

**Teignbridge District Council**  
**Five Year Land Supply Statement as at April 2018**

**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 2018 for the five year period 1st April 2018 – 31st March 2023.

**Housing Requirement**

- 1.2 We adopted the Local Plan 2013 – 3033 on 6 May 2014. The Local Plan provides the up-to-date development plan for the area. The relevant housing requirement for the purposes of calculating the five year supply is contained within the Local Plan 2013 – 2033. This is based on the objectively assessed need (OAN) prepared in a Strategic Housing Market Assessment (SHMA) and subject to consideration by the Local Plan Inspector.
- 1.3 Policy S4 of the adopted Local Plan gives a target of 620 homes 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 3,529 completions (net) in the period April 2013 – April 2018. These completions impact on the target for the remainder of the Local Plan period, and therefore on the five year supply requirement as follows:

Table 1:

Completions Required 2013 – 2033	12,400
Completions Achieved 2013 – 2018	3,529
Completions Required per year 2018 – 2033	$(12400 - 3529)/15^* = 591$
Five Year Supply Required 2018 – 2023	$(591 \times 5) = 2,957$

- 1.5 To this we must add a “buffer” in accordance with NPPF advice. Paragraph 47 requires that local planning authorities identify an additional buffer of either 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land, or 20% for authorities who persistently under deliver. Housing delivery has been above the local plan target in each year since 2013 and therefore the 5% buffer applies. Therefore the actual required housing land supply is;

Table 2:

Five year housing land supply requirement + 5%	$(2,957) \times 105\% = 3,105$ 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 we have an agreed joint methodology (with East Devon Council, Exeter City Council, Mid Devon Council, Dartmoor National Park and Devon County Council) that addresses the expected annual rate of development from a permitted site. 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, other relevant advice, or evidence of recent local delivery. 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.

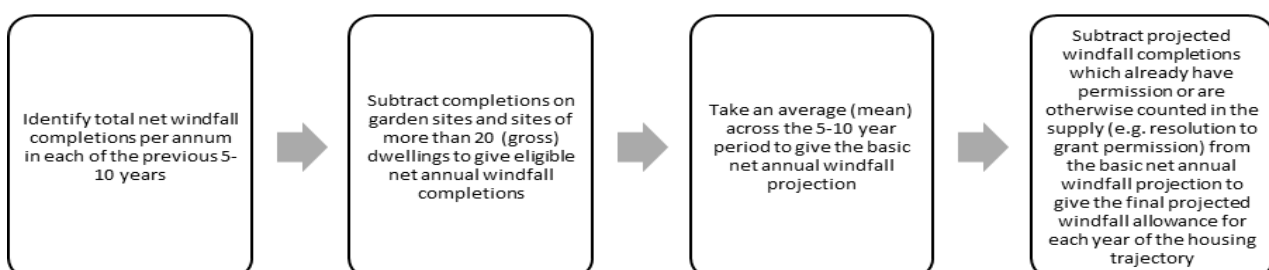
## Allocations

- 1.8 To date 4,949 dwellings (total numbers not just within the next 5 years) within allocated sites have now secured planning permission (including pending Section 106) and further planning applications have been submitted for several allocated areas. Interest 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;
- 1.9 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.
- 1.10 Based on the delivery trajectory for allocations, as updated to reflect developer discussions, allocated areas will contribute 3,442 dwellings to the land supply in the period April 2018 to March 2023 (see allocations totals table).

## Windfalls

- 1.11 The NPPF makes provision for the inclusion of windfalls in the calculation and we 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.
- 1.12 The average number of windfalls in Teignbridge over the past 10 years is 158 dwellings. Over the past 5 years, 141 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.
- 1.13 Having taken into account projected windfall completions that already have planning permission or are otherwise counted in the supply, a windfall allowance of 497 dwellings over the 5 years to 2022/23 has been applied, as shown at Table 3.

