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# Teignbridge District Council

## Five Year Land Supply Statement as at April 2023

### 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 Land Supply Statement summarises Teignbridge District Council’s (TDC) housing land supply position as at April 2023.

### Housing Requirement

- 2.1 Teignbridge District Council adopted the Local Plan 2013 – 2033 on 6 May 2014. The Local Plan turned 5 years old on 6 May 2019. TDC must therefore apply the [‘standard method’](#) for calculating housing need that has been introduced by Government. On the basis of current data TDC’s annual housing target is **720 dwellings per year**.
- 2.2 To the housing target 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,
  - 20% for authorities where there has been persistent under delivery of housing.

The buffer is informed by the Housing Delivery Test (HDT). If the HDT shows that delivery was below 85% of the housing requirement ([NPPF paragraph 74](#)) there must be a 20% buffer. The latest HDT published in January 2022 was 86% therefore TDC is applying a 5% buffer.

Table 1 - Required housing land supply

Five year housing land supply + buffer	Calculation
Five year housing land supply requirement + 5%	(3,600) X 105% = 3,780 dwellings

### Deliverable Land Supply & Forecast Net Additions

- 3.1 The NPPF explains that 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 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.
- 3.2 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.
- 3.3 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.

- 3.4 Nearly all landowners/developers responded to our request for information, including sites under construction. This information shows robust evidence that the basic delivery rate assumption below is correct. Interestingly the number of confirmed by developers' completions are higher in most cases than our records show, demonstrating a delay in the information reaching the council for completions.
- 3.5 TDC has 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.

Table 2 Illustration of baseline build out rates

Size of site (no. of dwellings)	Sites where dwellings are under construction	Sites where dwellings have planning permission	Suitable sites without planning permission	Build out rate
<b>1-15 dwellings</b> (assumes one developer)	Commence in Year 1	Commence in Year 1	Commence in Year 3	1 <sup>st</sup> year – 25 maximum 2 <sup>nd</sup> year onward – 50 per year maximum
<b>16-500 dwellings</b> (assumes one developer)	Commence in Year 1	Commence in Year 2	Commence in Year 3	1 <sup>st</sup> year – 25 maximum 2 <sup>nd</sup> year onward – 50 per year maximum
<b>501-1000 dwellings</b> (assumes two developers)	Commence in Year 1	Commence in Year 3	Commence in Year 4	1 <sup>st</sup> year – 25 maximum 2 <sup>nd</sup> year onward – 100 per year maximum
<b>1001+ dwellings</b> (assumes three developers)	Commence in Year 1	Commence in Year 3	Commence in Year 4	1 <sup>st</sup> year – 25 maximum 2 <sup>nd</sup> year onward – 150 per year

These joint methodology assumptions reflect overall real-world delivery rates and development industry feedback. However, each site is likely to have its own development profile, which is why we also report on site specific evidence and feedback. Please note all sites of 20 or less unless on allocated sites are counted as windfalls and therefore are included in the annual amount.

## Allocations

- 4.1 Over the plan period Teignbridge District Council 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 at Wolborough in Newton Abbot now has outline permission for 1600+ dwellings and multiple volume housebuilders are involved in site preparation. Completions on this site are due to come forward 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 9 provides details of those allocated sites contributing to the Housing Land Supply.

Table 3 – Planning status of Allocated Sites contribution to five year trajectory

Planning Status	Trajectory
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Full approval, site commencement	1,238
Full approval, not commenced	126
Full/outline application, pending	1,169
Outline approval	501
No permission/application	70
Total	3,104

Table 4 provides the delivery trajectory and details of the site status and deliverability, relating to local plan allocations and summarises their expected contribution over the next 5 years.

