

South Milton parish Council

SMNP REVIEW 2022

Modification of Housing Policies

Background

The South Milton Neighbourhood Plan (SMNP) policies and allocation of land for development of up to 18 houses were designed to control development in the parish. A third of the houses in the allocated development site are to be rented to local people with the remainder to be sole or principal residences. Since the SMNP was adopted in 2019, the opportunities and pressures for working from home and the desire for more living/garden space has led to migration out of urban areas. This has significantly increased demand for property in the West Country, particularly in parishes like South Milton.

Based on comments to Parish Councillors, the general sentiment in the parish is that building additional second homes and/or holiday lets will adversely affect the economic and social wellbeing of the community. According to the 2011 census, 72 (29%) dwellings in the parish were second homes. A survey carried out by the Parish Council in 2015 identified 77 (31%) second homes. The Parish Council survey was repeated in January 2022 and identified a further eight second homes, increasing the total to 85 (34%). All these additional second homes are in the main village away from the coast, increasing the total to 51 (21%). There is a fear that South Milton could become a “ghost” village in the winter if the proportion of second homes increases further. Details of the housing data are included in Appendix A.

Another consideration is the large gap between earnings and house prices in the parish, largely driven by the demand for second homes.

The imposition of a principal residence requirement is undoubtedly a necessary and proportionate response to this issue, and has been recognised at national, district and local level. For example, a principal residence policy has already been adopted in the adjacent /close by parishes of Thurlestone, Salcombe, Malborough and South Huish. Salcombe are currently seeking to modify their existing policy to require that the securing such restrictions is achieved solely by 106 Agreement rather than condition. It is understood that Malborough and South Huish will follow suit if Salcombe are successful.

At the South Milton Parish Council meeting on 24 January 2022, it was agreed that a new policy should be adopted requiring a principal residence requirement for open market housing in South Milton Parish.

Additional Policy

It is proposed that the following additional policy is adopted to confirm the principal residence requirements for open market housing in South Milton Parish. This policy has been copied from the Thurlestone Neighbourhood Plan which was adopted in 2018. Clause 3 of the policy has however been amended to clarify that it includes both conversion and replacement of existing dwellings.

South Milton parish Council

SMNP REVIEW 2022

POLICY H5 – PRINCIPAL RESIDENCE REQUIREMENT

1. Proposals for open market housing (excluding one for one replacement dwellings) will be supported where there is a Section 106 agreement to ensure occupancy as a principal residence. A principal residence is defined as a dwelling occupied as the resident's sole or main residence, where the resident spends the majority of their time when not working away from home. Proof of principal residence includes, but is not limited to, being registered on the local electoral roll, at the local school or for local healthcare.

2. Proposals for open market housing (excluding one for one replacement dwellings) without a requirement to ensure occupancy as a principal residence will not be supported.

3. Where proposals for the replacement or conversion of existing dwellings by more than the number of existing dwellings is approved, the additional properties will be subject to a Section 106 agreement to ensure occupancy as a principal residence.

Justification for Additional Policy

Justification:

- To help meet the housing needs of local people and prevent the further migration of young working people out of the parish in search of cheaper housing
- To contribute to a more active, vibrant year-round community
- To support local schools, shops, services and facilities
- To enhance and maintain the vitality of the parish as a whole.

Amendment of Existing Policies H1 and H4

The following amendments will be required to Policies H1 and H4 to make them consistent with the additional Policy H5 – see Appendix B for full text of these policies.

Policy H4: Land allocation policy for housing

The following will be added to Clause 2, bullet 3 after 'sole or principal residences':

“as set out in Policy H5”

Policy H4: General Housing Policy

The following bullet will be added at the end of the first list:

- It complies with Policy H5

The following sentence shall be deleted from first bullet in the second list:

“For open market housing.... as a sole or principal residence”

South Milton parish Council

SMNP REVIEW 2022

APPENDIX A – HOUSING DATA

Data from the 2001 and 2011 censuses on households, dwellings and second homes in the parish are set out in Table A.1. These show that the number of second homes increased by 21 between the two censuses and the percentage of the second homes increased from 24% to 29%.

Table A.1: Changes in dwellings in South Milton Parish between 2001 and 2011.

Dwellings	2001	2011	Change
Households	167	175	8
Dwellings	221	247	26
Of which second homes or 'no usual residents'	51	72	21
% of second homes or 'no usual residents'	24%	29%	5%

Source: ONS Census data

During preparation of the Neighbourhood Plan in 2015, a survey was conducted by the Parish Council and identified 77 second or holiday homes (31% of total number of dwellings). The survey was repeated in January 2022 when the total number of second homes identified was 85 (34% of the total number of dwellings). The additional eight, second homes are all in the main village, increasing the total from 43 in 2015 to 51 in 2022. The number of second homes by the coast has remained static at 34 over the same period – there are very few dwellings in this area which are not already second homes.

Table A.2: Changes in dwellings in South Milton Parish between 2015 and 2022.

