

**Teignbridge District Council**  
**Five Year Land Supply Statement as at April 2021 (Updated Dec 2021)**

## **1. Introduction**

1.1. The National Planning Policy Framework (NPPF), 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 Housing Land Supply Statement (HLS) summarises Teignbridge’s housing land supply position as at April 2021.

1.2. The Statement was updated in December 2021 to address the following key matters:

- Change of name to the Department for Levelling Up Housing and Communities (DLUHC)
- Updated references to the 2021 National Planning Policy Framework
- Summaries of the site by site housing supply evidence
- Annex providing further clarification of our delivery and windfall calculations

1.3 All housing numbers remain unchanged and these clarifications continue to reflect the position as at April 2021.

## **2. Housing Requirement**

2.1 We adopted the Local Plan 2013 – 2033 on 6 May 2014. The Local Plan turned 5 years old on 6 May 2019. We must therefore apply the ‘*standard method*’ for calculating housing need that has been introduced by Government. On the basis of current data our annual housing target as of April 2021 is **758 dwellings per year**. This number will be updated annually.

### **Buffer**

2.2 To this we must add a “buffer” in accordance with NPPF advice. Local planning authorities are required to identify an additional buffer of either 5% to ensure choice and competition in the market for land, or 20% for authorities where there has been persistent under delivery of housing.

2.3 In determining the appropriate buffer, The National Planning Policy Framework (NPPF) explains the following:

*‘The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply’*

2.4 Since November 2018 delivery has been measured against the Housing Delivery Test and the NPPF explains that significant under delivery arises where delivery has been below 85 per cent of the housing requirement.

2.5 Over the past three years Teignbridge’s Housing Delivery Test performance has always exceeded 98% and on that basis a buffer of 5% has been applied to this land supply statement.

**Table 1 - Required housing land supply**

Five year housing land supply + buffer	Calculation
Five year housing land supply requirement + 5%	(5 years X 758 dwellings) X 105% = <b>3,980</b> dwellings

### 3. Deliverable Land Supply & Forecast Net Additions

3.1 The NPPF sets out the definition of deliverable as:

**Deliverable:** *To be considered deliverable, housing sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years. In particular:*

- a) **Sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within 5 years. For example, this could be because the site is no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans.**
- b) **Where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within 5 years.**

3.2 We have assessed the deliverable supply of housing land in response to the following sources of information:

- Correspondence with developers, landowners and agents on a site by site basis.
- Intelligence provided by planning officers who are working on projects associated with the various sites.  
A review of the status of planning permissions and planning applications.

We have also had regard to 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 housing completions. The basic assumption of this methodology is that each sales outlet will complete 50 dwellings per annum on average.

### 4. Allocated Sites

4.1 Over the plan period Teignbridge have been successful in maintaining delivery with large major allocations providing a significant portion of the development. Masterplanning and infrastructure investment in the strategic urban extensions have come to fruition as these strategic sites are being delivered. A third strategic scale site now has outline permission for 1600+ dwellings and multiple volume housebuilders are now involved in site preparation and completions from this site will contribute to completions over the coming five year period.

4.2 Taking into account the evidence above the five year land supply component from allocated sites is as follows. Section 8 provides detail of those allocated sites contributing to the HLS.

**Table 2 – Planning Status of Allocated Sites’ contribution to five year trajectory**

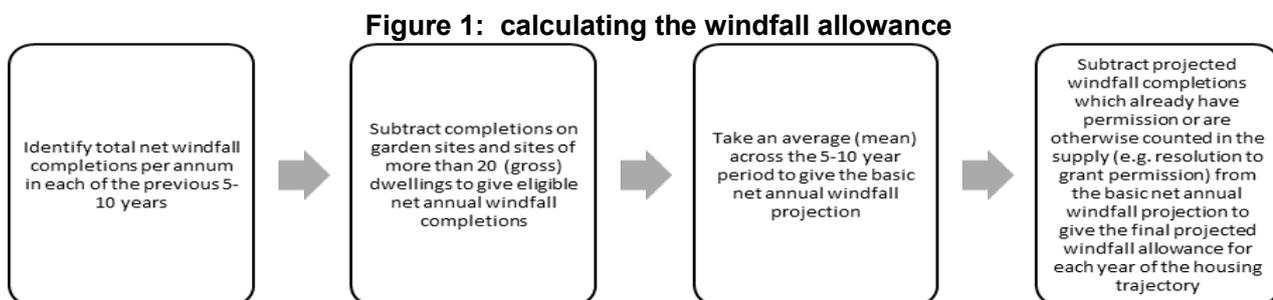
Planning Status	Trajectory
Allocations Full approval, site commencement	1204
Allocations Full Approval	451
Allocations Full Applications (pending)	540
Allocations Outline Approval	1251
Allocations – no permission/application	300