**Table 4 - Allocations delivery trajectory**

Allocations (approved & allocated no permission)	2023/24	2024/25	2025/26	2026/27	2027/28	Total
<b>NA1 Houghton Barton</b>						
Approved	3	7	10	-	-	20
Allocated no permission	-	25	100	100	100	325
<b>NA2 Whitehill</b>						
Approved	30	15	-	-	-	45
Allocated no permission	-	5	28	-	-	33
<b>NA3 Wolborough</b>						
Approved	-	86	150	200	200	636
Allocated no permission	-	-	-	-	-	-
<b>NA3A Beverley Way</b>						
Approved	-	5	-	-	-	5
Allocated no permission	-	-	-	-	-	-
<b>NA6 Bradley Barton</b>						
Approved	39	8	-	-	-	47
Allocated no permission	-	-	-	-	-	-
<b>NA9 Town Centre</b>						
Approved	-	-	-	-	-	-
Allocated no permission	-	-	-	-	-	-
<b>NA10 Bradley Lane</b>						
Approved	-	-	-	-	-	-
Allocated no permission	-	-	30	59	-	89

<b>BT1 Dean Park</b>						
Approved	-	-	-	-	-	-
Allocated no permission	-	-	-	-	-	-
<b>BT2 Bradley Bends</b>						
Approved	-	-	-	-	-	-
Allocated no permission	-	-	-	-	-	-
<b>BT2A North of Indio Road</b>						
Approved	14	12	-	-	-	26
Allocated no permission	-	-	-	-	-	-
<b>BT3 Challabrook</b>						
Approved	53	-	-	-	-	53
Allocated no permission	-	-	-	-	-	-
<b>KK1 Torquay Road &amp; Embury Road</b>						
Approved	-	-	42	55	55	152
Allocated no permission	-	-	-	-	-	-
<b>KK2 Mount Pleasant Road</b>						
Approved	26	-	-	-	1	27
Allocated no permission	-	-	-	-	-	-
<b>KK3 rear of Barn Owl</b>						
Approved	-	-	-	-	-	-
Allocated no permission	-	-	-	-	-	-
<b>KS3 Abbrook</b>						
Approved	-	-	-	-	-	-
Allocated no permission	-	-	-	-	-	-
<b>KS6 Penns Mount</b>						
Approved	33	6	-	-	-	39
Allocated no permission	-	-	-	-	-	-
<b>KS8 Rydon depot</b>						
Approved	-	-	-	-	-	-
Allocated no permission	-	-	-	-	-	-
<b>TE3 west Higher Exeter Road</b>						
Approved	-	-	-	-	-	-
Allocated no permission	-	-	-	-	-	-

<b>TE3A New Road</b>						
Approved	-	-	-	-	-	-
Allocated no permission	-	25	35	-	-	60
<b>DA2 north west Secmaton Lane</b>						
Approved	90	80	150	150	127	597
Allocated no permission	-	-	-	-	-	-
<b>CH1 Rocklands</b>						
Approved	36	63	-	-	-	99
Allocated no permission	-	-	-	-	-	-
<b>CH2 north east Chudleigh</b>						
Approved	-	-	-	-	-	-
Allocated no permission	-	-	35	40	40	115
<b>CH3 James House</b>						
Approved	6	13	-	-	-	19
Allocated no permission	-	-	-	-	-	-
<b>CH4/5 Colway Lane/Grovelands</b>						
Approved	-	-	4	-	-	4
Allocated no permission	-	-	-	-	-	-
<b>CH6 north west Town Centre</b>						
Approved	-	-	-	-	-	-
Allocated no permission	-	-	-	-	10	-
<b>SWE1 south west Exeter</b>						
Approved	165	173	131	123	119	711
Allocated no permission	-	-	-	-	-	-
<b>TOTALS APPROVED</b>	495	468	487	528	502	2,480
<b>TOTALS NOT APPROVED</b>	-	55	228	199	150	632
<b>GRAND TOTAL</b>						<b>3,112</b>

#### 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 changes of use, conversions and subdivision of existing buildings. Windfall developments tend to be completed rapidly with shorter site servicing times and fewer reserved matters to be considered following permission.
- 5.2 Having also considered projected windfall completions, a windfall allowance has been applied.
- 5.3 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 143 dwellings, and over

the past 5 years, 113 windfall dwellings. The latter has been applied as the more cautious forward windfall allowance and provides compelling evidence of ongoing windfall delivery. Please note these are PAST completions demonstrating a consistent supply of windfalls. Therefore, we have only included large sites (over 15 dwellings) and an average of the smaller sites over the past 5 years within the 5 year land supply.