Dwellings	2015	2022	Change
Dwellings	247	247	0
Of which second homes or 'no usual residents'	77	85	8
% of second homes or 'no usual residents'	31%	34%	3%
Of which second homes or 'no usual residents' located in the main village	43	51	8
% of second homes or 'no usual residents' located in the main village	17%	21%	4%

Source: Parish Council Survey

South Milton parish Council

SMNP REVIEW 2022

APPENDIX B – HOUSING POLICIES H1, H3 and H5

If the proposal to add a policy to the South Milton Neighbourhood Plan (SMNP) on principal residency requirements is adopted, policies H1, H4 and H5 will be as set out below. SMNP Policies H2 and H3 will remain the same.

Policy H1: Land allocation policy for housing

The selected site known as The Dairy, Milton Lane, is allocated for a maximum of 18 houses or flats during the plan period to meet local needs. The development of The Dairy shall meet the following criteria:

1. The development of this site shall be for housing and carried out in accordance with strategic policies:
 - There shall be an appropriate mix including one and two bedroom units as well as larger three or four bedroom homes with 20 per cent of the total number of units designed for disabled access;
 - The development shall be well designed and built in accordance with Strategic Policy and NPPF guidance, be no more than two storeys in height, use traditional materials (such as brick, timber and stone), incorporate energy efficiency measures (insulation, secondary glazing and preferably renewable energy sources) and complement the character and sense of place of the parish;
 - The layout and design shall minimise the impact on the surrounding landscape, should fully respect existing heritage assets, and should include appropriate tree planting and landscaping;
 - Applications for development shall be supported by a comprehensive appraisal of heritage impacts.
2. The following community benefits are necessary to make the development acceptable:
 - A third of units shall be affordable and rented to people with local connections by a housing association using Devon Home Choice criteria;
 - A third of plots shall be made available to individual purchasers wishing to self-build (including custom housebuilding) their own homes;

South Milton parish Council

SMNP REVIEW 2022

- A planning condition shall be included to ensure the open market and self-build houses are occupied as 'sole or principal residences' as set out in Policy H5;
- The existing trees and hedges shall be protected, where practicable, and extended where necessary in order to limit the visual impact of the development from Milton Lane;
- A planning condition shall be included that confirms the fields on three sides immediately adjacent to the site continue to be used for agricultural purposes (i.e. for grazing or the production of other crops), thus acting as a 'buffer' to further development (as indicated on Figure 7.1);
- Confirmation as part of a legal agreement that the existing barn buildings on the site are relocated outside the current owner's landholding in South Milton parish;
- The development of the site may be phased over a number of years so long as the community benefits are implemented to an agreed schedule;
- The provision of car parking and a footpath/ cycleway as set out in policy H2 below.

Allocation

For the affordable housing the Parish Council requires written confirmation that the Devon Home Choice local connection criteria for rural areas are being strictly applied to the affordable housing: Residence in the parish for three out of five preceding years; lived in parish for six out of 12 months preceding allocation; immediate family have lived in the parish for five years; permanent employment in the parish.

South Milton parish Council

SMNP REVIEW 2022

Policy H4: General Housing Policy

An application for development will be supported only where it fully meets the following criteria:

- It fully respects the cultural and environmental heritage of the parish, particularly where development takes place within or adjacent to listed buildings, Conservation Areas, and other environmental designations;
- It respects existing entry points to the village and does not adversely affect protected views to and from the village, particularly on the seaward side, as set out in policies E&CM1 and 2;
- It is well designed and constructed to reflect, and where possible make a positive contribution to, the character and appearance of the parish in terms of scale, height, materials and layout, and to reinforce a strong sense of place;
- It complies with Policy H5;

For developments of five or more housing units the following additional criteria will apply:

- It should provide a mix of homes taking into account objectively identified housing needs, and includes an element of affordable and elderly housing as specified in the JLP. It is subject to a S106 legal agreement or suitable planning conditions, ensuring that it will remain an affordable dwelling(s) for local people in perpetuity. For rented affordable housing Devon Home Choice criteria should apply;
- Where applicable, it should include other benefits to the wider community, such as community facilities, car parking, play space, appropriate landscaping and open space.

South Milton parish Council

SMNP REVIEW 2022

POLICY H5: Principal Residency Requirement

1. Proposals for open market housing (excluding one for one replacement dwellings) will be supported where there is a Section 106 agreement to ensure occupancy as a principal residence. A principal residence is defined as a dwelling occupied as the resident's sole or main residence, where the resident spends the majority of their time when not working away from home. Proof of principal residence includes, but is not limited to, being registered on the local electoral roll, at the local school or for local healthcare.
2. Proposals for open market housing (excluding one for one replacement dwellings) without a requirement to ensure occupancy as a principal residence will not be supported.
3. Where proposals for the replacement or conversion of existing dwellings by more than the number of existing dwellings is approved, the additional properties will be subject to a Section 106 agreement to ensure occupancy as a principal residence.