

Teignbridge Housing Land Supply Statement

July 2016

Introduction

- 1.1 The National Planning Policy Framework, paragraph 47, requires that Local Planning Authorities “identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirement.” This Land Supply Statement sets out the position on the five year supply at July 2016 for the five year period 1st April 2016 – 31st March 2021.
- 1.2 The Council adopted the Teignbridge Local Plan 2013-2033 on 6 May 2014 and this Local Plan now provides the up-to-date development plan for the area.

Structure of this Statement

- 1.3 This Statement includes the following:
- Housing requirement;
 - Completions;
 - Deliverable Housing land supply and Forecast Net Additions;
 - Allocations;
 - Windfalls;
 - Land Supply Summary and Calculation
 - Full Five Year Land Supply Trajectory (annex)

Housing Requirement

- 1.4 The relevant housing requirement for the purposes of calculating the five year supply is contained within the Teignbridge Local Plan 2013 – 2033, which was adopted on May 6th 2014. This is based on the objectively assessed need prepared in a Strategic Housing Market Assessment and subject to consideration by the Local Plan Inspector.
- 1.5 Accordingly, the target is set out in Policy S4 of the adopted Local Plan. This gives a target of 620 per year (totalling 12,400 for the 20 year plan period). This requirement is used for the calculations which are set out later in this report.

Completions to date

- 1.6 There were 2073 completions in the April 2013 – March 2016 period. These completions impact on the target for the remainder of the Local Plan period, and therefore on the five year supply requirement as follows:

Completions Required 2013 – 2033	12,400
Completions Achieved 2013 – 2016	2073
Completions Required per year 2016 – 2033	$(12400 - 2073)/17 = 607.5$

Five Year Supply Required 2016 – 2021	(607.5 X 5) = 3037
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- 1.7 To this the Council must add a “buffer” in accordance with the NPPF advice in paragraph 47, which requires that local planning authorities identify an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Because the Council has a strong record of housing delivery since the start of the Local Plan period, it does not have a record of persistent under delivery of housing, and is not required to increase the buffer to 20%. Therefore the actual required housing land supply is;

Five year housing land supply requirement + 5%	(3037) X 105% = 3189 dwellings.
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Deliverable Land Supply & Forecast Net Additions

- 1.8 The National Planning Practice Guidance (NPPG) states that sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years. Land supply calculations should consider the time it will take to commence development on site and build out rates. (NPPG: Paragraph: 031 Reference ID: 3-031-20140306)
- 1.9 In calculating the deliverable supply of land Teignbridge Council have an agreed methodology on the expected annual rate of development from a permitted site. This view is informed by site-specific advice from developers and site promoters, and an analysis of the actual local delivery rates on major sites over the past few years. The basic assumption is that each housing sales outlet will complete 50 dwellings per annum on average in normal sales conditions. However, on some sites this is adjusted downward based on agent/developer or other relevant advice. It is assumed that on large sites of more than 500 dwellings at least two outlets will be on site. On sites of more than 1,000 it is assumed that 3 or more developer outlets may be on site, depending on site specific circumstances.
- 1.10 **Based on these build out rates, as shown in the Five Year Land Supply Trajectory, the forward five year land available supply at April 2016 is 5442 dwellings, which equates to 8.53 years worth of deliverable sites.** The above build-out rate assumptions also conclude that 1,066 permitted dwellings will be built beyond 5 years (ie post 2020/21).

Allocations

- 1.11 The Teignbridge Local Plan 2013-2033 was adopted in May 2014. To date 2785 dwellings within the Local Plan allocated sites have now secured planning permission and further planning applications have been submitted for several allocated areas. More allocation areas have been picked up by developers and are currently in pre-application negotiation. The following table summarises the position within the allocations;

1.12 The NPPF and NPPG make it clear that allocated sites can contribute where there is a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. The Five Year Land Supply Trajectory identifies those allocations where it is anticipated that delivery will begin within the next five years.

1.13 **Based on the delivery trajectory for local plan allocations, as updated to reflect developer discussions, allocated areas will contribute 3,351 dwellings to the land supply in the period April 2016 to April 2021** (see also Annex A).