- 5.4 As of 1 April 2023 there are 466 windfall dwellings with full permission and 32 windfalls with outline permission. Please note these are PROJECTED windfalls within the next 5 years. In line with the NPPF all of those with full permission, prior approval for PD, PIP and outline permission are considered to be deliverable within the five-year period, but despite this we have taken a cautious approach and applied the 5 year average that's described above i.e. what has actually been completed in the past 5 years.

**Table 5 – Average Windfalls**

	TOTAL	1 to 20	21+	rural exceptions	eligible* total
2012/13	245	123	122	2	121
2013/14	398	159	239	0	159
2014/15	353	194	159	6	188
2015/16	262	200	62	0	200
2016/17	248	142	106	6	136
2017/18	330	186	144	1	185
2018/19	237	140	97	0	140
2019/20	163	111	52	0	111
2020/21	161	110	51	9	101
2021/22	155	129	26	0	129
2022/23	91	82	9	0	82
			47	1.8	
average (rounded) over 10 years					143
average (rounded) over 5 years					113

Note that the 5-year average of homes that have previously been delivered on unallocated larger sites (over 15 dwellings) is 51 dwellings per annum – 254 dwellings over the past five years. Later in this statement we already have accounted for permitted unallocated sites, but not otherwise assumed about future delivery on larger unallocated sites.

\* Eligible – total of windfalls, minus sites of over 20 and rural exception sites.

## 6. Unallocated larger sites

6.1 Currently there are 229 dwellings on unallocated **larger** sites within the five land supply. One of these is a large unallocated site, Berry Knowles a site which the planning committee approved as a departure as it was:

- Geographically related to the NA2 large site allocation
- Formed part of the scheme design for the priority Jetty Marsh II link road which also benefits from a Department of Transport funding award as part of a package of significant improvements to the A382 corridor

6.2 Over the past 10 years there has been an average of 100 homes per annum permitted on large (over 15 dwellings) unallocated sites.

**Table 6 unallocated large sites with permission**

Status	2023/24	2024/25	2025/26	2026/27	2027/28	Total
Under construction	21	0	0	0	0	21
Permitted/pre-commencement	18	16	74	70	30	208
<b>TOTAL</b>	<b>39</b>	<b>16</b>	<b>74</b>	<b>70</b>	<b>30</b>	<b>229</b>

**Table 7 Large unallocated sites (some not in Five Year Land Supply)**

<b>Under construction</b>		Total outstanding
15/02732/MAJ	Bishop Dunstan, Newton Abbot	1
22/02357/NPA	40 Courtenay Street, Newton Abbot	20
	<b>TOTAL</b>	<b>21</b>
<b>Permitted/pre-commencement</b>		
16/00300/MAJ	Shell Cove House, Dawlish	17
16/02693/MAJ	Berry Knowles, Newton Abbot	135
20/00445/CLDP	Ross Park Caravan Park, Moor Road, Ipplepen	35
20/01736/MAJ	Tollgate, Chudleigh Knighton, Hennock	60
19/00043/MAJ	56 West Cliff Road, Dawlish	18
	<b>TOTAL</b>	<b>265</b>
<b>Unallocated sites without permission</b>		
22/00579/MAJ	22-26 Wolborough Street, Newton Abbot <a href="https://teignmouth-today.co.uk">Plans for 38 town centre flats and retail units go in   teignmouth-today.co.uk</a>	38
	<b>TOTAL</b>	<b>38</b>



## 7. Land Supply Summary

7.1 Since the Local Plan 2013-33 was adopted 7,864 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 full and outline consents and includes those approved subject to the completion of Section 106 agreements.

