

Strategic Policies

3.2.10 The plan has 50 strategic policies. As the Parish of Clyst Honiton is located in the geographical area of the West End of East Devon, it is subject to Strategic policies 1, 2 and 9.

3.2.11 Strategic policy 1 sets out the quantum of growth the plan makes provision for over the period of the life of the plan as follows:

Strategy 1 - Spatial Strategy for Development in East Devon

Planned provision (including existing commitments) will be made in East Devon for:

1. *A minimum of 17,100 new homes in the 2013 to 2031 period; and*
2. *Development on around 150 hectares of land for employment purposes.*

The overall spatial development approach is as set out below:

1. *East Devon's West End will accommodate significant residential development and major employment development to attract strategic inward investment along with supporting infrastructure and community facilities.*
2. *The seven main towns of East Devon will form focal points for development to serve their own needs and the needs of surrounding rural areas.*
3. *The Local Plan will set out how development in smaller towns, villages and rural areas will be geared to meeting local needs.*

3.2.12 Strategic policy 2 sets out the proposed scale and distribution of development. In considering the housing growth proposed for Clyst Honiton it is necessary to consider Strategic Policy 2 of the Local Plan. This sets out the locations across East Devon where future development in the 2013 to 2031 period is proposed to be accommodated (see below). It is noted that Clyst Honiton is not defined independently within the Villages and Rural Areas total number of dwellings.

3.2.13 It is noted that the “*table does not include provision for future projected windfall completions (schemes/ dwellings not counted in the above table). Including windfalls total projected completions for the plan period amount to 18,241 dwellings.*”

Strategy 2 - Scale and Distribution of Residential Development					
Future Development in the 2013 to 2031 period will be accommodated in accordance with the pattern of distribution tabled below with specific allocations detailed in the highlighted columns. Please note that the following is a snapshot in time based on monitoring to a base date of 30 September 2014.					
Settlement (as defined by Built-up Area Boundaries)	Dwellings Built 1 April 2013 to 30 September 2014	Sites With Planning Permission or Under-construction at 30 September 2014 (including allocation sites with permission)	Sites that have made significant progress through the planning system or have acknowledged development potential (including allocation sites)	Strategic Allocations (excluding those that already have planning permission / have made significant progress through the system)	Total
East Devon's West End - Totals	711	3,130	1,452	5,270	10,563
Cranbrook	596	2,191	612	4,370	7,769
Pinhoe	115	359	840	0	1,314
North of Blackhorse	0	580	0	900	1,480
Area Centres - Totals	422	2,452	528	1,305	4,707
Axminster	66	738	27	650	1,481
Budleigh Salterton	33	100	0	0	133
Exmouth	140	587	152	350	1,229
Honiton	80	96	304	150	630
Ottery St Mary	17	435	45	0	497
Seaton	30	385	0	30	445
Sidmouth	56	111	0	125	292
Villages & Rural Areas - Totals	154	733	30	206	1,123
Grand total	1,287	6,315	2,010	6,781	16,393

Figure 5: East Devon Local Plan Scale and Distribution of Residential Development
Source: East Devon Local Plan

3.2.13 Strategic policy 9 considers the proposed development in ‘East Devon’s West End’, as follows

Strategy 9 - Major Development at East Devon’s West End

High quality development with associated infrastructure, built within a high quality landscape setting, will be provided in East Devon’s West End. The overarching strategy for development will need to dovetail with the development strategy for Exeter with the provision of homes close to jobs and other facilities and services. High quality walking and cycling connections; enhanced bus and rail services, and improved highway provision will be integral to the overall development

3.2.14 The Local Plan notes that “the ‘West End’ is not a defined policy area but is a term that refers to the group of schemes highlighted in the chapter (chapter 7) that provide for major strategic growth in the Western part of East Devon.” Whilst the parish of Clyst Honiton is located in the West End of East Devon and part of the parish is within the area of proposed growth the village of Clyst Honiton is not. It is clear from the Local Plan that the proposed West End developments (both economic and residential) surround the village of Clyst Honiton.