## 5. Windfalls

5.1 The NPPF makes provision for the inclusion of unallocated ‘windfall’ sites in the land supply 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.

5.2 The average number of windfalls in Teignbridge over the past 10 years has been 128 dwellings. Over the past 5 years, 113 windfall dwellings have been completed per annum. The latter figure has been applied as the more cautious windfall allowance and provides 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.

5.3 Having also taken into account projected windfall completions that already have planning permission or are otherwise counted in the supply, a windfall allowance has been applied, as shown at Table 2.



5.4 Please refer to the Annex for further clarification on the Teignbridge approach to windfall calculations in this land supply statement.

## 6. Unallocated larger sites

6.1 Currently there are 275 dwellings on unallocated larger sites half of which have full permission and are under construction. Some of these are remainders of build out from large sites which have been under construction by volume builders for some time (eg Newcross, Sentry's Farm, Warren Grove) but are nearing completion. There are three re-developments (care homes, schools etc) which have permission and are either under construction or are set to commence soon.

6.2 There is one large unallocated site that is also included here. This is the Berry Knowles site which the planning committee approved as a departure as it was

- a) geographically related to the NA2 large site allocation and b) formed part of the scheme design for the priority Jetty Marsh II link road which also benefits from a DfT funding award as part of a package of significant improvements to the A382 corridor.
- b) Over the past 10 years an average of 113 homes per annum have been delivered on unallocated large sites.

**Table 3 unallocated large sites with permission**

Application location	2021/22	2022/23	2023/24	2024/25	2025/26	Total
Resolution to grant permission	0	5	40	45	45	135
Under construction	50	0	0	0	0	50
Permitted / pre-commencement		68	22	0	0	90
<b>TOTAL</b>	50	73	62	45	45	275

## 7. Land Supply Summary

7.1 Since the Local Plan was adopted, 7,310 dwellings (total numbers, not just those deliverable within the next 5 years and some which have been completed) within allocated sites have now secured planning permission, these are both full and outline permissions (this also includes those approved subject to the completion of Section 106 agreements). 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. Section 8 provides the delivery trajectory and details of site status and deliverability and summarises the expected contribution over the next 5 years within the allocations.

7.2 Following planning policy and guidance the council can demonstrate a sufficient supply of deliverable housing sites within allocated areas to contribute 3,746 additional dwellings during the period April 2021 to March 2026. As of 1 April 2021 there is a housing land supply of **6.29 years**.

**Table 4 contributions to the Five Year Land Supply - Five year forward projection**

Year	2021/22	2022/23	2023/24	2024/25	2025/26	Totals
Past completions 2013 – 2021						4938
Allocated Sites TOTAL	387	936	828	704	891	3746
Unallocated Large Sites	50	73	62	45	45	275
Permitted windfalls <15	532 (FUL)		65(OUT)			984
windfall sites <15		113	48	113	113	
<b>Total Land Supply</b>	<b>969</b>	<b>1122</b>	<b>1003</b>	<b>862</b>	<b>1049</b>	<b>5005</b>

**Housing Land Supply Calculation**  
 Five Year Housing Land Supply  
 Teignbridge Local Plan 2013 to 2033

Letter	Method	Total
A	Calculated Total Period Requirement from Standard Method (758 x 5)	3,790
B	plus 5% Buffer – Current Requirement	3,980
C	Supply of deliverable sites April 21 to April 2026	5,005
D	Housing Land Supply ((C/B)x5 years)	6.29

## 8 Trajectory of Allocated Sites

Numbers unchanged from April 2021. An additional breakdown by planning status and confirmation of position has been provided.