Further planning applications have been submitted for several allocated areas and interests in other allocated areas have been acquired by developers who are currently in pre-application negotiations or pending a planning application decision.

**Table 7 - Summary**

Five year forward projection						
Year	2023/24	2024/25	2025/26	2026/27	2027/8	totals
Past completions 2013 - 2023	6078					
Allocations approved	495	468	487	528	502	2,480
Allocations without permission	0	55	238	199	140	632
non-allocated sites with permission	39	16	74	70	30	229
non-allocated sites without permission	0	0	38	0	0	38
other windfall sites <15	113	113	113	113	113	565
Total Land Supply	647	652	950	910	785	3,944

**Table 8 – Final calculation**

Teignbridge Local Plan 2013 to 2033	
A	Total Plan period Requirement (720 x 5) 3,600
B	plus 5% 3,780
C	Five year supply of deliverable sites April 23 to April 2028 3,944
D	Housing Land Supply ((C/B) x 5 years) 5.22

8.1 Following planning policy and guidance, the council can demonstrate a sufficient supply of deliverable housing sites within allocated areas to contribute 3,112 which you can see demonstrated on table 3 additional dwellings during the period April 2023 to March 2028.

8.2 As of 1 April 2023 there is a housing land supply of **5.22 years**.

## Section 9 - Evidence of Trajectory of Allocated sites

### NA1 Houghton Barton, Newton Abbot

Allocation Total	1,800
Completed (as at 1 April 2023)	673
Under Construction (as at 1 April 2022)	3
Approvals (709 either full or reserved matters & 23 outline)	732
Pending	1,150

	2023/4	2024/5	2025/6	2026/76	2027/8	5 year land supply total
Approvals	3	7	10	0	0	20
Pending	0	25	100	100	100	325

#### Evidence

This urban extension is currently partially under construction.

Planning permissions for 732 dwellings have been granted and 673 homes were completed by April 2023.

Of the remaining plots with planning permission, 20 are under construction.

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 partially completed and been funded partially by DCC & TDC. Teignbridge Delivery and Engineering teams are coordinating plans for strategic flood improvements alongside the developers and Environment Agency.

A 900-home hybrid planning application has been submitted, including details for the first 408 dwellings, a mixed use centre, and extra care provision. There is also an outline application pending for 250 dwelling which is outside the allocation area.

Savilles have confirmed the delivery rates through correspondence in March 2023, which have been used to inform the delivery trajectory, they confirmed that there will be 50 dwellings completed in 2024/5 but just to be cautious we have lowered that to 25 dwelling for the first year.

### NA2 Whitehill, Newton Abbot

Allocation Total	450
Completed (as at 1 April 2023)	157
Under Construction (as at 1 April 2023)	26
Approvals	207

	2023/4	2024/5	2025/6	2026/76	2027/8	5 year land supply total
Approvals (under construction)	30	20	0	0	0	50

#### Evidence

All plots (apart from 5 outline and 28 pending, which the developer has confirmed will be delivered within the 5 year period) assumed in this trajectory benefit from full planning permission and are under construction by Linden Homes. This site delivered 55 dwellings in year 1 and 42 in year 2. Linden has confirmed remaining delivery rates through

correspondence in March 2023. The 5 dwellings with outline consent has the same developer intending to build a further 28 on adjoining land.

### NA3 Wolborough, Newton Abbot

Allocation Total	1,500
Completed (as at 1 April 2023)	18
Under Construction (as at 1 April 2023)	3
Approvals	1,683

	2023/4	2024/5	2025/6	2026/76	2027/8	5 year land supply total
Outline Approvals	0	86	150	200	200	636

#### Evidence

This strategic allocation benefits from two main planning permissions, in addition to one small development that is already on site. The main outline permissions are for 1,210 and 450 dwellings respectively and were supported by council-led masterplan and infrastructure delivery planning.