Figure 1: calculating the windfall allowance



## Five Year Land Supply Summary and Calculation

1.14 The following table confirms the Five Year Land Supply.

Table 3		Five Year Forward Look					
Year		18/19	19/20	20/21	21/22	22/23	Totals
<b>Past Completions 13-18</b>	3529						
Allocations approved		241	284	435	242	236	<b>1,438</b>
Allocations without permission		0	73	345	707	879	<b>2,004</b>
other permitted sites		834	186	175	21	0	<b>1,216</b>
Windfalls		0	141	74	141	141	<b>497</b>
<b>Total Land Supply</b>		<b>1,075</b>	<b>684</b>	<b>1,029</b>	<b>1,111</b>	<b>1,256</b>	<b>5,155</b>

1.15 Table 4: 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	3,100
D	Achieved Completions previous years	3,529
E	Residual requirement (15 years) (A - D)	8,871
E1	Residual requirement per annum (E ÷ 15 years remaining)	591
F	Five Year requirement <b>((591.4 *5) + 5%)</b>	3,105
G	Five year supply of deliverable sites Apr 18 to Apr 23	5,155
H	<b>Five Year Housing Land Supply ((G / F)*5 years)</b>	<b>8.28</b>

1.16 **Based on these build out rates, as shown in the Five Year Land Supply Trajectory, the forward five year housing land supply at April 2018 is 5,155 dwellings (as shown in table 1), which equates to 8.28 years' worth of deliverable sites.** The above build-out rate assumptions also conclude that 1,242 permitted dwellings will be built beyond 5 years (i.e. 2023/24).

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 has a land supply of 8.28 years.

## Land Supply Trajectory

Table 5: Allocations Totals

Allocations (approved and allocated)	18/19	19/20	20/21	21/22	22/23	Total
<b>NA1 Houghton Barton</b>						
approved	77	106	78	16	0	<b>277</b>
allocated no permission	0	0	0	25	150	<b>175</b>
<b>NA2 Whitehill</b>						
approved	0	25	50	50	50	<b>175</b>
allocated no permission	0	0	0	0	0	<b>0</b>
<b>NA3 Wolborough</b>						
approved	15	5	0	0	0	<b>20</b>
allocated no permission	0	0	50	125	200	<b>375</b>
<b>NA3A Beverley Way</b>						
approved	0	0	0	0	0	<b>0</b>
allocated no permission	0	0	5	0	0	<b>5</b>
<b>NA5 Buckland Barton</b>						
approved	15	0	0	0	0	<b>15</b>
allocated no permission	0	0	0	0	0	<b>0</b>
<b>NA6 Bradley Barton</b>						
approved	0	0	0	0	0	<b>0</b>
allocated no permission	0	0	25	45	0	<b>70</b>
<b>NA9 Town Centre</b>						
approved	0	0	0	0	0	<b>0</b>
allocated no permission	0	0	0	0	25	<b>25</b>
<b>NA10 Bradley Lane</b>						
approved	0	0	0	0	0	<b>0</b>
allocated no permission	0	0	0	0	25	<b>25</b>
<b>BT1 Dean Park</b>						
approved	0	0	0	0	0	<b>0</b>
allocated no permission	0	0	0	25	50	<b>75</b>
<b>BT2 Bradley Bends</b>						
approved	41	0	0	0	0	<b>41</b>
allocated no permission	0	0	0	0	0	<b>0</b>
<b>BT2A North of Indio House</b>						
approved	0	0	0	0	0	<b>0</b>
allocated no permission	0	0	0	25	5	<b>30</b>
<b>BT3 Challabrook</b>						
approved	0	0	0	0	0	<b>0</b>
allocated no permission	0	25	50	50	50	<b>175</b>
<b>KK1 Torquay Road &amp; Embury Road</b>						
approved	0	0	0	0	0	<b>0</b>
allocated no permission	0	0	25	50	50	<b>125</b>
<b>KK2 Mount Pleasant Road</b>						
approved	0	0	0	0	0	<b>0</b>
allocated no permission	0	0	0	25	9	<b>34</b>
<b>KK3 rear of Barn Owl</b>						
approved	0	0	0	0	0	<b>0</b>

