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Teignbridge District Council

Five Year Land Supply Statement as at April 2022

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’s housing land supply position as at April 2022.

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 is **763 dwellings per year**. This number may fluctuate slightly during the year but we will ordinarily only update this statement annually.
- 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 Teignbridge 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%	(3,815) X 105% = 4,006 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:
- 3.2 **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.
- 3.3 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.
- 3.4 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.

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

3.6 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.

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
1-15 dwellings (assumes one developer)	Commence in Year 1	Commence in Year 1	Commence in Year 3	1 st year – 25 maximum 2 nd year onward – 50 per year maximum
16-500 dwellings (assumes one developer)	Commence in Year 1	Commence in Year 2	Commence in Year 3	1 st year – 25 maximum 2 nd year onward – 50 per year maximum
501-1000 dwellings (assumes two developers)	Commence in Year 1	Commence in Year 3	Commence in Year 4	1 st year – 25 maximum 2 nd year onward – 100 per year maximum
1001+ dwellings (assumes three developers)	Commence in Year 1	Commence in Year 3	Commence in Year 4	1 st year – 25 maximum 2 nd 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.

Allocations

- 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 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 8 provides detail 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
Full approval, site commencement	1,245
Full approval	295
Full/outline application, pending	380
Outline approval	1,819
No permission/application	303

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)	2022/23	2023/24	2024/25	2025/26	2026/27	Total
NA1 Houghton Barton, Newton Abbot						
Approved	30	27	10	0	0	67
Allocated no permission	0	50	100	100	100	350
NA2 Whitehill, Newton Abbot						
Approved	11	25	45	0	0	81
Allocated no permission	0	0	5	0	28	33
NA3 Wolborough, Newton Abbot						
Approved	16	200	233	251	214	914
Allocated no permission	0	0	0	0	0	0
NA6 Bradley Barton, Newton Abbot						
Approved	25	35	16	4	0	80
Allocated no permission	0	0	0	0	0	0
NA10 Bradley Lane, Newton Abbot						
Approved	0	0	0	0	0	0
Allocated no permission	0	39	50	0	0	89
BT1 Dean Park, Bovey Tracey						
Approved	0	25	41	0	0	66

Allocated no permission	0	0	0	0	0	0
BT2A North of Indio Road, Bovey Tracey						
Approved	0	0	0	9	13	22
Allocated no permission	0	0	0	0	0	0
BT3 Challabrook, Bovey Tracey						
Approved	72	26	0	0	0	98
Allocated no permission	0	15	52	50	11	128
KK1 Torquay Road & Embury Road, Kingskerswell						
Approved	0	0	0	0	42	42
Allocated no permission	0	0	0	0	0	0
KK2 Mount Pleasant Road, Kingskerswell						
Approved	26	1	0	0	0	27
Allocated no permission	0	0	0	0	0	0
KK3 rear of Barn Owl, Kingskerswell						
Approved	23	12	0	0	0	35
Allocated no permission	0	0	0	0	0	0
KS3 Abbrook, Kingsteignton						
Approved	0	0	0	0	0	0
Allocated no permission	0	20	10	0	0	30
KS6 Penns Mount, Kingsteignton						
Approved	37	20	0	0	0	57
Allocated no permission	0	0	0	0	0	0
KS8 Rydon depot, Kingsteignton						
Approved	0	0	0	0	0	0
Allocated no permission	0	0	0	15	0	15
TE3 west Higher Exeter Road, Teignmouth						
Approved	25	50	50	50	50	225
Allocated no permission	0	0	0	0	0	0
TE3A New Road, Teignmouth						
Approved	0	0	0	0	0	0
Allocated no permission	0	35	25	0	0	60
DA2 north west Secmaton Lane, Dawlish						
Approved	50	109	166	145	73	543
Allocated no permission	0	0	0	0	0	0
CH1 Rocklands, Chudleigh						
Approved	20	31	55	0	0	106
Allocated no permission	0	0	0	0	0	0
CH3 James House, Chudleigh						
Approved	19	0	0	0	0	19
Allocated no permission	0	0	0	0	0	0
CH4/5 Colway Lane/Grovelands, Chudleigh						

Approved	34	0	0	0	0	34
Allocated no permission	0	0	0	0	0	0
CH6 north west Town Centre, Chudleigh						
Approved	0	0	0	0	0	0
Allocated no permission	0	0	0	0	10	0
SWE1 south west Exeter, Exminster						
Approved	123	207	210	215	179	934
Allocated no permission	0	0	0	0	0	0
TOTALS APPROVED	511	768	826	674	571	3350
TOTALS NOT APPROVED	0	159	242	165	149	715
GRAND TOTAL						4065