Site	Allocation total	Completed	2021/2	2022/3	2023/4	2024/5	2025/6	5 Year Land Supply Totals	Evidence
<b>NA1 Houghton Barton</b>	<b>1,800</b>	<b>601</b>							<p>This urban extension that is currently under construction. Planning permissions for 732 dwellings have been granted and 601 homes were completed by April 2021. Of the remaining plots with planning permission, 76 are under construction.</p> <p>The allocation has benefitted from major infrastructure investments, including from the Local Enterprise Partnership, Devon County Council and Teignbridge Council. Main link road works are on site and underway, and funded partially by DCC &amp; TDC. Teignbridge Delivery and Engineering teams are coordinating plans for strategic flood improvements alongside the developers and Environment Agency.</p> <p>Bloor and Redrow Homes have confirmed their delivery plans to the local authority. A 900 hybrid planning application has been submitted, including details for the first 408 dwellings, a mixed use centre, and extra care provision. The application is pending a decision and the developers have confirmed expected delivery timescales.</p>
Full Approval			28	35	30	0	0	93	
Full Applications			0	50	100	100	100	350	
<b>NA2 Whitehill</b>	<b>450</b>	<b>93</b>							<p>All plots assumed in this 5 year trajectory benefit from detailed planning permission. This site delivered 55 dwellings in year 1 and 42 in year 2 which coincided with the</p>

									beginning of the pandemic. We have therefore applied our standard methodology to inform anticipated future delivery rates.
Full Approval			50	50	9	0	0	109	
<b>NA3 Wolborough</b>	<b>1,500</b>								<p>This strategic allocation benefits from two main planning permissions, in addition to one that is already on site. Those permissions are for 1210 and 450 dwellings respectively and were supported by council-led masterplan and infrastructure delivery planning.</p> <p><b>Eastern Area - Commercial Estates Group</b> Outline planning permission granted for 450 homes. The period from the application being validated to S106 signed and decision issued was 10 months. Disposals are underway and the agent has confirmed that a volume builder is preparing Reserved Matters applications.</p> <p><b>Western Area: Vistry, Barratt and Baker Estates</b> Outline planning permission granted for 1210 homes following a Secretary of State decision. The land has been sold and is under contract with 3 volume builders, including Vistry, Barratt. Currently engaging in pre application discussions with TDC. Teignbridge's delivery team have proactively supported this site, coordinating solutions to transport, heritage and ecology matters. Technical matters may impact on site phasing but not 5 year delivery rates.</p>
Under construction			23					23	
Outline Approval				15	60	85	160	320	
<b>NA6 Bradley Barton</b>	<b>70</b>								Persimmon Homes benefit from full planning permission for 76 dwellings and 4 self build plots. The S106 was signed in October 2021, 8 months after the application was submitted.

									The site is now under construction with delivery assumptions confirmed by developer.
Full Approval			0	76	4	0	0	80	
<b>NA10 Bradley Lane</b>	<b>170</b>								Council owned site. An OJEU tender for delivery partner was recently completed. Agreement has been reached with Lovell/Morgan Sindal. Contract arrangements confirm delivery within the 5 year period. The site is currently subject to pre-app discussions with Teignbridge Council.
Allocation no permission			0	70	30	0	0	100	
<b>BT1 Dean Park</b>	<b>120</b>								Full planning permission granted for 63 dwellings. 3 self build plots granted outline permission. As this is a full application the standard method for assessing delivery rates has been used, with 25 homes in year 2 and 50 from then onwards.
Full Approval			0	25	41	0	0	66	
<b>BT2A North of Indio Road</b>	<b>45</b>								Outline planning permission granted. Reserved Matters application refused with ongoing negotiations pending. The applicant has confirmed an intention to develop the site within the five year period.
Full Approval			0	11	11	0	0	22	
<b>BT3 Challabrook</b>	<b>270</b>								Site under construction. As a full planning permission, the standard methodology has been used.
Under Construction			50	50	41	0	0	141	
<b>KK1 Torquay / Embury Rd</b>	<b>170</b>								Site agent has confirms that a reserved matters planning application will be submitted in 2021/22, as well as intentions to sell to a house builder. They have confirmed that 175 homes will be completed by year 5 but this