3.2.15 In considering other strategic policies within the Local Plan those relevant to Clyst Honiton are as follows:

Strategic Policy		Extract from Strategic Policy
Strategy 3	Sustainable Development	Promoting social wellbeing - which includes providing facilities to meet people's needs such as health care, affordable housing, recreation space and village halls.
Strategy 4	Balanced Communities	By balanced communities we mean that in any area or neighbourhood there is a match between jobs, homes, education, and social and community facilities. Ideally these should complement the range of ages of the resident population and have appropriate access for those with disabilities.
Strategy 6	Development within Built-Up Area Boundaries	Where a local community prepare a Neighbourhood Plan they may specifically allocate sites and/or include criteria based on other policies for promoting development/land uses beyond the boundary. Such ‘outside of boundaries’ policy provision would supersede relevant constraint considerations set out in ‘Strategy 7 - Development in the Countryside’ and also other relevant constraint policies.
Strategy 7	Development in the Countryside	The countryside is defined as all those parts of the plan area that are outside the Built-up Area Boundaries and outside of site specific allocations shown on the Proposals Map. Development in the countryside will only be permitted where it is in accordance with a specific Local or Neighbourhood Plan policy that explicitly permits such development and where it would not harm the distinctive landscape, amenity and environmental qualities within which it is located.
Strategy 12	Development at Cranbrook	Around 6,300 new homes on allocated land - which will be required to be of the highest standards in terms of energy and resource efficiency, quality of design and access to services and facilities. At peak build rates 500 new homes a year could be built at Cranbrook.
Strategy 17	Future Development at or near Exeter International Airport	Developments that are near to or could be affected by noise from the airport will not be allowed unless evidence is provided that current or future users or occupiers of new dwellings, schools, open spaces or other sensitive uses will not be significantly adversely affected, taking proposed mitigations into account, by airport related noise.

Strategy 31	Future Job and Employment Land Provision	<p>Employment provision can potentially achieve greater education and skills development for the population of East Devon, particularly through work-based training opportunities. In order to secure local job provision we will promote mixed use developments and provision of employment uses close to where people live. Appropriate, sustainable, mixed use schemes of all scales incorporating housing and employment will be encouraged across the district.</p> <p>On development between 50-199 units, applicants will be encouraged to make provision of 'live/work' units at 10% of the total units to be constructed and we will encourage the 'work' element to be appropriately secured by condition or S106 Agreement.</p> <p>In the villages we may allocate mixed use development sites and encourage the provision of a range of employment types.</p>
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Table 5: East Devon Local Plan Strategic Policy extracts

Source: East Devon Local Plan 2013-2031 - Adopted 28 January 2016

East Devon Local Plan 'Fair Share' Dwelling Allocation for Clyst Honiton Parish

3.2.16 Strategic policy 2 of the Local Plan does not set out an individual allocation for Clyst Honiton; rather the proposed growth in Villages and Rural areas combined is 1,123 over the lifetime of the plan. The remaining allocation of dwellings totalling 15,270 (16,393-1,123) is allocated to defined settlement boundaries within the Local Plan.

3.2.17 In order to derive an East Devon Plan based target for Clyst Honiton, there is a need to establish what proportion of the population of East Devon is located in areas other than Villages and Rural areas. The areas to be considered are those listed below. Excluded from these are:

- Pinhoe as this is in Exeter not East Devon; and
- The area North of Blackhorse as this is within the Villages and Rural areas.

Settlement Area	Population (2011 census data)
Cranbrook	2200
Axminster	6575
Budleigh Salterton	5185
Exmouth	34432
Honiton	11156
Ottery St Mary	9022
Seaton	7096
Sidmouth	13737

Table 6: Settlement populations, based on parish/town council areas

Source: Census 2011

The total population of the settlement areas listed was 89,403 (2011 census data).

3.2.18 The total population of the Villages and Rural Areas is therefore the total population of East Devon less the population of the settlement areas list above. This equates to 43,054 (132,457-89,403).

3.2.19 The Villages and Rural Areas dwelling target is 1,123. This equates to 1 new dwelling per 38.33 people (43,054/1,123). As the population of Clyst Honiton is 304, then the fair share of the East Devon Local Plan allocation for new dwellings is 7.9 or 8 dwellings (304/38.33).

3.3 DCLG Household Projections

3.3.1 The Department for Communities and Local Government (DCLG) periodically publishes household projections. The NPPG recommends that these household projections should form the starting point for the assessment of housing need.

3.3.2 The most recent (2014-based) household projections were published in July 2016, and extend to 2037.

3.3.3 Although population projections are only available at a local authority level, a calculation of the share for Clyst Honiton is nevertheless possible for the household projections based on the parish's household numbers in 2011 (the Core Strategy base date).

3.3.4 In 2011, East Devon had 59,460 households⁹ and in the Census the same year, Clyst Honiton parish had 132 households, or 0.22% of the County total.

3.3.5 In the 2012-based household projections, the projection for 2033 is for 71,384 households in East Devon. Assuming it continues to form 0.22% of the County total, Clyst Honiton's new total number of households would be 158 and therefore 26 new households would have formed over the Plan period.