Eastern Area - Persimmon - Outline planning permissions granted for 450 homes. The period from the application being validated to S106 signed and decision issued was 10 months. A reserved matters application is pending consideration for 236. Delivery rates were confirmed through correspondence with developer in March 2023.

Western Area - Outline planning permission granted for 1,210 homes following a Secretary of State decision. The land has been sold and is under contract with 3 volume builders Vistry, Barratt (using both Barratts and David Wilson Homes) and Bakers Estates. Delivery has been confirmed through correspondence with all 3 developers in March 2023. Vistry confirmed there will be 50 dwellings completed in 2023/24 but we have moved this 1 year forward and lowered to 25 to be cautious. We have lowered the combined numbers to 150 in year 3 and 200 in year 4 onwards, despite all developers having higher numbers.

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 on 5 year delivery rates.

### NA6 Bradley Barton, Newton Abbot

Allocation Total	70
Completed (as at 1 April 2023)	29
Under Construction (as at 1 April 2023)	24
Approvals	80

	2023/4	2024/5	2025/6	2026/76	2027/8	5 year land supply total
Approvals (under construction)	39	8				76

#### Evidence

Persimmon Homes benefit from full planning permission for 76 dwellings and outline for 4 self-build plots. S106 signed in October 2021, 8 months after the application was submitted. Site now under construction and developer confirmed delivery rates through correspondence in March 2023.

### NA10 Bradley Lane, Newton Abbot

Allocation Total	170
Pending application	89

	2023/4	2024/5	2025/6	2026/76	2027/8	5 year land supply total
Pending application	0	30	59	0	0	89

#### Evidence

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 pending full planning application with Teignbridge Council.

### BT2A North of Indio House, Bovey Tracey

Allocation Total	45
Approved full application	24

	2023/4	2024/5	2025/6	2026/76	2027/8	5 year land supply total
Application under construction	12	12	0	0	0	24

#### Evidence

Full planning permission for 22 dwellings and outline for 2 self-build dwellings, the site is currently under construction. The applicant has confirmed an intention to develop the site within the five year period in March 2023.

### BT3 Challabrook, Bovey Tracey

Allocation Total	270
Completed (as at 1 April 2023)	119
Under Construction (as at 1 April 2023)	17
Approvals	301

	2023/4	2024/5	2025/6	2026/76	2027/8	5 year land supply total
Approvals	49	0	0	0	0	49

#### Evidence

Site under construction by Devonshire Homes, delivery confirmed through correspondence in March 2023. No evidence for Phase 2.

### KK1 land off Torquay Road and Embury Close, Kingskerswell

Allocation Total	170
Approvals	175

	2023/4	2024/5	2025/6	2026/76	2027/8	5 year land supply total
Approvals	0	0	42	55	55	152

#### Evidence

Outline planning permission approved for 175 dwellings. Reserved matters pending for infrastructure, as well as intentions to sell to a house builder. Delivery timescale confirmed through correspondence with the land and planning agent in March 2023.

### KK2 land to the rear of Mount Pleasant Road, Kingskerswell

Allocation Total	15
Approvals	27

	2023/4	2024/5	2025/6	2026/76	2027/8	5 year land supply total
Approvals	26	0	0	0	1	27

#### Evidence

Full planning permission for 26 homes is granted and outline for 1 self-build plot. Developer confirmed delivery rates through correspondence in March 2023.

### KS6 Penns Mount, Kingsteignton

Allocation Total	250
Completed	299
Under construction	18

	2023/4	2024/5	2025/6	2026/76	2027/8	5 year land supply total
Under construction	33	6	0	0	0	39

#### Evidence

This allocation was split into 3 parcels.

Baker Estates have completed their parcel.