									appears cautious and it may happen sooner once permission is granted.
Outline Approval			0	0	0	0	175	175	
<b>KK2 Mount Pleasant Road</b>	<b>15</b>								Site agent has confirmed that a sale has been agreed. Full planning permission has been granted so the standard methodology has been used.
Full Approval			0	25	2	0	0	27	
<b>KK3 rear of Barn Owl</b>	<b>30</b>								The site agent confirmed an intention to commence development in April 2021. By December 2021 the site was close to completion of all dwellings.
Full Approval			0	35	0	0	0	35	
<b>KS3 Abbrook</b>	<b>120</b>								Part of the site has been sold by Sibelco and a detailed planning application for 30 homes has been submitted by local house builder. Sibelco still own the remainder of the allocation and are undertaking ecology on rest of site prior to sale. Delivery expectations have been confirmed by Sibelco's agent, who has been engaging with existing short term tenants.
Allocation no permission			0	0	30	25	50	105	
<b>KS6 Penns Mount</b>	<b>300</b>	<b>237</b>							Development under construction with two developers building separate sites. Linden are nearing the completion of 248 dwellings. Tilia Homes are building 90 homes. They have completed 20 dwellings since July 2021 and 37 are currently under construction (Dec 2021)
Under construction			36	50	15	0	0	101	
<b>KS8 Rydon depot</b>	<b>15</b>								This is a council owned site. The current lease is expiring and an intention to bring

									development forward within the next 5 years has been confirmed.
Allocation no permission			0	0	0	0	15	15	
<b>TE3 west Higher Exeter Road</b>	<b>250</b>								A reserved matters planning application is due to be determined at Planning Committee in January 2022. A house builder is on board and the applicant has confirmed an intention to construct the site using modern methods of construction.
Outline Approval			0	50	50	50	50	200	
<b>DA2 north west Secmaton Lane</b>	<b>860</b>	<b>144</b>							<p>This is a strategic site with a Homes England funded infrastructure package being delivered.</p> <p>Persimmon homes confirmed their delivery schedule before commencing development of 190 plots in June 2021. 30 Plots are already under construction using timber construction methods.</p> <p>Two volume house builders are in control of land that benefits from outline planning permission for 407 homes. They are progressing reserved matters applications.</p> <p>A new detailed planning application for 201 plots has been submitted by a local developer Adpad. A previous application had been refused solely on the grounds of insufficient affordable housing and they have now submitted a revised proposal in response to independent viability evidence.</p> <p>Nearby sites in Dawlish have seen sustained build and sales rates of more than 70 homes per sales outlet per year.</p>
Under construction			26	15				41	

Full Applications			20	45	45	45	35	190	
Outline Approval			0	30	75	75	60	240	
<b>DA5 Little Leigh</b>	<b>35</b>	<b>19</b>							Used standard methodology. Site completed in 2021.
Under construction			16	0	0	0	0	16	
<b>CH1 Rocklands</b>	<b>175</b>	<b>46</b>							Used standard methodology. 47 completed in year 1. 29 homes completed in 2021/22 as at December 21'.
Under construction			50	50	50	33	0	183	
<b>CH2 north east Chudleigh</b>	<b>150</b>								Wainhomes are working on a nearby site and have confirmed that they control the site and want to move straight from their current location to this site. The existing site is CH4/5 please see below.
Allocation no permission			0	0	0	40	40	80	
<b>CH3 James House</b>	<b>25</b>								This site benefits from full planning permission, so the standard methodology has been applied.
Full Approval			0	19	0	0	0	19	
<b>CH4/5 Colway Lane/Grovelands</b>	<b>75</b>								Wainhomes are on site and have confirmed delivery rates. They started on site in December 2020 and had completed 18 homes by November 2021.
Under construction			29	40	0	0	0	69	
<b>SWE1 south west Exeter</b>	<b>2,000</b>								2030 dwellings benefit from either outline or detailed planning permission. The main developers are Vistry, Live West, Cavanna and Barratt.  £55 million is being invested by Homes England in infrastructure that is needed to