3.3.6 Number of households does not, however, equate precisely to number of dwellings, with the latter usually slightly higher. In Clyst Honiton in the 2011 Census, there were 132 households but 135 dwellings, giving a ratio of 0.977 households per dwelling. This means that the projection of 22 new households would entail a need for (26/0.977=) 27 dwellings.

3.3.7 These projections are unconstrained figures comprising a relative proportion of the overall projected increase and thus do not take into account political, economic, demographic or any other drivers that might have influenced the Local Plan distribution across the County and hence the difference between these and the Local Plan based figure.

3.3.8 DCLG publish annual counts of vacant dwellings by local authority across England¹⁰ but information on vacancy is not available at a smaller geographical scale. These figures show that in 2014 (the most recent year available), East Devon's rate of vacant dwellings was 0.75%. This is significantly lower than the England average in 2014 of 2.66%, but is higher than the 0.22% recorded for Clyst Honiton in the 2011 census.

3.4 Dwelling growth 2001-2011

3.4.1 By comparing the number of dwellings in the parish in the Census 2001 against the number in Census 2011, we can project forward the completion rate to 2033. This provides the first of two neighbourhood-specific projections to complement the two projections above.

3.4.2 In Census 2001, Clyst Honiton had a total of 135 dwellings, and in Census 2011 it had 135 dwellings. This indicates that there was no growth in new dwellings in the period 2001 to 2011.

3.4.3 Completion rates post-2011 (March 2011 to March 2016) shows that 16 new residential dwellings (including conversions and extensions) have been completed. This equates to 3.2 completions per year since 2011.

3.4.4 Given the rise in completion rates post-2011, and using the average for the last 5 years, if this figure is projected out to 2033 then an additional 54 dwellings will be completed.

⁹ See 2012-based DCLG Household Projections live tables at <https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections>

¹⁰ Table 615: Vacant Dwellings by Local Authority District, available at www.gov.uk

3.5 Local housing waiting list (East Devon, June 2015)

3.5.1 As of 1st April 2015 there were 2,254 people on the housing waiting list for East Devon¹¹.

3.5.2 The waiting list is divided into five priority bands, A-E. Band A comprises those households in most urgent need of housing and Band E, comprises those households with no housing need and, as such, Band E may be safely discounted for the purposes of this assessment of housing need, as is standard assessment practice. Devon Home Choice¹², who hold lists of all Council and housing association properties available to rent across Devon reported the following in January 2016:

Band	Number	Percentage of Total
Band A - Emergency Housing Need	1	0.04
Band B - High Housing Need	219	9.70
Band C - Medium Housing Need	314	13.91
Band D - Low Housing Need	558	24.71
Band E - No Housing Need	1166	51.64

Table 7: Housing waiting list numbers January 2016

Source: Devon Home Choice

3.6 Market Housing Information

3.6.1 There are currently no rented properties being marketed for Clyst Honiton by any of the local estate agents. The most recent rental property on the market was in April 2016 (a 2 bed Cottage rented at £650pcm) which was let within a week of advertising by Smart Estate agents.

3.6.2 Rightmove¹³ Clyst Honiton, with an overall average price of £269,515 was more expensive than nearby Exeter (£244,315) and Devon (£237,084). During the last year, sold prices in Clyst Honiton were 15% up on the previous year and 4% up on 2012 when the average house price was £258,143.

3.7 Heart of South West Strategic Economic Plan 2014-2030

3.7.1 The Heart of the South West Local Enterprise Partnership covers the whole of South West England, an area of 4,230 square miles with a population of over 1.7 million. East Devon District Council is one of 17 local authority areas within the Heart of the South West LEP area.

3.7.2 The Heart of the South West Strategic Economic Plan set out how the Local Economic Partnership proposes *“to transform the reputation and positioning of our area nationally and globally by 2030. We want the key strengths of the Heart of the South West to be seen as key assets of UK plc. We want our people, places and business to see the public and private sector work together for their benefit; capitalising on the opportunities on our doorstep, realising the potential for high growth in our knowledge economy, and securing more and higher value jobs.”*

3.7.3 The Strategic Economic Plan sets out priorities for investment and outlines how the Local Economic Partnership will:

- Transform the economic growth rate from below the national average to above
- Improve the infrastructure to make the transport system faster and more resilient

¹¹ <https://www.gov.uk/government/statistical-data-sets/live-tables-on-rents-lettings-and-tenancies>

¹² https://www.devonhomechoice.com/Devon_Home_Choice//CFEHome.jsp?selectedMenu=Home