Linden have completed theirs and the 8 self-build plots of which 3 are under construction.

Tilia Homes are building 90 homes. They have completed 58 dwellings and 16 are currently under construction, Tilia have confirmed delivery rates through correspondence of the remaining dwellings in March 2023.

### TE3A north of New Road, Teignmouth

Allocation Total	50
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	2023/4	2024/5	2025/6	2026/76	2027/8	5 year land supply total
Allocated	0	25	35	0	0	60

#### Evidence

This site had land issues which now have been resolved. It is being marketed. This is a Devon County Council owned site and the delivery rates were confirmed through correspondence in March 2023.

### DA2 north west Secmaton Lane, Dawlish

Allocation Total	860
Completed	236
Under construction	36
Reserved matters pending	355

	2023/4	2024/5	2025/6	2026/76	2027/8	5 year land supply total
Approved	0	40	122	150	117	429
Under construction	90	40	28	0	10	168

#### Evidence

This is a strategic site with a Homes England funded infrastructure package being delivered.

Area 2 - Two volume house builders are in control of land that benefits from outline planning permission for 459 homes with a reserved matters application for the joint infrastructure, a reserved matters application from each house builder pending. They are progressing all reserved matters applications. One developer has had a positive track record in Teignbridge of delivery and the other developer on the site has achieved an average of 59 dwellings pa in neighbouring East Devon District Council and predicted an average of 52 dwelling pa in neighbouring Exeter City Council, both authorities are in the same Housing Market Area (HMA). We have reduced this slightly so there are no more than 150 pa across the whole allocation.

Area 3 - A detailed planning application for 201 plots has been approved, and delivery confirmed in March 2023.

Area 4 - Persimmon homes have full permission for 190 dwellings and 10 self-build plots. Development commenced June 2021 and 66 plots are already completed using timber construction methods. Persimmon confirmed delivery rates through correspondence in March 2023.

Nearby sites in Dawlish have seen sustained build and sales rates of more than 70 homes per sales outlet per year.

### CH1 Rocklands, Chudleigh

Allocation Total	175
Approved	229

	2023/4	2024/5	2025/6	2026/76	2027/8	5 year land supply total
Approved (Under construction)	36	63	0	0	0	99

#### Evidence

This site has full permission for 218 homes and 11 self-build plots. Linden have confirmed delivery rates through correspondence in March 2023.

### CH3 land around James House, Chudleigh

Allocation Total	25
Approved	19

	2023/4	2024/5	2025/6	2026/76	2027/8	5 year land supply total
Approved (Under construction)	6	13	0	0	0	19

#### Evidence

This site has full permission for 19 homes and the site is under construction, the developer has confirmed delivery rates through correspondence in March 2023.

### CH4/5 land at Colway Lane & Grovelands, Chudleigh

Allocation Total	75
Approved	69

	2023/4	2024/5	2025/6	2026/76	2027/8	5 year land supply total
Under construction	0	0	4	0	0	4

#### Evidence

This was 2 allocated sites but the approval combined them both, previously a Taylor Wimpey site. Just the 4 self build plots remain.

## CH6 north west Town Centre, Chudleigh

Allocation Total	10
Allocated	10

	2023/4	2024/5	2025/6	2026/76	2027/8	5 year land supply total
Allocated	0	0	10	0	0	10

### Evidence

There is a developer on board for this allocation and confirmed delivery, no application submitted but work is being done in readiness for policy compliant application submission, confirmed through correspondence in March 2023.

## SWE1 south west of Exeter, Exminster

Allocation Total	2,000
Approved	2,037
Completed	239
Under construction	176

	2023/4	2024/5	2025/6	2026/76	2027/8	5 year land supply total
Approved - full	165	173	131	123	119	711

### Evidence

2037 dwellings benefit from either outline or detailed planning permission.

The main developers are Vistry, Live West, Cavanna and Barratt (including David Wilson).