									<p>support delivery of this strategic site. An all-through is due to opening in Sept 2023; strategic transport improvement are underway; a new station is due to open in 2022, a new community centre is funded and will be delivered. A new SANGS Ridgetop Park is due to open in early 2022.</p> <p>The Exeter housing market is experiencing extraordinarily strong demand.</p> <p>201 dwellings are under construction and 20 had been completed as of November 2021. Most starts and completions confirmed by NHBC and there is often a delay of a couple of months with the information they provide.</p> <p>Vistry / Live West: 1350 plots</p> <ul style="list-style-type: none"> <li>- RM permission for 213 dwellings commenced.</li> <li>- Further RMs submitted for 404 homes.</li> <li>- The Live West Affordable Housing Strategic Partnership with Homes England is driving sales</li> <li>- An detailed delivery schedule has been provided by Vistry (confirming 40 additional AH dwellings contracted for 2023 delivery).</li> </ul> <p>Cavanna Homes: Detailed planning permission for 245 homes and development commenced</p> <p>Barratt David Wilson: Detailed Planning permission for 185 plots and development commenced.</p> <p>Further outline approvals have been granted for the allocation. Like other strategic allocation in Teignbridge, dwelling yields are expected to exceed Local Plan allocation expectations</p>
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Under construction			59	195	150	126	100	630	
Outline Approval					85	125	106	316	
Total Allocation Land Supply			387	936	828	704	891	3,746	
Under construction (Full approval, site commencement)			289	400	256	159	100	1204	
Full Approval			78	276	97	0	0	451	
Full Applications			20	95	145	145	135	540	
Allocation no permission			0	70	60	65	105	300	
OUTLINE TOTAL			0	95	270	335	551	1251	

### Trajectory of unallocated larger sites

Additional Permissions under constructions (mostly built out / smaller schemes)

Application location	2021/22	2022/23	2023/24	2024/25	2025/26	Total	Evidence
Berry Knowles, Newton Abbot	0	5	40	45	45	135	16/02693/MAJ – committee resolution to grant permission; s106 progressing. Benefits from NA1 & NA2 infrastructure package; Up to 183 dwellings; agent confirms plans to dispose and develop
22-26 Wolborough Street, Newton Abbot	0	25	13	0	0	38	
Bishop Dunstan, South Road, Newton Abbot	13	0	0	0	0	13	Only 5 remaining as at November 2021. 4 under construction
Newcross, Kingsteignton	14	0	0	0	0	14	This site has now completed as of November 2021

<b>Application location</b>	<b>2021/22</b>	<b>2022/23</b>	<b>2023/24</b>	<b>2024/25</b>	<b>2025/26</b>	<b>Total</b>	<b>Evidence</b>
Clay Lane, Teignmouth	20	0	0	0	0	20	These are 20 flats most have completed and are on the market.
Warren Grove, Dawlish	2	0	0	0	0	2	This site has now completed
Shell Cove House, Dawlish	0	25	9	0	0	34	There are 16 dwellings under construction and 1 completion now on site.
56 West Cliff Road, Dawlish	0	18	0	0	0	18	
Sentry's Farm, Exminster	1	0	0	0	0	1	
<b>TOTAL</b>	<b>50</b>	<b>73</b>	<b>62</b>	<b>45</b>	<b>45</b>	<b>275</b>	<b>276</b>

## ANNEX: Clarifications on Housing Buffer

A1. NPPF 222 states

*The Housing Delivery Test will apply the day following publication of the results, at which point they supersede previously published results. Until new Housing Delivery Test results are published, the previously published result should be used.*

A2. The current Housing Delivery Test results were published 19 January 2021 and these show a measurement of 98%, consequently a buffer of 5% is applied to the housing supply need.

