



## Residential development of 9 dwellings, 6 market dwellings and 3 affordable dwellings

### Instow Parish Council Presentation

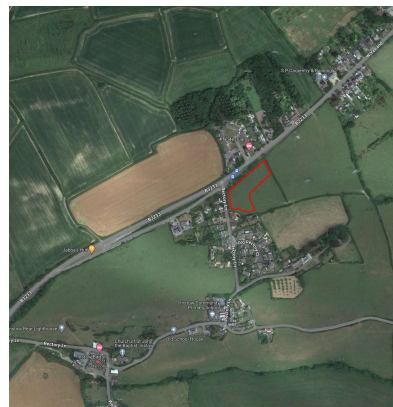
Oliver Gibbins BA (Hons) Dip TP - Associate  
*On behalf Christie Devon Estates*

15th February 2024

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### The Application Site



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## Slide 2

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## The North Devon Housing Market



Housing need driven by in-migration, reduction in household sizes (and greater number of households) and net population increase. Supply is significantly constrained and there is a national housing crisis.

Long history of under-supply in North Devon.

Table 3.2 Net dwelling completions against housing requirement over plan period to date (2011-2023)

Year	Dwelling completions	Requirement	Shortfall	Cumulative Shortfall
2011/12	455	861	-406	-406
2012/13	441	861	-420	-826
2013/14	375	861	-486	-1,312
2014/15	734	861	-127	-1,439
2015/16	641	861	-220	-1,659
2016/17	816	861	-45	-1,704
2017/18	872	861	11	-1,693
2018/19	951	861	90	-1,603
2019/20	1,164	861	303	-1,300
2020/21	682	861	-179	-1,479
2021/22	800	861	-61	-1,540
2022/23	903	861	42	-1,498
<b>Total</b>	<b>8,834</b>	<b>10,332</b>	<b>-1,498</b>	

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## The North Devon Housing Market



Housing delivery must therefore increase to make up for historic shortfall.

There is a huge amount of housing that must be delivered of around 6,000 homes over the next five years against a backdrop of persistent under delivery.

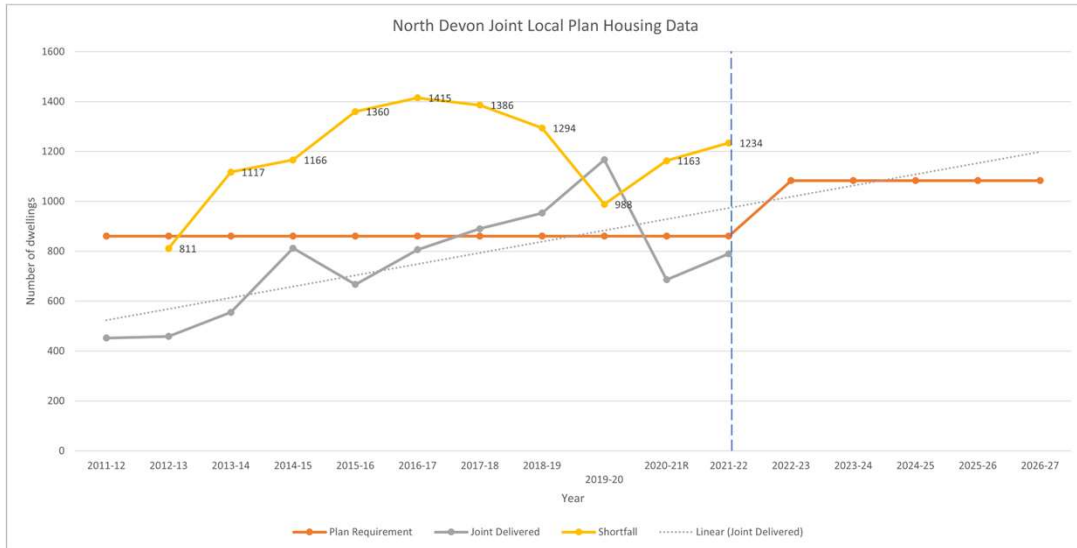
The national housing crisis is reflected in North Devon's housing market and has a knock-on effect for affordable housing.