¹³ <http://www.rightmove.co.uk/house-prices/detail.html?country=england&locationIdentifier=REGION%5E6683&searchLocation=Clyst+Honiton&radius=0.25&year=1&referrer=listChangeCriteria>

- Increase the availability of superfast broadband and 4G mobile networks across the area
 - Double the number of new jobs and increase the rate of house building by 50%
 - Increase average wages in the area to match UK average wages.
- 3.7.4 The Strategy sets out the ambition of strong to transformation growth which will result in 163,000 new jobs in 2030 from a baseline of 82,000 and the completion of 179,000 new homes by 2030.
- 3.7.5 The Strategy recognises the Exeter and East Devon Growth Point and comments that this *“is a long term partnership for growth. It brings together the four local authorities of Exeter City, East Devon District, Teignbridge District and Devon County Councils, statutory agencies and a wide range of private sector partners. A Growth Board has been meeting quarterly since 2007 to help manage the delivery of an ambitious growth programme aimed at sustaining the success of the Exeter area and extending the benefits of economic growth across a wider geographical area. This is expected to deliver around 20,000 new homes and over 25,000 jobs across a broad range of sectors in the period up to 2026 with a particular focus on bringing forward strategic sites.”*
- 3.7.6 Like all SEPs, it should be noted that this is an aspirational document used to bid for funds, and has not been fully tested at examination, so any figures and facts collated from it should be used cautiously so as to reflect thinking on SEPs in recent examinations.

3.8 East Devon Employment Land Review 2006-2026

- 3.8.1 The East Devon Employment Land Review¹⁴ provides a robust evidence base to inform the East Devon District Council’s strategic approach, local site selection choices and decision making process in relation to existing and future employment land provision and employment opportunities in the District. The study has informed the preparation of the Local Plan.
- 3.8.2 In relation to Clyst Honiton the East Devon Employment Land Review notes that *“the Exeter Area of Economic Activity contains the highest proportion of existing employment sites (23.7%)”* and that *“the largest proportion of allocations and sites are within the Exeter Area of Economic Activity, which includes employment land surveyed in the parishes of Aylesbeare, Broadclyst, Clyst Honiton, Farringdon, Whimble, and Woodbury Salterton.”*

3.9 Cranbrook Development Plan consultation

- 3.9.1 The idea of creating a new community in East Devon (Cranbrook) dates to the late 1990's. In 2010 outline planning permission was granted for the first 2,900 homes, with building started in June 2011. The East Devon Local Plan (2013-2031) calls for around 7,850 homes at Cranbrook along with all the services and facilities needed for it to become a ‘modern market town’ with a ‘vibrant day and night-time economy’.
- 3.9.2 Current consultation by East Devon District Council on the Cranbrook Development Plan¹⁵ sets out four scenarios for the proposed Vision, Objectives, Issues and Spatial Options for Cranbrook.
- 3.9.3 The scenarios set out seek to *“take into account the main spatial options which are the following: Airport noise, Density and Landscape impact.”* The consultation document notes that *“There is a tension between these 3 issues in particular because the density of development will impact on how much land is needed to achieve the housing numbers envisaged by Strategy 12 (of the Local Plan) and therefore the pressure that is placed on the landscape and the need to develop into areas affected by noise from the airport. The priority that is therefore given to these issues is vital to understanding how we balance these issues and develop Cranbrook into the future.”*
- 3.9.4 The Consultation document provides two scenarios (2 and 4) that would seek *“the inclusion of land that falls within Neighbourhood Plan boundaries”* (Scenario 2) or *“requires some land within the Neighbourhood Plan areas to be developed”* (Scenario 4).

¹⁴http://eastdevon.gov.uk/planning-libraries/evidence-document-library/chapter8.2-employment/emp002_edemploymentlandreview2006-26-finalreportpart1.pdf

¹⁵ <http://eastdevon.gov.uk/media/1767281/cranbrook-io-160609-final-lr.pdf>

3.10 Characteristics of population

3.10.1 2011 Census data records the population of Clyst Honiton as 304 people.

3.10.2 The age structure of the population of Clyst Honiton when compared to East Devon, the South West and England is set out in the table below. Whilst 28.1% of the population of East Devon are over 65, only 15.1% of the population of Clyst Honiton is over 65 compared to 19.6% across the South West region and 16.4% in England.