**Table A1: current published HDT figures for Teignbridge**

Number of homes required

2017-18	2018-19	2019-20	Total
549	624	683	1,855

Number of homes delivered

2017-18	2018-19	2019-20	Total
726	644	447	1,818

Housing Delivery test 2020 measurement: **98%**

A3. The Housing Delivery Test measurement is published annually by the department. The Housing Delivery Test period covers the previous 3 financial years; in the case of the 2020 measurement, the years are 2017/18, 2018/19 and 2019/20. In relation to the Local Plan adopted in 2014 housing delivery exceeded the trajectory requirement from 2014 to 2019. Over the past three years Teignbridge's Housing Delivery Test performance has exceeded 98% and on that basis a buffer of 5% has been applied to this land supply statement

### Clarification on Delivery Trajectories & Build Outs

A4. The components of land supply include

- Deliverable Allocated Sites
- Deliverable large sites (unallocated)
- Deliverable (permitted) windfall sites
- Anticipated future windfall delivery

A5. The NPPF sets out the definition of deliverable as:

***Deliverable: To be considered deliverable, housing sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years. In particular:***

***Sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within***

<sup>1</sup> [Housing Delivery Test: 2020 Measurement](#)

5 years. For example, this could be because the site is no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans.

**Where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within 5 years.**

A6. We have assessed the deliverable supply of housing land in response to the following sources of information:

- Correspondence with developers, landowners and agents on a site by site basis.
- Intelligence provided by planning officers who are working on projects associated with the various sites.
- A review of the status of planning permissions and planning applications.

A7. Our starting assumption on deliverability of allocations and larger sites is based on 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 housing completions. The basic assumption of this methodology is that each sales outlet will complete 50 dwellings per sales outlet per annum.

**Tables A2 – illustration of baseline build out rates**

<b>Size of site (no of dwellings) 1 – 15 (assumes single developer)</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Year 4</b>	<b>Year 5</b>
Under construction	15				
Full permission		15			
Pre-app/application/outline			15		

<b>Size of site (no of dwellings) 16-500 (assumes one outlet)</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Year 4</b>	<b>Year 5</b>
Under construction	25	50	50	50	50
Full permission		25	50	50	50
Pre-app/application/outline			25	50	50

Size of site (no of dwellings) 501-1000 (assumes two outlets)	Year 1	Year 2	Year 3	Year 4	Year 5
Under construction	50	100	100	100	100
Full permission		50	100	100	100
Pre-app/application/outline			50	100	100

Size of site (no of dwellings) 1000+ (assumes three outlets)	Year 1	Year 2	Year 3	Year 4	Year 5
Under construction	75	150	150	150	150
Full permission		75	150	150	150
Pre-app/application/outline			75	150	150

- A8. These joint methodology assumptions reflect overall real-world delivery rates and development industry feedback. Each site has its own development profile, which is why we also rely on site specific evidence and feedback.

### Non-implementation

- A9. No non-implementation is factored into the baseline build out model or land supply assumptions. The following table highlights that the allocations capacity assumptions were robust in relation to site capacity and gross: net ratios:

Allocation ref	Number of Homes in Allocation	Number of Homes Granted OUT/FUL Planning Permission
<b>NA3</b>	1500	1683
<b>NA5</b>	100	133
<b>BT2</b>	200	204
<b>KK1</b>	170	175
<b>KK2</b>	15	27
<b>KS6</b>	250	374
<b>CH1</b>	175	229
<b>SWE</b>	2000	2030

### Strategic Site Build out rates

- A10. For the three strategic urban extensions (South West of Exeter, Houghton Barton west of Newton Abbot, and Wolborough Barton south of Newton Abbot) Delivery Team officers from