Windfalls

1.14 The NPPF makes provision for the inclusion of windfalls in the calculation and Teignbridge have evidence of an ongoing supply of windfalls, largely through change of use, conversion and subdivision of existing buildings. Windfall conversion and change of use developments tend to be completed fairly rapidly with shorter site servicing times and fewer reserved matters to be considered following permission.

1.15 Appeal decisions have accepted the windfall evidence. In the case of Bradley Road, Bovey Tracey (APP/P1133/A/13/2191841) the Inspector accepted the Council figure of 89 windfalls per annum. In the Shutterton Park appeal (APP/P1133/A/12/2188938) and the Ashwick Court Broadhempston appeal (APP/P1133/A/14/2215798) the Inspectors accepted a windfall allowance of 55 dwellings per annum. It should be noted that this is a discounted figure to reflect the windfall component of the currently permitted supply.

1.16 Based on annualisation of the 5 year figure, 55 dwellings per annum (275 dwellings) is included in the land supply.

Five Year Land Supply Summary and Calculation

1.17 Based on the above, the available Five Year Land Supply is 5,442 dwellings as shown in the following table:

Year		Five Year Forward Look					Totals
		16/17	17/18	18/19	19/20	20/21	
Past Completions 13-16	2073						
Allocations with permission		292	393	419	382	364	1850
Allocations without permission		0	54	259	538	650	1501
Other permitted sites		641	473	227	225	250	1816
Windfalls		55	55	55	55	55	275
Total Land Supply		988	975	960	1200	1319	5442

1.18 The following table sets out the land supply calculation;

Teignbridge Local Plan 2013 to 2033
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A	Total Plan Period Requirement	12,400
B	Average Annual Requirement	620
C	Required Completions to date	1,860
D	Achieved Completions April 2013 – April 2015	2,073
E	Residual requirement (17 years) (A - D)	10,327
E1	Residual requirement per annum (E ÷ 17 years remaining)	607.5
F	Five Year requirement (607.5 *5) + 5%	3,189
G	Supply of deliverable sites Apr 16 to Apr 21	5442
H	Housing Land Supply ((G / F)*5 years)	8.53

1.19 **Based on the requirements set out in paragraph 47 of the NPPF and including a 5% buffer and a five year forward look, Teignbridge has a land supply of 8.53 years.**

Annex: Land Supply Trajectory

The following table updates the table presented with the Teignbridge Local Plan and updates previous land supply statements

Allocations and Permissions	16/17	17/18	18/19	19/20	20/21	Total	Development Name/s
NA1 Houghton Barton							Hele Park
with permission	122	135	56	50	50	413	
without permission	0	0	0	0	75	75	
NA2 Whitehill							
with permission	0	0	0	0	0	0	
without permission	0	25	50	50	50	175	
NA3 Wolborough							
with permission	20	0	0	0	0	20	
without permission	0	0	0	65	100	165	
NA3A Beverley Way							
with permission	0	0	0	0	0	0	
without permission	0	0	0	0	0	0	
NA5 Buckland Barton							Hawthorn Rise
with permission	25	50	50	8	0	133	
without permission	0	0	0	0	0	0	
NA6 Bradley Barton							
with permission	0	0	0	0	0	0	
without permission	0	0	25	45	0	70	
NA9 Town Centre							
with permission	0	0	0	0	0	0	
without permission	0	0	0	25	25	50	
NA10 Bradley Lane							
with permission	0	0	0	0	0	0	
without permission	0	0	0	0	0	0	
BT1 Dean Park							
with permission	0	0	0	0	0	0	
without permission	0	0	25	50	45	120	
BT2 Bradley Bends							Williams Gate
with permission	50	50	50	38	0	188	
without permission	0	0	0	0	0	0	
BT2A North of Indio House							
with permission	0	0	0	0	0	0	
without permission	0	0	0	10	0	10	
BT2D Abbey Road Primary							
with permission	0	0	0	0	0	0	
without permission	0	0	0	0	0	0	
BT3 Challabrook							
with permission	0	0	0	0	0	0	
without permission	0	0	25	50	50	125	
KK1 Torquay Road & Embury Road							
with permission	0	0	0	0	0	0	
without permission	0	0	25	50	50	125	
KK2 Mount Pleasant Road							
with permission	0	0	0	0	0	0	
without permission	0	0	0	0	0	0	
KK3 rear of Barn Owl							
with permission	0	0	0	0	0	0	
without permission	0	0	0	0	0	0	
KS3 Abbreek							
with permission	0	0	0	0	0	0	

