

Appendix 4: Statement of Common Ground

Northern Peninsula Housing Market Area

Statement of Common Ground North Devon Council, Torrridge District Council, Exmoor National Park Authority and West Somerset Council – February 2016

- 1.1 The Northern Peninsula Housing Market Area (HMA), includes four local planning authority areas: North Devon Council, Torrridge and West Somerset District Councils and Exmoor National Park Authority.
- 1.2 The Northern Peninsula HMA is considered to be a polycentric housing market character area. The HMA is the only polycentric character area in the south west. It is characterised by its high self-containment, a number of distinct housing sub-markets and its poor accessibility to other housing market areas.
- 1.3 The local planning authorities within the Northern Peninsula Housing Market Area have worked together over an extended period in order to establish evidence of housing need. In doing so, the partner authorities have commissioned a range of reports in relation to housing need (Table 1) which are summarised below. The most recent update to assess the implications of the 2012 household projections which were published in March 2015, was completed in December 2015.

Table 1. Summary of Strategic Housing Market Assessment Reports

Ref. No.	Title	Date	Constituent local planning authorities	Comments
SHMA 1	Northern Peninsula Strategic Housing Market Assessment (NP SHMA), Housing Vision	2008	ENPA, WSC, NDC, TDC, (former) North Cornwall District Council, DCC involvement	Original joint SHMA
SHMA 2	North Devon & Torrridge SHMA Update, Housing Vision	December 2012	ENPA, NDC, TDC	Update to comply with NPPF requirements. Includes the part of Exmoor in North Devon
SHMA 3 (EB2)	SHMA West Somerset Update, Housing Vision	Nov 2013	WSC	Update to comply with NPPF requirements
SHMA 4	SHMA Update: Exmoor National Park in West Somerset, Housing Vision	Jan 2014	ENPA	To cover the West Somerset part of the National Park not included in the North Devon & Torrridge update 2012. Includes a breakdown of affordable and market

				housing numbers and an assessment of need against tenure, age etc
SHMA 5	Northern Peninsula Strategic Housing Market Assessment Update, Housing Vision	Jan 2015	ENPA, NDC, TDC, WSC	Takes account of the 2012 sub-national population projections (ONS)
SHMA 6	SHMA Update: Exmoor National Park, Housing Vision	Mar 2015	ENPA	Provides a further breakdown of figures for the National Park from the Northern Peninsula Jan 2015 Update
SHMA 7	Northern Peninsula Strategic Housing Market Assessment Update, Housing Vision	Dec 2015	ENPA, NDC, TDC, WSC	Takes account of the 2012 household projections (DCLG)
SHMA 8	SHMA Update - Exmoor National Park: Implications of 2012-based Household Projections	Dec 2015	ENPA	Provides figures for the National Park as a whole. Takes account of the 2012 household projections (DCLG)

- 1.4 The four partner authorities have worked together under the Duty to Co-operate, including commissioning joint evidence base documents. This has culminated in an agreement to prepare a joint housing topic paper for the whole Northern Peninsula HMA. It outlines joint working through Duty to Co-operate on housing across the HMA to date and additional explanation of the approach being taken in setting out a positive strategy for the provision and delivery of housing in the HMA. It is additional to housing topic papers prepared by separate local planning authorities which contain the detail for each plan area and which provide additional evidence and explanation to underpin the housing strategies in the partner authorities' respective plans: Exmoor National Park Local Plan to 2031; North Devon and Torrington Local Plan to 2031; and the West Somerset Local Plan to 2032.
- 1.5 The Joint Housing Topic Paper has not yet been finalised or signed off by the LPAs. The draft, however, sets out the Objectively Assessed Housing Need (OAHN) for each of the planning authority areas, and cumulatively across it, including evidence on the level of affordable housing need and planned provision for future delivery against housing projections.

Table 2. Objectively Assessed Need for Housing across Northern Peninsula HMA

LPA	Unadjusted Demographic Requirement¹	Uplifted Requirement incorporating vacant dwellings, second & holiday homes	Backlog of affordable dwellings	Requirement based upon Economic Growth	Total OAHN
North Devon	5,232	5,769	589	-	-
Torrige	6,727	7,328	235	-	-
North Devon and Torrige	11,959	13,097	824	2,668 ²	16,589 ³
West Somerset	1,302	1,448	207	450	2,105
Exmoor NPA	552 ⁴	658	60	-	718
Total	13,813	15,203	1,091	3,118	19,412

Source: Northern Peninsula Strategic Housing Market Assessment Update, Housing Vision (December 2015) and Northern Devon Housing and Employment Study, GL Hearn (April 2014)

HOUSING PROVISION

1.6 Table 3 below sets out the calculated demographic baseline figure for each of the local planning authority areas in the HMA and, based on the same approach for each LPA area, applying the appropriate uplift for vacant, second and holiday homes⁵, the affordable housing backlog and economic uplift to arrive at an OAHN. It also sets out the planned housing requirement proposed in individual local plans across the HMA, housing delivered since 2011 and the identified housing supply for North Devon/Torrige and Exmoor National Park.