£55 million is being invested by Homes England in infrastructure that is needed to support delivery of this strategic site.

An all-through school is due to open in September 2023; strategic transport improvements are underway; a new station is due to open in 2023, a new community centre is funded and will be delivered. A new SANGS Ridgetop Park open.

The Exeter housing market is experiencing extraordinarily strong demand 176 dwellings are under construction and 239 had been completed as of March 2023. Most starts and completions confirmed by NHBC and there is often a delay of a couple of months with the information they provide.

Vistry / Live West: 1,350 plots – Reserved Matters permission for 818 dwellings approved. - The Live West Affordable Housing Strategic Partnership with Homes England is driving sales - A detailed delivery schedule has been provided by Vistry (confirming 40 additional AH dwellings contracted for 2023 delivery).

Cavanna Homes: Detailed planning permission for 245 homes and development commenced, delivery rates confirmed through correspondence in March 2023.

Barratt David Wilson: Detailed Planning permission for 187 plots and development almost completed, delivery rates confirmed through correspondence in March 2023.

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.



## Evidence Gathering

In order to update the land supply with the most robust information, in March 2023 all developers, agents and applicants for allocated and approved major sites were contacted to confirm planned delivery rates of sites. All were provided with a template housing trajectory similar to the following and asked to provide updates. Case officers in development Management were also consulted for views on delivery.

Parish Name	Allocation	Application Year	Address	Development Name	2022/3	2023/4	2024/5	2025/6	2026/7	2027/8	2028/9	2029/30	2030/1	2031/2	2032/3	Total
Dawlish	DA2		Gatehouse Farm													0

Please note all the correspondence is available on request.

### Clarification on Housing Buffer

1. The Housing Delivery Test (HDT) will apply the day following publication of the results, at which point they supersede previously published results. Until new HDT results are published, the previously published result should be used.
2. The current HDT results were published 14 January 2022 and these show a measurement of 86%, consequently a buffer of 5% is applied to the housing supply need.

### Table 9 Current published HDT figures for Teignbridge District Council

Number of homes required:

2018-19	2019-20	2020-21	Total
624	683	505	1,812

Number of homes delivered:

2018-19	2019-20	2020-21	Total
644	448	473	1,565

Housing Delivery Test 2021 measurement: **86%**

3. The Housing Delivery Test (HDT) measurement is published annually by the department. The HDT period covers the previous 3 financial years; in the case of the 2021 measurement, the years are 2018/19, 2019/20 & 2020/21.

## Site Yields

Site yields are considered through land supply assumptions. The following table highlights that the allocations capacity assumptions were robust in relation to site capacity.

**Table 10 – Number of homes with permission within allocations**

Allocation reference	Number of homes in allocation	Number of homes granted permission - outline or full (as at April 2023)
NA1 Houghton Barton	1,800	732
NA2 Whitehill	450	207
NA3 Wolborough	1,500	1,683
NA6 Bradley Barton	70	80
BT2A North of Indio House	45	24
BT3 Challabrook	270	301
KK1 Land off Torquay Road and Embury Close	170	175
KK2 Land to the rear of Mount Pleasant Road	15	27
KK3 Land to the rear of Barn Owl	30	35
KS3 Land at Abbrook	120	30
KS6 Penns Mount	250	374
TE3 West of Higher Exeter Road	250	255
DA2 North West Secmaton Lane	860	1,084
CH1 Land at Rocklands	175	229
CH3 Land around James House	25	19
CH4/5 Land at Colway Lane & Grovelands	75	69
SWE1 South West of Exeter Urban Extension	2,000	2,037

## Strategic Site Build out Rate

For the three strategic urban extensions (South West Exeter - 2,000 (SWE), Houghton Barton, Newton Abbot – 1,800 (NA1) and Wolborough, Newton Abbot – 1,500 (NA3)) Delivery Team officers from the district and county council also reviewed the projected trajectories for confirmation.