This results in an affordability and availability crisis. The Local Plan (adopted 2018) identifies a

**"severe shortage of affordable housing."** (page 9 – paragraph 2.16)

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## The North Devon Housing Market



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## Local Housing Need

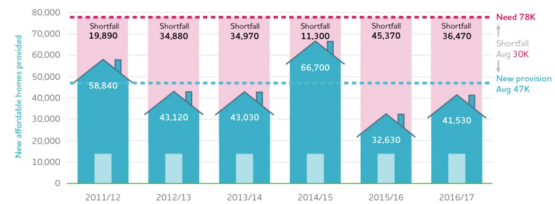


There are 10 households registered in the Instow and Horwood, Lovacott & Newton Tracey as being in need of affordable housing for rent as of July 2022.

Housing would improve affordability ratios and rental rates compared to if the development were not built.

*(Surveys only capture a fraction of actual need due to low participation rates)*

Delivery of affordable housing is a significant benefit in North Devon



Year on year under-supply of affordable homes across England

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## Local Plan – North Devon and Torrington Local Plan 2011-31

Policy ST08 identifies a **minimum** of 17,220 new dwellings. This is not a cap on development but as identified a minimum and there is a accepted shortfall against this target.

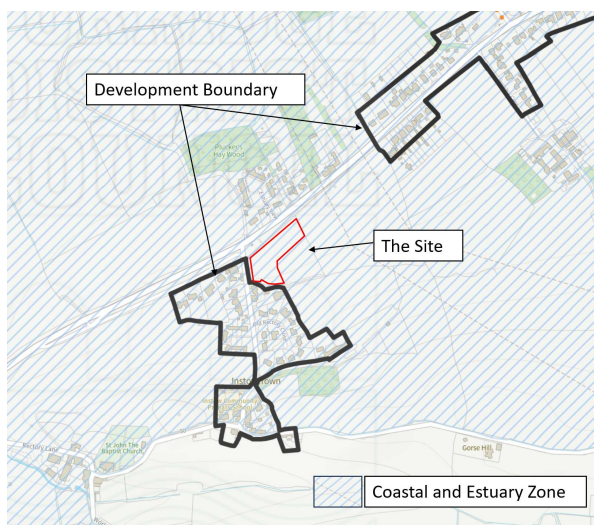
Policy ST07 - Spatial Development Strategy identifies that Local Centres will be the primary focus for development in rural areas and sets out Schedule A; Local Centres

North Devon	Torrington
<b>Bratton Fleming, Chulmleigh, Combe Martin, Fremington and Yelland, Instow, North Molton, Witheridge, and Woolacombe.</b>	<b>Bradworthy, Buckland Brewer, Dolton, Halwill Junction, Hartland, High Bickington, Shebbear, and Winkleigh.</b>

The Key Site Constraints and Opportunities slide (above) identifies the Local Centres and this site is well located to both.

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## Site Sustainability



- The site is located on the north eastern edge of Instow and to the west of Yelland. These are identified settlements in the Local Plan.
- Good access to amenities and public transport
- Site owned by Chrisite Devon Estate and available
- Outside of flood risk zone
- Not in the AONB
- Within the Estuary and Coastal Zone
- Site registered through the SHLAA as available and deliverable and could be suitable for allocation.
- Adjoining settlement boundary on two sides.
- Coastal and Estuary Zone.

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## Proposed Development



New landscaping

Outline application, which sets access, layout, scale and landscaping but reserves external appearance.

Car parking and pedestrian links

9 dwellings, which will be 6 open market and 3 affordable dwellings.

Deliver housing sizes and tenures to meet local needs.


New access

Delivers a Net Gain in Biodiversity


3 affordable houses with opportunity to discuss tenure to meet your priorities

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## Layout Plan with key features identified



Appropriate density  
Plot size  
Character



Dwellings set back to provide buffer

Access road

New planting

Improved access

Retain track

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# Anticipated timeline

