

Teignbridge Housing Land Supply Statement

Issue: July 2015

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 2015 for the five year period 1st April 2015 – 31st March 2020.
- 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.

2. Structure of this Statement

- 2.1 This Statement includes the following:
 - Housing requirement;
 - Completions and Forecast Completions;
 - Deliverable Housing land supply and Forecast Net Additions;
 - 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 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. 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 1,459 completions in the 2013/15 period, (see [Residential Land Monitor 1 April 2014 - 2015](#)). These completions impact on the target for the remainder of the Local Plan period, and therefore on the five year supply requirement as follows:

4.2

Completions Required 2013 – 2033	12,400
Completions Achieved 2013 – 2015	1,459
Completions Required 2015 – 2033	$(12400 - 1459)/18 = 607.8$
Five Year Supply Required 2015 – 2020	$(607.8 \times 5) = 3,039$

- 4.3 To this the Council must add a “buffer” in accordance with the NPPF advice in paragraph 47. At present the buffer is +5% and therefore the actual required housing land supply is $(3039) \times 105\% = 3,191$ dwellings.

5 Deliverable Land Supply & Forecast Net Additions

- 5.1 Permissions –The [April 2015 Residential Land Monitor](#) identifies 4,425 permitted dwellings. Between 1 April 2015 and 1 June 2015 an additional 360 dwellings were permitted, 157 completed and 12 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. On sites of more than 1,000 it is assumed that up to 3 developer outlets may 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 2015 is 3,188 dwellings (of which 1,502 dwellings permitted are within allocations).**
- 5.5 Allocations – The Teignbridge Local Plan 2013-2033 was adopted in May 2014. A number of allocated sites have now secured planning 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 2,662 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 shorter site servicing times and fewer reserved matters to be considered following permission.

5.9 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 4,623 dwellings as shown in the following table:

Year		Five Year Forward Look					Totals
		15/16	16/17	17/18	18/19	19/20	
Past Completions 13/15	1,459						
Existing Permissions		504	453	329	220	180	1,686
Allocations		89	253	550	830	940	2,662
Windfalls		55	55	55	55	55	275
Total Land Supply		648	761	934	1,105	1,175	4,623

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 April 2013 – April 2015	1,459
E	Residual requirement (18 years) (A - D)	10,941
E1	Residual requirement per annum (E ÷ 18 years remaining)	607.8
F	Five Year requirement ((607.8 *5) + 5%)	3,191
G	Five year supply of deliverable sites Apr15 to Apr20	4,623
H	Five Year Housing Land Supply ((G / F)*5 years)	7.24

- 6.1 Based on the requirements set out in paragraph 47 of the NPPF and including a 5% buffer and a five year forward look, Teignbridge have a land supply of 7.24 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					Developer
	2015/16	2016/17	2017/18	2018/19	2019/20	
Allocation						
NA1 Houghton Barton	15	50	100	100	125	Taylor Wimpey Homes & Redrow
NA2 Whitehill		25	50	50	50	Linden Homes
NA3 Wolborough			5		75	
NA3A Beverley Way			10	10		
NA5 Buckland Barton		25	50	50	8	BDW Homes
NA6 Bradley Barton			25	45		
NA9 Town Centre Markets Area					25	
NA10 Bradley Lane						
KS3 Land at Abbrook						
KS6 Penns Mount	12	50	75	100	55	Linden Homes
KS8 Land at Rydon Depot				15		
KK1 Land off Torquay Road and Embury Close				25	50	
KK2 Land to the rear of Mount Pleasant Road						
KK3 - Land to the rear of Barn Owl						
DA2 North West Secmaton Lane	50	33	25	50	50	BDW Homes / Cavanna / Bovis
DA4 West of Southdowns Road		20				
DA5 Land at Littleleigh Holcombe			20			
TE3 West of Higher Exeter Road			25	50	50	Hallbaron Ltd
TE3A North of New Road			25	25		Bovis
TE4 Brunswick Street			15	25		
SWE1 South West of Exeter			25	80	145	Waddeton Park Ltd/Bovis Homes / Westcountry Land Ltd
CH1 Land at Rocklands			25	50	50	Rocklands Development Partnership
CH2 Land North East of Chudleigh				25	50	
CH3 Land around James House			25			RPI Land Ltd
CH4 Land at Colway Lane				15	10	
CH5 Land at Grovelands					25	
CH6 North West of Town Centre					10	
BT1 Dean Park				15	50	
BT2 Bradley Bends	12	50	50	50	42	Bovis
BT2A North of Indio House				25	20	
BT2D Abbey Road Primary School Site						
BT3 Challabrook				25	50	
WE6A Middletree Park Haldon (complete)						
Allocations Sub Total	89	253	550	830	940	

Development	2015/16	2016/17	2017/18	2018/19	2019/20	Developer
Newcross (North with school)		25	50	50	25	Redrow
South Of Shutterton Lane, Dawlish		25	50	50	50	Redrow
Shutterton Lane, Dawlish	12	50	44			Redrow
Milbury Farm, Exminster	11					Linden Homes & Bloor Homes
East of Secmaton Lane, Dawlish	50	27				Cavanna & Bovis
Newcross (South)	12	50	50	50		Redrow Homes
Rackerhayes/ Zitherixon, West of Homers Lane, Kingsteignton				15	50	
North of New Road, Teignmouth	22					Bovis Homes
Secmaton Rise, Dawlish	23					Strongvox
Former Newton Abbot Hospital site, East Street, Newton Abbot	33					Linden Homes / Aster Homes
Mile End, Ashburton Road, Newton Abbot	32					Persimmon/Redrow/Charles Church
Sentry's Farm, Exminster		25	40			Bovis
East of Charles Road, Kingskerswell	16					Cavanna
Daracombe Park, Mile End Road, Newton Abbot	12					David Wilson Homes
Western Side NGR, St Bartholomews Road, Ogwell	12					Linden Homes
Parade, Chudleigh	44					Bovis Homes
Vicarage Hill	12	28				Devonshire Homes
22 - 26 Wolborough Street		25	2			
Rivendell, Woodway Street, Chudleigh	12	15				
Ilford Park, Stover		15	8			
Clay Lane, Teignmouth			20			
South East of Moor Park, Cheriton Bishop		18				
Misc Dwelling sites <15 (245 applications)	201	150	65	55	55	
Permitted sub total	504	453	329	220	180	
Windfall	55	55	55	55	55	
Total	648	761	934	1105	1175	