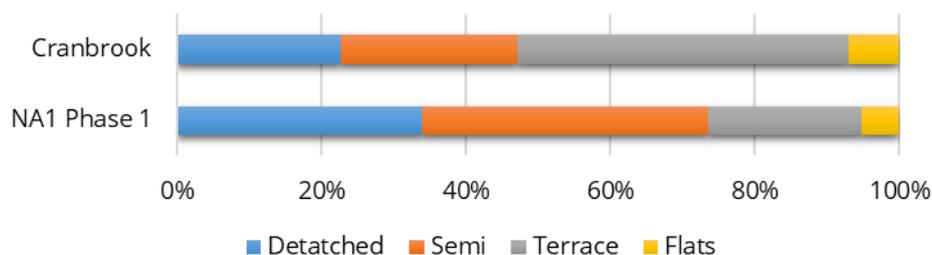
the district and county council also reviewed the projected trajectories for confirmation. This is particularly important as there are multiple housebuilders and phases involved in the delivery. All three sites are subject to multi-million pound infrastructure investments with government partnerships and delivery timelines for key infrastructure are relevant to likely sales forecasts; for example the school (primary and secondary) at SWE which is scheduled for opening August 2023. At Houghton Barton, the main link road is currently under construction with forward funding from the local councils.

- A11.** The strategic sites in Exeter and Newton Abbot are in areas with significant housing market demand and no market absorption issue. Delivery in these market areas exceeds the baseline build outs. For all three strategic sites (NA1, NA3, SWE) there are multiple volume housebuilders, land parcels and phases involved. The Southwest of Exeter development includes early phases with a larger proportion of flats and consequently can be expected to build out at an even faster rate. The site is also subject to £55m of ongoing Housing Infrastructure Fund investment, as well as affordable housing Strategic Partnership investments supported by Homes England and with ambitious delivery targets that will drive up the build rate. The following illustrates build outs from two developments. Others in Exeter (Newcourt, Pinhoe) and Newton Abbot (Penns Mount, Newcross) show similar results.

**Table A3 Build Out illustrations**

	<b>AVERAGE ANNUAL BUILD</b>	2013	2014	2015	2016	2017	2018	2019	2020	2021
Cranbrook	<b>282 dpa</b>	374	367	349	260	255	181	305	201	249 (as of Sept 21)
Phase 1 NA1 (Hele Park with Mile End)	<b>92 dpa</b>	129	111	57	157	115	86	76	25	75 (projected completions)

**Figure A1 – House type splits for Cranbrook and Phase 1 of NA1**



### **Delivery Evidence for Five Year Land Supply**

- A12.** In order to update the land supply with the most robust information, in March of 2021 all developers, agents and applicants for allocated and approved major sites were contacted to confirm planned delivery of sites. All were provided with a template housing trajectory similar to the following and asked to provide an updates. Case Officers in Development Management were also consulted for views on likely committee/approval dates.

Site / application reference	
Approved	
Completed	
Number under construction	
2021/2 Annual completions for land supply	
2022/3 Annual completions for land supply	
2023/4 Annual completions for land supply	
2024/5 Annual completions for land supply	
2025/6 Annual completions for land supply	
2026 and beyond	

- A13. The Land Supply detail annex summarises the delivery confirmation / evidence received in relation to the allocations and larger sites.

### Further Clarification on Windfalls

- A14. The NPPF makes provision for the inclusion of unallocated ‘windfall’ sites in the land supply calculation where there is evidence of an ongoing supply of windfalls. We have a long track record of ongoing 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.
- A15. Though the 2019 NPPF updated the definition of Windfall to remove references to PDL and Gardens, over the current plan period Teignbridge continue to excluded garden developments and larger development sites from the windfall calculation for the time being and do not use the term windfall to apply to larger, unallocated sites.
- A16. The following table summarises the LPA windfall and other non-allocated delivery over the past 10 years. The average number of windfalls in Teignbridge over the past 10 years has been 128 dwellings. Over the past 5 years, 113 windfall dwellings have been completed per annum. The latter figure has been applied as the more cautious forward windfall allowance and provides compelling evidence of ongoing windfall delivery.