allocated no permission	0	12	0	23	0	<b>35</b>
<b>KS6 Penns Mount</b>						
approved	75	53	53	15	0	<b>196</b>
allocated no permission	0	0	0	0	0	<b>0</b>
<b>TE3 west Higher Exeter Road</b>						
approved	0	0	0	25	50	<b>75</b>
allocated no permission	0	0	0	0	0	<b>0</b>
<b>TE4 Brunswick Street</b>						
approved	0	0	0	0	0	<b>0</b>
allocated no permission	0	0	0	0	15	<b>15</b>
<b>DA2 north west Secmaton Lane</b>						
approved	0	50	134	50	50	<b>284</b>
allocated no permission	0	0	50	100	100	<b>250</b>
<b>DA4 west Southdowns Road</b>						
approved	18	0	0	0	0	<b>18</b>
allocated no permission	0	0	0	0	0	<b>0</b>
<b>DA5 Little Leigh, Holcombe</b>						
approved	0	20	15	0	0	<b>35</b>
allocated no permission	0	0	0	0	0	<b>0</b>
<b>CH1 Rocklands</b>						
approved	0	13	50	50	50	<b>163</b>
allocated no permission	0	0	0	0	0	<b>0</b>
<b>CH2 north east Chudleigh</b>						
approved	0	0	0	0	0	<b>0</b>
allocated no permission	0	0	0	0	25	<b>25</b>
<b>CH3 James House</b>						
approved	0	0	19	0	0	<b>19</b>
allocated no permission	0	0	0	0	0	<b>0</b>
<b>CH4 Colway Lane</b>						
approved	0	0	0	0	0	<b>0</b>
allocated no permission	0	0	0	18	0	<b>18</b>
<b>CH5 Grovelands</b>						
approved	0	0	0	0	0	<b>0</b>
allocated no permission	0	0	25	26	0	<b>51</b>
<b>CH6 north west Town Centre</b>						
approved	0	0	0	0	0	<b>0</b>
allocated no permission	0	0	0	10	0	<b>10</b>
<b>SWE1 south west Exeter</b>						
approved	0	0	36	36	36	<b>108</b>
allocated no permission	0	36	90	180	180	<b>486</b>
<b>TOTALS</b>	<b>241</b>	<b>345</b>	<b>755</b>	<b>969</b>	<b>1120</b>	<b>3430</b>

Table 6: Non allocations totals

<b>Permissions</b>	<b>18/19</b>	<b>19/20</b>	<b>20/21</b>	<b>21/22</b>	<b>22/23</b>	<b>total</b>
<b>Ilford Park, Stover</b>	0	0	0	0	0	0
<b>22-26 Wolborough Street, Newton Abbot</b>	0	25	13	0	0	38
<b>Bishop Dunstan, Newton Abbot</b>	0	25	2	0	0	27
<b>Queens Hotel, Newton Abbot</b>	0	21	0	0	0	21
<b>Newcross, Kingsteignton</b>	50	50	50	21	0	171
<b>New Road, Teignmouth</b>	4	0	0	0	0	4
<b>Clay Lane, Teignmouth</b>	0	0	0	0	0	0
<b>east Secmaton Lane, Dawlish</b>	52	50	26	0	0	128
<b>Treston House, East Cliff Road, Dawlish</b>	25	2	0	0	0	27
<b>Shell Cove House, 19 Old Teignmouth Road, Dawlish</b>	0	11	17	0	0	28
<b>Peppermint Park, Dawlish Warren</b>	16	0	0	0	0	16
<b>Rivendell, Woodway Street, Chudleigh</b>	3	0	0	0	0	3
<b>Sentry's Farm, Exminster</b>	0	2	0	0	0	2
<b>sites &lt;15 751 dwellings)</b>	<b>684</b>	<b>0</b>	<b>67</b>	<b>0</b>	<b>0</b>	<b>751</b>
<b>Windfalls *141 per annum - permitted amount</b>	<b>0</b>	<b>141</b>	<b>74</b>	<b>141</b>	<b>141</b>	<b>497</b>
<b>TOTAL</b>	<b>834</b>	<b>327</b>	<b>249</b>	<b>162</b>	<b>141</b>	<b>1713</b>