Age range	Percentage of Population			
	Clyst Honiton	East Devon	South West	England
Age 0 to 4	7.6	4.4	5.6	6.3
Age 5 to 7	4.3	2.7	3.1	3.4
Age 8 to 9	0.7	1.8	2	2.2
Age 10 to 14	4.6	5.3	5.6	5.8
Age 15	1.3	1.1	1.2	1.2
Age 16 to 17	2	2.4	2.4	2.5
Age 18 to 19	2	2	2.6	2.6
Age 20 to 24	4.3	4.2	6.3	6.8
Age 25 to 29	5.6	3.9	5.8	6.9
Age 30 to 44	22	15.5	18.8	20.6
Age 45 to 59	21.1	20.1	20.1	19.4
Age 60 to 64	9.5	8.2	6.8	6
Age 65 to 74	8.9	13.7	10.1	8.6
Age 75 to 84	4.9	9.7	6.6	5.5
Age 85 to 89	1	3.1	1.9	1.5
Age 90 and Over	0.3	1.7	1	0.8

Table 8: Age range of Clyst Honiton

Source: Census 2011

3.10.3 In reviewing the population of Clyst Honiton in respect to employment, the table below shows that 76% of the population of Clyst Honiton is economically active. This is a higher percentage than across East Devon (67.3%), the South West (70.2%) or England (69.9%).

Variable	Percentage of Population			
	Clyst Honiton	East Devon	South West	England
Economically Active; Employee; Part-Time	15.3	16.0	15.1	13.7
Economically Active; Employee; Full-Time	40.6	32.5	37.4	38.6
Economically Active; Self-Employed	15.3	14.1	11.2	9.8
Economically Active; Unemployed	3.1	2.4	3.3	4.4
Economically Active; Full-Time Student	1.7	2.3	3.2	3.4
Economically Inactive; Retired	13.1	22.4	15.8	13.7
Economically Inactive; Student (Including Full-Time Students)	2.6	2.9	4.9	5.8
Economically Inactive; Looking After Home or Family	3.1	3.3	3.7	4.4
Economically Inactive; Long-Term Sick or Disabled	1.7	2.8	3.6	4.0
Economically Inactive; Other	3.5	1.3	1.7	2.2
Unemployed; Age 16 to 24	1.7	0.7	0.9	1.2
Unemployed; Age 50 to 74	0.4	0.7	0.7	0.8
Unemployed; Never Worked	0.4	0.2	0.4	0.7
Long-Term Unemployed	1.7	0.8	1.2	1.7

Table 9: Employment characteristics of Clyst Honiton
Source: Census 2011

3.10.4 The composition of household types in the Parish of Clyst Honiton as a percentage of all households is shown below. Over 63% of households are family households with dependent children.

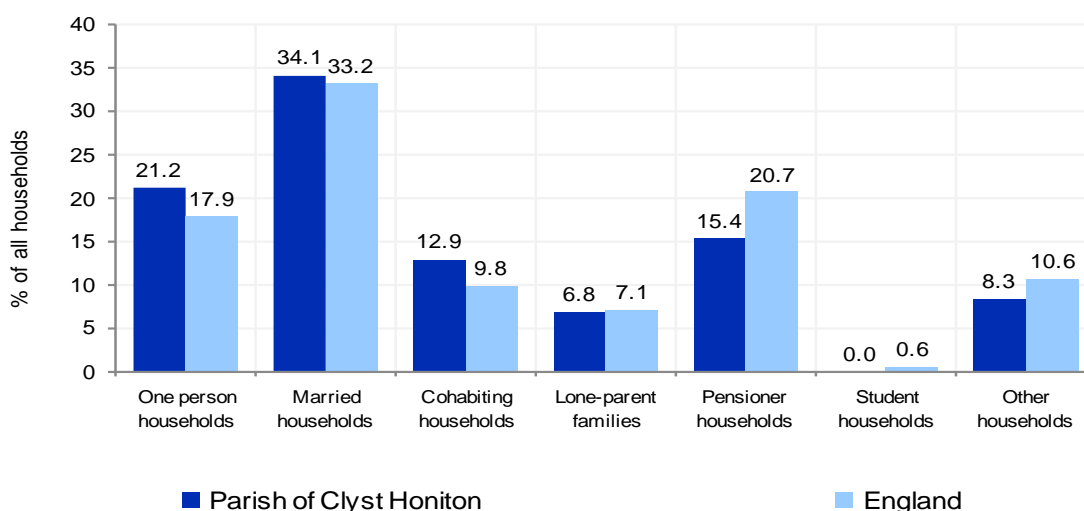


Figure 6: Household Composition
Source: Census 2011

3.10.5 The breakdown tenure of housing in the Parish of Clyst Honiton shows that 65% of the population live in houses that are owner occupied, with a further 10% in Council and housing association rented accommodation and 25% in private rented accommodation. This compares to 76% owner occupied, 9% Council and housing association and 15% private rented

in East Devon. Of the 10% it is also evident that there is no housing association rented accommodation in Clyst Honiton.