This is particularly important as there are multiple house builders and phases involved in the delivery. All three sites are subject to multi million pound infrastructure investments. Government partnerships and delivery timelines for key infrastructure are relevant to likely sales forecasts; for example the school (primary and secondary) at South West Exeter which is scheduled for opening September 2023. At Houghton Barton, the main link road is currently under construction and the first phase opened with forward funding from the local councils.

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 out rates. For all three strategic sites (NA1, NA3 & SWE) there are multiple volume house builders, land parcels and phases involved. The South West Exeter development includes early phases with a larger proportion of flats (of which 91 are under construction by Vistry/Bovis as at April 2023) and consequently can be expected to be delivered at an even faster rate. The site is also subject to £55 million of ongoing Housing Infrastructure Fund investment, as well as affordable housing Strategic Partnership investment supported by Homes England and with ambitious delivery targets that will drive up the rate of development. The following illustrates build out rates from 2 developments. Others in Exeter (Newcourt and Pinhoe) and Newton Abbot (Penns Mount and Newcross) show similar results.

**Table 11 – Delivery rates for recent local large sites**

Site & developer	Size of site	Delivery							
		1 <sup>st</sup> year	2 <sup>nd</sup> year	3 <sup>rd</sup> year	4 <sup>th</sup> year	5 <sup>th</sup> year	6 <sup>th</sup> year	7 <sup>th</sup> year	
BT2 – Williams Gate (Bradley Bends), Bovey Tracey – BOVIS	115	40	56	19	COMPLETED				
BT2 – The Tors (Bradley Bends), Bovey Tracey – DEVONSHIRE HOMES	70	59	11	COMPLETED					
BT3 – Longston Cross (Challabrook), Bovey Tracey – DEVONSHIRE HOMES	168	11	45	46					
CH1 – The Oaks (Rocklands), Chudleigh – LINDEN	218	46	50						
CH4/5 – The Leighs (Colway Lane and Grovelands), Chudleigh – WAIN HOMES	65	41	24	COMPLETED					
DA2 – Barley Meadow, Dawlish – CAVANNA	74	28	27	19	COMPLETED				
DA2 – Swan Park, Dawlish – PERSIMMON	190	69							
DA5 – Little Leigh, Dawlish – CAVANNA	35	14	21	COMPLETED					
KS6 – Penns Mount,	240	33	70	33	25	35	44	COMPLETED	

Kingsteignton – LINDEN									
KS6 – Resources Centre, Kingsteignton – BAKER ESTATES	36	35	1	COMPLETED					
KS6 – Teign View (Penns Mount), Kingsteignton – TILIA HOMES	80	60							
NA1 – Hele Park, Newton Abbot – TAYLOR WIMPEY	365	66	84	50	91	74	COMPLETED		
NA1 – The Greens (Hele Park), Newton Abbot – REDROW	57	32	25	COMPLETED					
NA1 – Hele Park, Newton Abbot – TAYLOR WIMPEY	52	14	38	COMPLETED					
NA1 – Ivy Grange (Hele Park), Newton Abbot – TAYLOR WIMPEY	57	37	20	COMPLETED					
NA2 – Church Walk (Whitehill), Newton Abbot – LINDEN	219	55	42						
NA5 – Hawthorn Rise (Buckland Barton), Newton Abbot – BARRATTS	132	64	58	10	COMPLETED				

Potters Lea (Newcross), Kingsteignton – REDROW	283	52	42	49	81	30	28	1	COMPLETED
Vicarage Hill, Kingsteignton – DEVONSHIRE HOMES	40	39	1	COMPLETED					
Warren Grove/The Copse, Dawlish – REDROW	252	50	73	54	65	8	2	COMPLETED	
SWE – Haldon Reach, Exminster – BOVIS	1,350	86	5						
SWE – Victoria Heights, Exminster – BARRATTS	217	46	59						
SWE – Elm Park, Exminster – CAVANNA	245	41	4						