

# Teignbridge Housing Land Supply Statement

Issue: July 2014

## 1. 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 June 2014 for the forward five year period 1st April 2015 – 31st March 2019. This forward view is appropriate as it takes account of relevant advice in the National Planning Policy Framework and the National Planning Practice Guidance.
- 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 and confirms the relevant plan period of April 2013 to April 2033. It supersedes the Teignbridge Local Plan 1989-2001 which is no longer part of the development plan.

## 2. Structure of this Statement

- 2.1 This Statement includes the following:
- Housing requirement;
  - Completions;
  - Housing land supply;
  - Five Year Land Supply Calculation; and
  - Full Five Year Land Supply Trajectory (annex)

## 3. Housing Requirement

- 3.1 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 6<sup>th</sup> 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. The Inspector noted that the assumptions and modelling of the SHMA projections specifically take into account an allowance for meeting a backlog of need from the past and the needs in the wider sub region, including Exeter City and other adjoining Council areas. The inspector’s report concludes “*I consider the 2012 SHMA provides a proper basis for the identification of objectively assessed housing needs, as required by the paragraph (#) 47 of the NPPF.*”
- 3.2 Accordingly, the target is set out in Policy S4 of the adopted Local Plan, which was not subject to any recommended main changes within the Inspector’s Report. 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.

#### 4 Completions / Forecast completions to date

- 4.1 There were 784 completions in 2013/14, the first year of the Local Plan (see the [2013/14 Residential Land Monitor](#)). Taking account of completions since April 2014 and known dwellings under construction at June 2014, the Council forecasts that there will be 600 completions during 2014/15, the second year of the Local Plan 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 – 2015 | 1,384                     |
| Completions Required 2015 – 2033 | $(12400 - 1384)/18 = 612$ |
| Five Year Supply 2015 – 2019     | $(612 \times 5) = 3,060$  |

- 4.2 To this the council must add a “buffer” in accordance with the NPPF advice in paragraph 47. At present the buffer is +20% and therefore the required housing land supply is  $(3060) \times 120\% = 3,672$  dwellings.

#### 5 Deliverable Land Supply & Forecast Net Additions

- 5.1 Permissions –The [April 2014 Residential Land Monitor](#) identified 3,619 permitted dwellings. Between 1 April 2014 and 1 June 2014 an additional 48 dwellings were permitted, 19 completed and 11 plots expired.
- 5.2 The National Planning Policy 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. It further directs that land supply calculations should consider the time it will take to commence development on site and build out rates. (cf NPPG para: 031).
- 5.3 In calculating the deliverable supply of land Teignbridge Council have taken a view on the likely maximum 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 builder/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 advice. It is assumed that on large sites of more than 500 dwellings at least two builders will be on site.
- 5.4 **Based on these build out rates, as shown in the Five Year Land Supply Trajectory, the permitted forward five year land available supply at June 2014 is 2,562 dwellings.**
- 5.5 Allocations – The Teignbridge Local Plan 2013-2033 was adopted in May 2014. A number of allocated sites now have permission or partial permission and applications have been submitted for several allocated areas. More allocation areas have been picked up by developers and are currently in pre-application negotiation. Allocated sites identified in the trajectory have been assessed as deliverable through the public examination process.

- 5.6 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. Further site allocations provide a developable supply of sites for years 6-10 as required by the NPPF.
- 5.7 Based on the delivery trajectory for local plan allocations, as updated to reflect developer discussions, allocated areas will contribute 1,640 dwellings to the land supply in the period April 2015 to April 2020 (see Annex A).**
- 5.8 **Windfalls** – 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 fewer difficult site servicing lead times and reserved matters to be considered following permission.
- 5.9 Recent 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) the Inspector accepted a windfall allowance of 283 in the five year land supply (55 per annum). It should be noted that this is a discounted figure to reflect the windfall component of the currently permitted supply.
- 5.10 Based on annualisation of the 5 year figure, 55 dwellings per annum (275 dwellings) is included in the land supply.**
- 5.11 **Land Supply Summary** Based on the above, the available Five Year Land Supply is 4,441 dwellings as shown in the following table:

|                             |     | Five Year Forward Look |            |            |              |              |        |
|-----------------------------|-----|------------------------|------------|------------|--------------|--------------|--------|
| Year                        |     | 15/16                  | 16/17      | 17/18      | 18/19        | 19/20        | totals |
| Past Completions 13/14      | 784 |                        |            |            |              |              |        |
| Projected Completions 14/15 | 600 |                        |            |            |              |              |        |
| Permissions                 |     | 528                    | 547        | 448        | 541          | 462          | 2,526  |
| Allocations                 |     | 15                     | 155        | 385        | 550          | 535          | 1,640  |
| Windfalls                   |     | 55                     | 55         | 55         | 55           | 55           | 275    |
| <b>Total Land Supply</b>    |     | <b>598</b>             | <b>757</b> | <b>888</b> | <b>1,146</b> | <b>1,052</b> | 4,441  |

## 6 Five Year Land Supply Calculation

| Teignbridge Local Plan 2013 to 2033 |  |             |
|-------------------------------------|--|-------------|
| A                                   | Total Plan Period Requirement                                | 12,400      |
| B                                   | Average Annual Requirement                                   | 620         |
| C                                   | Required Completions to date                                 | 1,240       |
| D                                   | Achieved Completions previous years + present year projected | 1,384       |
| E                                   | Residual requirement (18 years) (A - D)                      | 11,016      |
| E1                                  | Residual requirement per annum (E ÷ 18 years remaining)      | 612         |
| F                                   | Five Year requirement ((612 *5 ) + 20%)                      | 3,672       |
| H                                   | Five year supply of deliverable sites Apr15 to Apr20         | 4,441       |
| I                                   | <b>Five Year Housing Land Supply ((H / F)*5 years)</b>       | <b>6.05</b> |

**6.1 Based on the requirements set out in paragraph 47 of the NPPF and including a 20% buffer and a five year forward look, Teignbridge have a land supply of 6.05 years.**

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## Annex: Land Supply Trajectory

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

| All numbers net dwellings                            |              | Forward Land Supply |            |            |            |            |
|--|--------------|---------------------|------------|------------|------------|------------|
| Development / Allocation                             | current year | 2015/16             | 2016/17    | 2017/18    | 2018/19    | 2019/20    |
| Mile End - multiple applications (Persimmon, Redrow) | 50           | 62                  |            |            |            |            |
| Ogwell Brook ; final phase (Linden)                  | 34           |                     |            |            |            |            |
| Daracombe Park (David Wilson)                        | 29           |                     |            |            |            |            |
| Old Newton Abbot Hosp. East Street (Linden, Aster)   | 20           | 50                  | 33         |            |            |            |
| Hele Park (Wimpy, Redrow)                            |              | 15                  | 65         | 100        | 100        | 100        |
| Buckland Barton, Newton Abbot                        |              | 15                  | 50         | 50         | 18         |            |
| Vicarage Hill, Kingsteignton (Westcountry)           |              | 15                  | 25         |            |            |            |
| Newcross, Kingsteignton (Redrow)                     |              |                     | 15         | 50         | 100        | 100        |
| Penns Mount (Linden)                                 |              | 15                  | 50         | 50         | 50         | 50         |
| Charles Road, Kingskerswell (Cavannah)               | 40           | 17                  |            |            |            |            |
| East of Secmaton Lane, Dawlish (Cavannah & Bovis)    | 50           | 50                  | 54         |            |            |            |
| Secmaton Rise, Dawlish (Strongvox)                   | 35           | 19                  |            |            |            |            |
| South Of Shutterton Lane, Dawlish                    |              |                     |            | 15         | 50         | 50         |
| Little Leigh, Holcombe Road, Holcombe                |              | 10                  | 10         |            |            |            |
| South Downs Road, Dawlish                            |              | 10                  | 10         |            |            |            |
| Elm Grove, Road/Langdon Road, Dawlish (Barratt)      | 20           | 50                  | 26         |            |            |            |
| Gatehouse Farm                                       |              |                     |            | 15         | 40         | 20         |
| New Road, Teignmouth [Bovis]                         | 25           | 15                  |            |            |            |            |
| The Knoll, Winterbourne Road, Teignmouth             |              |                     | 21         |            |            |            |
| Glendaragh, Barn Park Road, Teignmouth               |              |                     | 15         |            |            |            |
| Cardew Pottery / Monterray Park Bovey (Wimpey)       | 27           |                     |            |            |            |            |
| Parade- Tors Reach Chudleigh (Bovis)                 | 15           | 32                  |            |            |            |            |
| Bradley Road, Bovey Tracey                           |              | 15                  | 50         | 50         | 50         | 39         |
| Rivendell, Woodway Street, Chudleigh                 |              | 27                  |            |            |            |            |
| Milbury Farm, Exminster (Linden, Bloor)              | 65           | 14                  |            |            |            |            |
| Sentry's Farm, Exminster                             |              |                     |            | 15         | 40         | 10         |
| Moor Park, Cheriton Bishop                           |              |                     | 15         | 2          |            |            |
| land at Ilford Park, Stover                          |              |                     | 15         | 8          |            |            |
| Haldon Ridge Travellers Site, Haldon Hill            | 15           |                     |            |            |            |            |
| Misc Sites < 15 dwellings (320 applications)         | 175          | 97                  | 93         | 93         | 93         | 93         |
| <b>PERMITTEDTOTAL June 2014</b>                      | <b>600</b>   | <b>528</b>          | <b>547</b> | <b>448</b> | <b>541</b> | <b>462</b> |
| <b>WINDFALL</b>                                      |              | <b>55</b>           | <b>55</b>  | <b>55</b>  | <b>55</b>  | <b>55</b>  |