3.10.6 18.9% of dwellings in Clyst Honiton have 8 or more rooms (12.7% across England), and 3% are overcrowded compared to 8.7% across England. In reviewing the data on Council Tax bands 31.1% of properties are in bands A, B or C (the lowest price bands) compared to 66.2% in England. In terms of bands F, G and H (the highest price bands) 18.7% of properties in Clyst Honiton are in these bands compared to 9.1% across England.

3.10.7 The average house price (all types of housing, Land registry Jan15-Dec15) in Clyst Honiton is £251,600 compared to the average for £275,852 for house prices across England.

3.10.8 The occupations of those living in Clyst Honiton are shown below.

Occupation	Percentage of Population			
	Clyst Honiton	East Devon	South West	England
Managers, Directors and Senior Officials	11.4	12.2	11.1	10.9
Professional Occupations	13.8	15.3	16.5	17.5
Associate Professional and Technical Occupations	15.6	12.2	12.1	12.8
Administrative and Secretarial Occupations	10.2	10.2	11	11.5
Skilled Trades Occupations	15.6	15.3	13.4	11.4
Caring, Leisure and Other Service Occupations	15.6	10.7	9.8	9.3
Sales and Customer Service Occupations	5.4	8	8.4	8.4
Process, Plant and Machine Operatives	4.2	5.3	6.7	7.2
Elementary Occupations	8.4	10.7	11	11.1

Table 10: Employment occupations of Clyst Honiton

Source: Census 2011

3.10.9 There are marginally fewer people with no qualifications (20.6%) in Clyst Honiton than there are in East Devon (21.1%) and England (22.5%); but there are more people with Level 1 and Level 2 qualifications in Clyst Honiton than East Devon, the South West or England.

Highest Qualification	Percentage of Population			
	Clyst Honiton	East Devon	South West	England
No Qualifications	20.6	21.1	20.7	22.5
Highest Level of Qualification; Level 1 Qualifications	14.5	13.1	13.6	13.3
Highest Level of Qualification; Level 2 Qualifications	16.9	17	16.4	15.2
Highest Level of Qualification; Apprenticeship	4	4.1	4.3	3.6
Highest Level of Qualification; Level 3 Qualifications	12.9	11.3	13.2	12.4
Highest Level of Qualification; Level 4 Qualifications and Above	27.4	29.1	27.4	27.4
Highest Level of Qualification; Other Qualifications	3.6	4.3	4.5	5.7

Table 11: Highest qualification of Clyst Honiton residents

Source: Census 2011

3.11 Results of Initial Public Engagement

3.11.1 A household survey, delivered to each house in the parish during the spring of 2015 resulted in a response rate of 126 completed questionnaires, a 93% response rate.

3.11.2 The Survey reveals that there is evidence of local housing need currently in Clyst Honiton village:

- 1 in 5 respondents tell us that there is someone in their household who is or will be in need of alternative accommodation in the near future
- 85% of these would like to stay in the village
- 18% moved into the village in the last 2yrs reveals that it's a desirable place to settle.

3.11.3 In considering new housing development respondents were not averse to new housing and felt that more people and a variety of housing types would add to the vibrancy and sustainability of the community.

3.11.4 In asking about the type of housing most needed:

- There is a preference for housing for sale rather than rent which seems to fit with a stable long term community and a mix of affordable and open market housing would be acceptable
- Demand for single storey dwellings and housing specifically for the elderly
- Demand for affordable housing for people who have a local connection.