**Table A4 – Historic Windfall Completions**

	Windfalls (no gardens or exceptions, schemes smaller than 15 dwellings)	Unallocated larger sites	rural exceptions	gardens
<b>2011/12</b>	147	101	0	21
<b>2012/13</b>	103	122	2	18
<b>2013/14</b>	137	239	0	22
<b>2014/15</b>	162	159	6	26
<b>2015/16</b>	165	62	0	35
<b>2016/17</b>	116	106	6	20
<b>2017/18</b>	152	144	1	33
<b>2018/19</b>	123	97	0	17

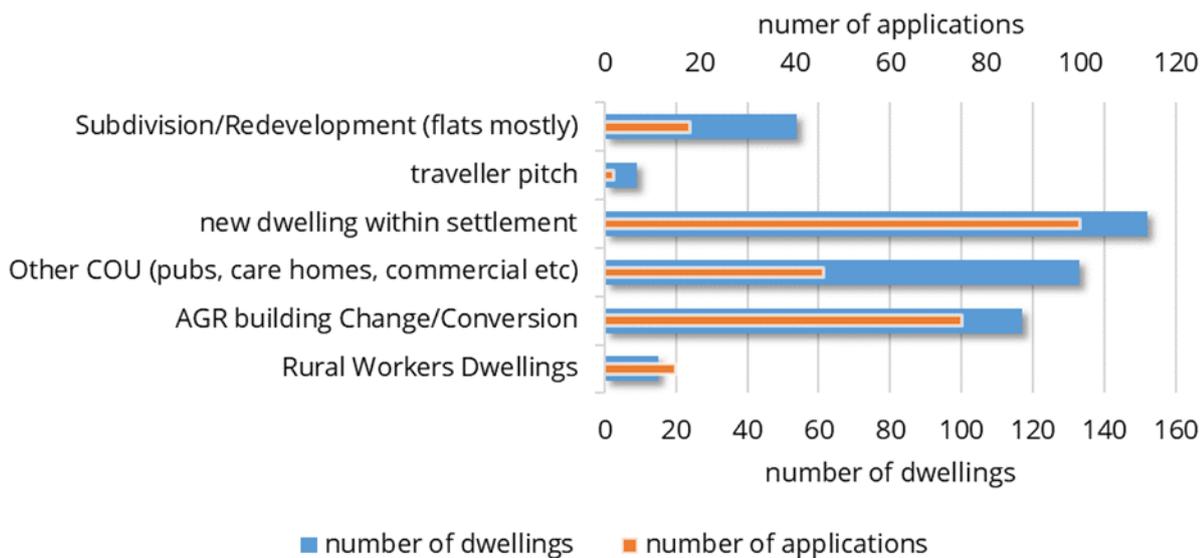
	Windfalls (no gardens or exceptions, schemes smaller than 15 dwellings)	Unallocated larger sites	rural exceptions	gardens
2019/20	93	52	0	18
2020/21	83	51	9	18
average (rounded) over 10 years	128	113	2	23
Annual average (rounded) over 5 years	113	90	3	21

A17. Note that the 5 year average of dwellings coming forward on unallocated larger sites is 90 dwellings per annum – 450 dwellings within the five year land supply. Currently 275 dwellings are projected to be delivered on permitted and identified permitted and identified larger unallocated sites. It would be expected that larger unallocated proposals, such as through urban area redevelopment schemes, will arise over the five year period. The “unaccounted” remainder of ca 175 dwellings provides headroom for non-implementation or potential double counting in the forward windfall supply.

#### Deliverable (permitted) windfall sites

A18. As of 1 April 2021 there are 532 windfall dwellings with full permission and 65 windfalls with outline permission. In line with the NPPF all of those with full permission and prior approval for PD are considered to be deliverable within the five year period. Those with outline permission and PIP are also considered deliverable, though in the trajectory these are shown in year 3. The following figure shows the breakdown of components of current permitted windfalls. This is similar to the long term pattern of windfall approvals.

Figure A2– permitted windfall by application type



A19. Having also taken into account permitted and projected windfall completions a windfall allowance is applied to the land supply as follows:

Year	2021/22	2022/23	2023/24	2024/25	2025/26	5YHLS total
small windfall sites <15 dwellings with permission	532	0	65	0	0	597
other windfalls expected to get permission <15 dwellings	0	113	48	113	113	387
<b>TOTAL OF &lt;15 WINDFALLS</b>	<b>532</b>	<b>113</b>	<b>113</b>	<b>113</b>	<b>113</b>	<b>984</b>

■ full permission   
■ outline/PIP permission