| Development / Allocation                 | application submitted | 2015/16   | 2016/17    | 2017/18    | 2018/19    | 2019/20    |
|--|-----------------------|-----------|------------|------------|------------|------------|
| NA1 Houghton Barton -1150 <i>remain</i>  |                       |           |            |            |            |            |
| NA2 Whitehill - 450                      | ✓                     |           | 15         | 50         | 50         | 50         |
| NA3 Wolborough - 1500                    |                       |           |            |            | 25         | 50         |
| NA3a - Beverly Way - 20                  |                       |           |            | 10         | 10         |            |
| NA6 Bradley Barton - 70                  |                       |           |            | 25         | 45         |            |
| NA9 Markets Area - 120                   |                       |           |            |            | 25         | 50         |
| NA10 Bradley Lane - 170                  |                       |           |            |            |            |            |
| KS3 Abbroad 120                          |                       |           |            |            |            |            |
| KS6 Penns Mount - addtl capacity 50      |                       |           |            |            |            |            |
| KS6a Kingsteignton Depot - 15            |                       |           |            |            |            |            |
| KK1 Torquay Rd Embury Close - 170        |                       |           | 15         | 25         | 50         | 50         |
| KK2 Fluder Hill - 15                     |                       |           |            |            |            |            |
| KK3 Barn Owl - 30                        |                       |           |            |            |            |            |
| SWE1 Alphington - 2000                   | ✓                     |           | 20         | 50         | 75         | 150        |
| DA2 NW Secmaton Lane - 689 <i>remain</i> |                       |           |            |            |            |            |
| DA5 - Little Leigh extension 10          | ✓                     |           | 10         |            |            |            |
| TE3 Higher Exeter - 250                  | ✓                     |           | 15         | 50         | 50         | 50         |
| TE3a North of new road - 50              |                       |           |            | 25         | 25         |            |
| TE4 Brunswick Street - 40                |                       |           |            |            |            | 40         |
| BT1 Dean Park - 120                      |                       |           | 15         | 50         | 50         | 5          |
| BT2a North of Indio House - 45           | ✓                     |           |            |            | 15         | 30         |
| BT2b Abbey Road School -15               |                       |           |            |            |            |            |
| BT3 Challabrook - 270                    |                       |           |            |            |            |            |
| CH1 Rocklands - 175                      | ✓                     | 15        | 50         | 50         | 50         | 5          |
| CH2 NE Chudleigh - 150                   |                       |           | 15         | 50         | 50         | 35         |
| CH3 James House - 25                     |                       |           |            |            | 15         | 10         |
| CH4 Colway Lane - 25                     |                       |           |            |            | 15         | 10         |
| CH5 Grovelands - 50                      |                       |           |            |            |            |            |
| CH6 Chudleigh TC - 10                    |                       |           |            |            |            |            |
| <b>ALLOCATIONS (not permitted) TOTAL</b> |                       | <b>15</b> | <b>155</b> | <b>385</b> | <b>550</b> | <b>535</b> |