without permission	0	0	0	0	0	0	
KS6 Penns Mount							King's Gate
with permission	50	100	76	50	28	304	
without permission	0	0	0	0	0	0	
KS8 Rydon Depot							
with permission	0	0	0	0	0	0	
without permission	0	0	0	0	0	0	
TE3 west Higher Exeter Road							
with permission	0	0	25	50	50	125	
without permission	0	0	0	0	0	0	
TE3A north New Road							
with permission	0	0	0	0	0	0	
without permission	0	0	0	25	25	50	
TE4 Brunswick Street							
with permission	0	0	0	0	0	0	
without permission	0	0	0	0	0	0	
DA2 north west Secmaton Lane							Buntings
with permission	25	29	75	100	150	379	
without permission	0	0	0	25	25	50	
DA4 west Southdowns Road							
with permission	0	18	2	0	0	20	
without permission	0	0	0	0	0	0	
DA5 Little Leigh, Holcombe							
with permission	0	0	35	0	0	35	
without permission	0	0	0	0	0	0	
CH1 Rocklands							
with permission	0	0	25	50	50	125	
without permission	0	0	0	0	0	0	
CH2 north east Chudleigh							
with permission	0	0	0	0	0	0	
without permission	0	0	0	0	0	0	
CH3 James House							
with permission	0	0	0	0	0	0	
without permission	0	0	19	0	0	19	
CH4 Colway Lane							
with permission	0	0	0	0	0	0	
without permission	0	0	0	0	25	25	
CH5 Grovelands							
with permission	0	0	0	0	0	0	
without permission	0	0	25	25	0	50	
CH6 north west Town Centre							
with permission	0	0	0	0	0	0	
without permission	0	0	0	10	0	10	
SWE1 south west Exeter							Matford Home Park
with permission	0	36	36	36	36	144	
without permission	0	4	54	108	180	346	
	292	447	678	920	1014	3351	

Permissions							
22-26 Wolborough Street, Newton Abbot	0	25	2	0	0	27	Sun Court
Ilford Park, Stover, Newton Abbot	0	0	0	0	0	0	
Bishop Dunstan, Newton Abbot	0	12	15	0	0	27	
former Cardew Pottery, Bovey Tracey	21	0	0	0	0	21	
Newcross, Kingsteignton	50	50	50	50	50	250	Moorland Reach
Rackerhayes/Zitherixon, Kingsteignton	0	0	0	25	50	75	

Vicarage Hill, Kingsteignton	14	0	0	0	0	14	
New Road, Teignmouth	23	0	0	0	0	23	Marine View
Clay Lane, Teignmouth	0	20	0	0	0	20	
The Knoll, Winterbourne Road, Teignmouth	21	0	0	0	0	21	
Shutterton Lane, Dawlish	50	50	27	50	50	227	Warren Grove
Shell Cove House, 19 Old Teignmouth Road, Dawlish	25	0	0	0	0	25	
east Secmaton Lane, Dawlish	24	0	0	0	0	24	Nickleby Place & Aspects
Treston House, East Cliff Road, Dawlish	25	8	0	0	0	33	
Parade, Chudleigh	17	0	0	0	0	17	Tors Reach
Rivendell, Woodway Street, Chudleigh	18	0	0	0	0	18	
Sentry's Farm, Exminster	25	25	15	0	0	65	
Exminster House, Exminster	40	0	0	0	0	40	
Moor Park, Cheriton Bishop	18	0	0	0	0	18	
misc dwelling sites <15 (294 applications)	270	283	118	100	100	871	
Permissions total	641	473	227	225	250		
Windfalls	55	55	55	55	55	275	
GRAND TOTAL	988	975	960	1200	1319	5442	