4 Conclusions

4.1 Quantity of Housing Needed

- 4.1.1 Four separate projections of dwelling numbers have been calculated for Clyst Honiton based on:
- i. A figure derived from the Housing Market Area Strategic Housing Market Assessment: 39 dwellings
 - ii. A figure derived from the East Devon Local Plan: 8 dwellings
 - iii. The Government's 2012-based household projections, extrapolated to Clyst Honiton and translated from households to dwellings: 22 dwellings
 - iv. A projection forward of dwelling completion rates 2011-2016: 54 dwellings
- These calculations give a range between 8 and 54 net additional dwellings, with a midpoint of 31 dwellings.
- 4.1.2 The findings of the data gathered is summarise in the table below. The source for each factor with particular relevance to the parish is shown, and an assessment of whether that factor is more likely to increase (↑), decrease (↓) or have no impact on (↔) Clyst Honiton's future housing need is provided. Following NPPG guidance, the factors relate both to housing price and housing quantity.
- 4.1.3 Professional judgement on the scales of increase and decrease associated with each factor on a scale from one to three has been applied, where one arrow indicates 'some impact', two arrows 'stronger impact' and three arrows an even stronger impact. Factors are in alphabetical but no other order.
- 4.1.4 Whilst the factors have the potential to contradict one another, due to data being gathered at different times and across differing geographies, conflicts can be resolved by giving priority over more local and more recent data over data gathered at a larger spatial scale or older data.
- 4.1.5 The general approach reflects NPPG advice to adjust the housing quantity suggested by household projections to reflect appropriate market signals, as well as other market indicators of the balance between the demand for and supply of dwellings, such as house prices and past build-out rates.
- 4.1.6 The NPPG also advises that market signals are affected by a number of factors, and plan makers should not attempt to estimate the precise impact of an increase in housing supply. Rather they should increase planned supply by an amount that, on reasonable assumptions and consistent with principles of sustainable development, could be expected to improve affordability, and monitor the response of the market over the plan period.
- 4.1.7 As such the table is to be used as a basis for qualitative judgement rather than quantitative calculation. The advice in the table is designed to form the starting point for decisions on housing policy rather than to provide definitive answers. Again, this reflects the NPPG approach: it states that when considering future need for different types of housing, planners have the option to consider whether they plan to attract an age profile that differs from the present situation. They should look at the household types, tenure and size in the current stock and in recent supply, and assess whether continuation of these trends would meet future needs.
- 4.1.8 The NPPG also states that appropriate comparisons of indicators (i.e. factors) should be made and that trends uncovered may necessitate adjustment to planned housing numbers compared to ones based solely on household projections. Where upward adjustment is considered necessary, it should be at a reasonable level and not negatively affect strategic conformity with the adopted Local Plan.

Factor	Source(s)	Possible impact on future housing need	Rationale for judgement
Age structure of population	SHMA, Census	↑ ↑	<ol style="list-style-type: none"> 1. Over 65s increasing at County level. 2. The age profile in Clyst Honiton will increase, and there is likely to be a need for a wider range of housing suitable for older people
Growth in jobs, particularly higher paid/higher skilled jobs	Strategic Economic Plan; Employment Land Review; Employment Land Review; Census	↑ ↑ ↑	<ol style="list-style-type: none"> 1. Clyst Honiton is located within the area of highest growth within East Devon. 2. The parish is better located than average to house employees resulting from growth in higher paid/higher skilled jobs, which are most likely to form the Exeter Growth Point and West End of East Devon developments. 3. Locally, high level of ages 25-60, could also drive need for family housing particular with potential for net inward migration due to employment factors. 4. The Employment Land Review highlights that Clyst Honiton is in the geographical location with the greatest area of land for employment development. 5. The parish is an attractive location for the working age population which is higher in Clyst Honiton than nationally 6. There is a higher than average proportion of economically active population in Census 2011. 7. There is a higher than average level of professionals and a better than average level of Level 1 and Level 2 qualifications whilst comparable levels of Level 3 and Level 4 qualifications. The recently published consultation document on the Cranbrook masterplan indicates that there may be a need for increasing land allocations for development within surrounding neighbourhood development plan areas.
House price change relative to surroundings	SHMA	↑	<ol style="list-style-type: none"> 1. Clyst Honiton benefits from higher than County average house price.
In- migration rate	SHMA, DCLG Household Projections	↑	<ol style="list-style-type: none"> 1. There is some net in-migration to East Devon particularly from Exeter. 2. There is a lack of rental property within Clyst Honiton and that which does come onto the market is let very quickly.
Local housing waiting list/need for affordable housing	SHMA	↔	<ol style="list-style-type: none"> 1. SHMA highlights relatively low level of affordable housing needed in East Devon. 2. Whilst there is no Council or Housing Association rented accommodation in Clyst Honiton, further development at Cranbrook will result in more affordable housing in the West End of East Devon.

Overcrowding	Census	↓ ↓	<ol style="list-style-type: none"> 1. Clyst Honiton households became significantly less overcrowded than the national average between 2001 and 2011. 2. This is linked to the number of large properties and with an ageing population and decreasing household size, and results in one less driver of demand.
Vacancy rates	Census	↑	<ol style="list-style-type: none"> 1. Vacancy rates in Clyst Honiton are lower than those in East Devon. This is likely to increase the demand for housing in Clyst Honiton.