¹ Based upon 2012-based household projections with figures from 2015 Northern Peninsula SHMA Update based upon the Subnational Household Projections in England, CLG, <https://www.gov.uk/government/collections/household-projections#2012-based-projections>

² Economic uplift only available as a combined figure for North Devon and Torrige LPAs.

³ Derived from Northern Devon Housing and Employment Study – Final Report, GL Hearn, April 2014 – identified future housing requirement for North Devon and Torrige of 16,785 discounted by 196 dwellings to exclude future housing associated to Exmoor National Park and align to the local planning authority geographies of North Devon and Torrige.

⁴ This figure consists of 338 affordable dwellings and 214 market dwellings

⁵ Uplifts applied to reflect vacant and second/holiday homes are derived from the Northern Peninsula HMA SHMA: The Implications of 2012 based Household Projections (December 2015) by Housing Vision and are: North Devon LPA 10.26%, Torrige LPA 8.94%, West Somerset 11.22% and Exmoor NPA 19.2%.

The planned housing requirement differs from the OAHN through additional housing growth to balance additional economic growth, as well as incorporating an increase of 196 homes for North Devon and Torridge to meet the projected needs of the North Devon part of Exmoor National Park.

- 1.7 North Devon Council has indicated that it is able to accommodate the market and affordable housing arising from the North Devon part of the National Park within the emerging North Devon and Torridge Local Plan as part of this increased housing requirement. There is no unmet need arising from neighbouring local planning authorities outside but adjoining the Northern Peninsula HMA.

Table 3. Housing Provision across Northern Peninsula HMA

LPA	Unadjusted Demographic Figure	Total OAHN ⁶	Planned Housing Requirement	Housing Delivered 2011-2015	Identified Housing Supply ⁷
North Devon	5,232	-	-	974 ⁸	8,768
Torridge	6,727	-	-	1,092	8,478
North Devon and Torridge ⁹	11,959	16,589	17,220 ¹⁰	2,066	17,246
West Somerset	1302	2,105	2,900	306 ¹¹	2,900
Exmoor National Park	552	718	336 ¹²	96 ¹³	345 ¹⁴
Total	13,813	19,412	20,456	2,468	20,491

- 1.8 Overall, Table 3 demonstrates that the identified supply across the Northern Peninsula HMA exceeds the planned housing requirement by 35 dwellings.

⁶ Figures derived from Table 2

⁷ Figures from emerging Local Plans

⁸ There are 7 affordable dwellings and 9 open market completions 2011/12 to 2014/15 within the North Devon part of Exmoor National Park. These have not been included in the figure of 974.

⁹ Combined total of North Devon and Torridge in rows above.

¹⁰ Incorporating total OAHN, allowance for 196 dwellings arising from the OAHN for the part of Exmoor National Park residing within North Devon and uplift to deliver additional housing for additional workforce arising from uplift in employment land provision contained within the Local Plan.

¹¹ Completions over period 2012-2015

¹² Affordable housing element of total for West Somerset Housing Authority area in the National Park 2011-31 as an estimate of need only. Unadjusted affordable figure for ENP in W Somerset is 246

¹³ Total completions of 96 dwellings (53 affordable and 43 open market completions 2011/12 to 2014/15) of which 80 are in West Somerset part of the National Park (46 affordable and 34 open market completions) with 16 in the North Devon part of the National Park (7 affordable and 9 open market completions).

¹⁴ Total identified housing supply from developable SHLAA sites have total capacity of 249 dwellings, with a further 96 windfall completions (2011-2015).

**Signatories to the Northern Peninsula Housing Market Area
Statement of Common Ground**

Exmoor National Park Authority

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Name: *N M STONE*
Position: *CHIEF EXECUTIVE*
Date: *16-2-16*

North Devon Council

Signature: 

Name: Mike Kelly

Position: Chief Planning Officer

Date: 16 February 2016

Torridge District Council

Signature: 

Name: *David Green*

Position: *Planning Manager*

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West Somerset District Council

Signature:

Name:

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Date: