

**Teignbridge District Council**  
**Five Year Land Supply Statement as at April 2017**

## 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 April 2017 for the five year period 1st April 2017 – 31st March 2021.

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.

## Housing Requirement

- 1.2 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.
- 1.3 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.

## Completions to date

- 1.4 There were 2,737 completions in the April 2013 – April 2017 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 – 2017	2,737
Completions Required per year 2017 – 2033	$(12400 - 2737)/16^* = 603.94$
Five Year Supply Required 2017 – 2022	$(603.94 \times 5) = 3,020$

- 1.5 To this the Council must add a “buffer” in accordance with NPPF advice Paragraph 47 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 therefore not required to increase the buffer to 20%. Therefore the actual required housing land supply is;

Five year housing land supply requirement + 5%	$(3,020) \times 105\% = 3,171$ dwellings.
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## Deliverable Land Supply & Forecast Net Additions

- 1.6 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. 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)

- 1.7 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 sales outlet will complete 50 dwellings per annum on average in normal market conditions. However, on some sites this is adjusted based on agent/developer or other relevant advice. It is assumed that on large sites of more than 500 dwellings there will be at least two sales outlets. On sites of more than 1,000 it is assumed that there may be 3 or more outlets, depending on site specific circumstances.
- 1.8 **Based on these build out rates, as shown in the Five Year Land Supply Trajectory, the forward five year housing land supply at April 2017 is 5,444 dwellings (as shown in table 1), which equates to 8.58 years' worth of deliverable sites.** The above build-out rate assumptions also conclude that 1,082 permitted dwellings will be built beyond 5 years (ie post 2021/22).

## Allocations

- 1.9 The Teignbridge Local Plan 2013-2033 was adopted in May 2014. To date 4,404 dwellings within the Local Plan allocated sites have now secured planning permission and further planning applications have been submitted for several allocated areas. Interests in other allocation areas have been acquired by developers and are currently in pre-application negotiation. Table 1 summarises the position over the next 5 years within the allocations;
- 1.10 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 delivery is expected to begin within the next five years.
- 1.11 Based on the delivery trajectory for local plan allocations, as updated to reflect developer discussions, allocated areas will contribute 3,593 dwellings to the land supply in the period April 2017 to March 2022 (see Annex A).

## Windfalls

- 1.12 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.
- 1.13 The average number of windfalls in Teignbridge over the past 10 years is 192 dwellings. Over the past 5 years, 138 windfall dwellings have been completed per annum. The latter figure has been applied as a cautious windfall allowance that is backed by compelling evidence of ongoing windfall delivery. Figure 1 further explains the approach to providing a final projected windfall allowance for each year covered in this statement.

1.14 Having taken into account projected windfall completions that already have planning permission or are otherwise counted in the supply, a windfall allowance of 488 dwellings over the 5 years to 2021/22 has been applied, as shown at Table 1.

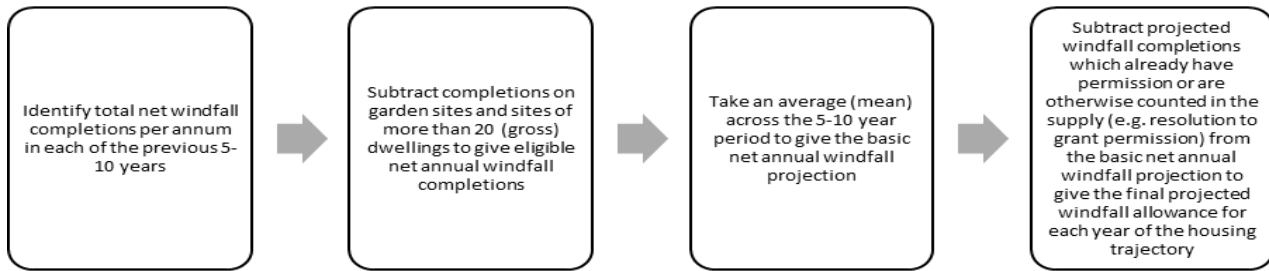


Figure 1: calculating the windfall allowance

### Five Year Land Supply Summary and Calculation

1.15 The following table confirms the Five Year Land Supply.

Table 1		Five Year Forward Look					
Year		17/18	18/19	19/20	20/21	21/22	Totals
Past Completions 13-17	2737						
Allocations with permission		383	350	436	408	414	1,991
Allocations without permission		0	50	317	548	687	1,602
other permitted sites		883	184	205	81	10	1,363
Windfalls		0	138	74	138	138	488
<b>Total Land Supply</b>		<b>1266</b>	<b>722</b>	<b>1032</b>	<b>1175</b>	<b>1249</b>	<b>5,444</b>

1.16 Table 2 below sets out the 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	2,480
D	Achieved Completions previous years	2,737
E	Residual requirement (16 years) (A - D)	9,663
E1	Residual requirement per annum (E ÷ 16 years remaining)	603.94
F	Five Year requirement ((603.94 *5) + 5%)	3,171
G	Five year supply of deliverable sites Apr 17 to Apr 22	5,444
H	<b>Five Year Housing Land Supply ((G / F)*5 years)</b>	<b>8.58</b>

1.17 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 8.58 years.

## Annex A: Land Supply Trajectory

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

Allocations (with & without permission)	17/18	18/19	19/20	20/21	21/22	Total	Development Name/s
<b>NA1 Houghton Barton</b>							<b>Hele Park</b>
with permission	148	93	98	50	20	<b>409</b>	
without permission	0	0	25	150	150	<b>325</b>	
<b>NA2 Whitehill</b>							
with permission	0	25	50	50	50	<b>175</b>	
without permission	0	0	0	0	0	<b>0</b>	
<b>NA3 Wolborough</b>							
with permission	15	5	0	0	0	<b>20</b>	
without permission	0	0	0	25	150	<b>175</b>	
<b>NA3A Beverley Way</b>							
with permission	0	0	0	0	0	<b>0</b>	
without permission	0	0	5	0	0	<b>5</b>	
<b>NA5 Buckland Barton</b>							<b>Hawthorn Rise</b>
with permission	50	35	0	0	0	<b>85</b>	
without permission	0	0	0	0	0	<b>0</b>	
<b>NA6 Bradley Barton</b>							
with permission	0	0	0	0	0	<b>0</b>	
without permission	0	0	25	50	35	<b>110</b>	
<b>NA9 Town Centre</b>							
with permission	0	0	0	0	0	<b>0</b>	
without permission	0	0	0	0	25	<b>25</b>	
<b>NA10 Bradley Lane</b>							
with permission	0	0	0	0	0	<b>0</b>	
without permission	0	0	0	0	25	<b>25</b>	
<b>BT1 Dean Park</b>							
with permission	0	0	0	0	0	<b>0</b>	
without permission	0	0	25	50	45	<b>120</b>	
<b>BT2 Bradley Bends</b>							<b>Williams Gate</b>
with permission	75	52	5	0	0	<b>132</b>	
without permission	0	0	0	0	0	<b>0</b>	
<b>BT2A North of Indio House</b>							
with permission	0	0	0	0	0	<b>0</b>	
without permission	0	0	10	0	0	<b>10</b>	
<b>BT3 Challabrook</b>							
with permission	0	0	0	0	0	<b>0</b>	
without permission	0	25	50	50	50	<b>175</b>	
<b>KK1 Torquay Road &amp; Embury Road</b>							
with permission	0	0	0	0	0	<b>0</b>	
without permission	0	25	50	50	45	<b>170</b>	
<b>KK2 Mount Pleasant Road</b>							
with permission	0	0	0	0	0	<b>0</b>	
without permission	0	0	25	7	0	<b>32</b>	
<b>KK3 rear of Barn Owl</b>							

with permission	0	0	0	0	0	0	
without permission	0	0	10	15	0	25	
<b>KS6 Penns Mount</b>							<b>King's Gate</b>
with permission	75	61	75	36	0	247	
without permission	0	0	0	0	0	0	
<b>TE3 west Higher Exeter Road</b>							
with permission	0	0	0	25	50	75	
without permission	0	0	0	0	0	0	
<b>TE4 Brunswick Street</b>							
with permission	0	0	0	0	0	0	
without permission	0	0	0	0	15	15	
<b>DA2 north west Secmaton Lane</b>							<b>Buntings</b>
with permission	0	25	110	125	100	360	
without permission	0	0	0	25	50	75	
<b>DA4 west Southdowns Road</b>							
with permission	0	18	0	0	0	18	
without permission	0	0	0	0	0	0	
<b>DA5 Little Leigh, Holcombe</b>							
with permission	20	0	0	0	0	20	
without permission	0	0	15	0	0	15	
<b>CH1 Rocklands</b>							
with permission	0	0	25	50	50	125	
without permission	0	0	0	0	0	0	
<b>CH2 north east Chudleigh</b>							
with permission	0	0	0	0	0	0	
without permission	0	0	0	0	25	25	
<b>CH3 James House</b>							
with permission	0	0	19	0	0	19	
without permission	0	0	0	0	0	0	
<b>CH4 Colway Lane</b>							
with permission	0	0	0	0	0	0	
without permission	0	0	0	18	0	18	
<b>CH5 Grovelands</b>							
with permission	0	0	0	0	0	0	
without permission	0	0	25	26	0	51	
<b>CH6 north west Town Centre</b>							
with permission	0	0	0	0	0	0	
without permission	0	0	0	10	0	10	
<b>SWE1 south west Exeter</b>							<b>Matford Home Park</b>
with permission	0	36	54	72	144	306	
without permission	0	0	52	72	72	196	
<b>TOTALS</b>	<b>383</b>	<b>400</b>	<b>753</b>	<b>956</b>	<b>1101</b>	<b>3593</b>	

## Annex B:

<u>Permissions</u>	17/1 8	18/1 9	19/2 0	20/2 1	21/2 2	total	Development name/s
22-26 Wolborough Street, Newton Abbot	0	25	2	0	0	27	Sun Court
Bishop Dunstan, Newton Abbot	0	25	2	0	0	27	
former Cardew Pottery, Bovey Tracey	21	0	0	0	0	21	
Newcross, Kingsteignton	50	50	50	50	15	215	Moorland Reach
New Road, Teignmouth	14	0	0	0	0	14	Marine View
Clay Lane, Teignmouth	0	0	20	0	0	20	
The Knoll, Winterbourne Road, Teignmouth	0	21	0	0	0	21	
Shutterton Lane, Dawlish	75	52	50	31	0	208	Warren Grove
Shell Cove House, 19 Old Teignmouth Road, Dawlish	0	11	17	0	0	28	
east Secmaton Lane, Dawlish	6	0	0	0	0	6	Nickleby Place & Aspects
Treston House, East Cliff Road, Dawlish	25	8	0	0	0	33	
Rivendell, Woodway Street, Chudleigh	7	0	0	0	0	7	
Sentry's Farm, Exminster	29	0	0	0	0	29	
Exminster House, Exminster	40	0	0	0	0	40	
Moor Park, Cheriton Bishop	18	0	0	0	0	18	
misc dwelling sites <15 (602 dwellings)	538	0	64	0	0	602	
Permissions total	823	192	205	81	15	1316	
of which windfalls with permission	462	0	33	0	0	495	
Windfalls *138 per annum - permitted amount	0	138	74	138	138	488	
<b>TOTAL</b>	<b>823</b>	<b>330</b>	<b>279</b>	<b>219</b>	<b>153</b>	<b>1804</b>	