Table 12: Summary of factors specific to Clyst Honiton parish with a potential impact on neighbourhood plan housing policy

- 4.1.9 Based on the data summarised on the quantity of dwellings required and the market factors affecting those quantities, as well as the results of the Initial Public Engagement, the housing need for the parish in the period 2011-2031 is considered to be in the region 40-45 net additional dwellings. This judgement is based on the following factors:
- i. There are two local factors specific to Clyst Honiton, namely its location relative to likely employment growth and the need to accommodate likely housing allocations lost from the Cranbrook masterplan due to the noise levels at neighbouring Exeter Airport, that indicate a higher level of projection may be required.
 - ii. Based on these factors indicating stronger demand for housing in the parish than across the District as a whole, the net assessment for the parish across all the factors in Table 12 gives nine up arrows, indicating that the range selected should be higher the Household Projections-derived figure.
 - iii. Although this range has not been directly informed by supply considerations (as per the NPPG guidance), the parish does appear to have the capacity to accommodate this estimated level of need.
 - iv. Based on both the recent high level of housing completions, much of it occurring within the Plan period, and the results of the Initial Public Engagement, the group may consider that the higher end range is more appropriate.

4.2

Characteristics of housing need

4.2.1

Table 13 summarises the data we have gathered with a potential impact on the housing types and tenures needed in the parish. Factors are in alphabetical but no other order.

Factor	Source(s)	Possible impact on housing needed	Conclusion
Affordable housing	SHMA, Census,	Census data show limited level of demand for affordable/socially rented housing.	East Devon's own requirement for affordable housing should result in adequate provision; therefore, there is no specific affordable housing policy required in Neighbourhood Plan. However, there is the potential for the Parish Council to work with Council to ensure developers deliver adequate split of affordable housing dwelling types, i.e. mainly houses.
Increase in older person households	SHMA, Census	Evidence from Census (increasing numbers of older people, and homes becoming less crowded) demonstrate ageing population. Some 'downsizing' of older households from larger to smaller units could free up larger units for families, for which there appears to be a demand.	Provide range of dwelling sizes, including smaller dwellings (1-2 bedrooms) suitable for older people. A policy supporting downsizing for households currently under-occupying larger properties, though aspirational, could at least be a useful statement of intent. Monitor downsizing as it takes place- the more that happens, the lower the need for new family sized/larger dwellings.
Need for family dwellings	SHMA, Census	Census shows slightly higher than average level of family households in parish. Given the economic growth forecast this is likely to increase.	The parish remains popular among families, and this is likely to increase in future, therefore, despite the need for smaller dwellings for older people, a proportion of dwellings provided should be of three or more bedrooms, but supply of new family properties should be limited on the expectation that downsizers will free up existing family-sized dwellings.
Potential for specialist housing for the elderly	SHMA Census, Housing LIN	The SHMA notes that there is currently a shortage of suitable housing for the elderly. The majority of older people want to continue living in their current home with support when needed, but there remains need for sheltered accommodation and extra care housing, as number of residents with day-to-day activity limitations is higher than the national average.	Policy supporting provision of sheltered housing could help to meet identified need. This would be a suitable housing type for those who have indicated day-to-day activity limitation. However, the provision of a residential care home in the parish is not recommended, as these are more suitable for small towns with a wide range of services and facilities within walking distance. Provide range of dwelling sizes, including in particular more small dwellings (1-2 bedrooms) for e.g. older people wishing to downsize, and/or younger couples without children.

Table 13: Characteristics of housing needs

5. Recommendations for next steps

5.1 This report aims to provide Clyst Honiton Parish Council with advice and evidence on housing trends from a range of sources. It is recommended that the Parish Council should, as a next step, discuss the contents and conclusions with East Devon District Council with a view to agreeing and formulating draft housing policies, taking the following into account during the process:

- the contents of this report, including but not limited to Tables 12 and 13;
- Neighbourhood Planning Basic Condition E, which is the need for the neighbourhood plan to be in general conformity with the East Devon Local Plan;
- the views of East Devon District Council;
- the views of local residents;
- the views of other relevant local stakeholders, including land owners and housing developers; and
- the numerous supply-side considerations, including local environmental constraints, the location and characteristics of suitable land, and any capacity work carried out by the Council.

5.2 As noted previously, recent changes to the planning system, as well as forthcoming changes to the National Planning Policy Framework and the implementation of the Housing and Planning Act, will continue to affect housing policies at a local authority and, by extension, a neighbourhood level.

- Bearing this in mind, it is recommended that the Parish Council should monitor carefully strategies and documents with an impact on any housing policy produced by East Devon District Council or any other relevant body and review the neighbourhood plan accordingly to ensure that general conformity is maintained.
- At the same time, monitoring ongoing demographic or other trends in the factors summarised in Tables 12 and 13 would be particularly valuable.