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 fairly rapidly with shorter site servicing times and fewer reserved matters to be considered following permission.
- 5.2 Having also taken into account projected windfall completions, a windfall allowance has been applied.
- 5.3 Although the 2019 NPPF updated the definition of windfalls to remove references to previously developed land and gardens, for the current plan period Teignbridge is continuing to take a cautious approach, excluding garden developments and rural exemptions from the windfall calculation.
- 5.4 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 had been 124 dwellings. Over the past 5 years, 111 windfall dwellings, on sites of up to 20 dwellings have been completed per annum. The latter has been applied as the more cautious forward windfall allowance and provides compelling evidence of ongoing windfall delivery.
- 5.5 As of 1 April 2022 there are 473 windfall dwellings with full permission and 58 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, but despite this we have taken a cautious approach and applied the 5 year average that's described above. Those with outline permission and PIP are also considered deliverable in most cases but, again, we have not included these in the calculation

Table 5 – Average Windfalls

	TOTAL	1 to 20	21+	rural exceptions	gardens	eligible* total
2012/13	245	123	122	2	18	103
2013/14	398	159	239	0	22	137
2014/15	353	194	159	6	26	162
2015/16	262	200	62	0	35	165
2016/17	248	142	106	6	20	116
2017/18	330	186	144	1	33	152
2018/19	237	140	97	0	17	123
2019/20	163	111	52	0	18	93
2020/21	161	110	51	9	18	83
2021/22	155	129	26	0	25	104
			74	2	22	
average (rounded) over 10 years						124
average (rounded) over 5 years						111

Note that the 5 year average of homes that have previously been delivered on unallocated larger sites is 74 dwellings per annum – 370 dwellings over five years. Later in this statement we already have accounted for permitted unallocated sites but not otherwise made an assumption about future delivery on larger unallocated sites.

6. Unallocated larger sites

- 6.1 Currently there are 260 dwellings on unallocated larger sites within the five land supply. One of these is a large unallocated site, Berry Knowles 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 169 homes per annum permitted on large unallocated sites (over 15 dwellings).

Table 6 unallocated large sites with permission

Status	2022/23	2023/24	2024/25	2025/26	2026/27	Total
Under construction	30	1	0	0	0	31
Permitted/pre-commencement	0	20	106	60	43	229
TOTAL	30	21	106	60	43	260

Under construction

16/00300/MAJ & 20/00805/FUL	Shell Cove House, Dawlish	26
15/02732/MAJ	Bishop Dunstan, Newton Abbot	5

Permitted/pre-commencement **31**

21/02338/NPA	40 Courtenay Street, Newton Abbot	16
19/00043/MAJ	56 West Cliff Road, Dawlish	18
20/01736/MAJ	Tollgate, Hennock	60
16/02693/MAJ	Berry Knowles, Newton Abbot	135
		229

Unallocated sites without permission

22/00579/MAJ previously permitted - new application submitted pending decision	22 – 26 Wolborough Street, Newton Abbot (Plans for 38 town centre flats and retail units go in teignmouth-today.co.uk)	38
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7. Land Supply Summary

- 7.1 Since the Local Plan 2013-33 was adopted 7,423 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 also 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	2022/23	2023/24	2024/25	2025/26	2026/27	totals
Past completions 2013 - 2022	5451					
Allocations approved	511	768	831	674	571	3355
Allocations without permission	0	159	237	165	149	710
unallocated sites with permission	30	21	106	60	43	260
unallocated sites without permission	0	38	0	0	0	38
other windfall sites <15	111	111	111	111	111	555
Total Land Supply	652	1097	1285	1010	874	4918

Table 8 – Final calculation

Teignbridge Local Plan 2013 to 2033		
A	Total Plan period Requirement (763 x 5)	3,815
B	plus 5%	4,006
C	Five year supply of deliverable sites April 22 to April 2027	4,918
D	Housing Land Supply ((C/B) x5 years)	6.14

Following planning policy and guidance, the council can demonstrate a sufficient supply of deliverable housing sites within allocated areas to contribute 4,065 which you can see demonstrated on table 4 additional dwellings during the period April 2022 to March 2027. As of 1 April 2022 there is a housing land supply of **6.14 years**.

Evidence of Trajectory of Allocated sites

NA1 Houghton Barton, Newton Abbot

Allocation Total	1,800
Completed (as at 1 April 2022)	629
Under Construction (as at 1 April 2022)	38
Approvals (676 either full or reserved matters & 24 outline)	700
Pending	1,150

	2022/3	2023/4	2024/5	2025/6	2026/7	5 year land supply total
Approvals (under construction)	30	27	10	0	0	67
Pending	0	50	100	100	100	350

Evidence

This urban extension is currently partially under construction.

Planning permissions for 700 dwellings have been granted and 629 homes were completed by April 2022.

Of the remaining plots with planning permission, 38 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 on site and underway, and 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.

Bloor and Redrow Homes have confirmed the delivery rates through correspondence in March 2022, which have been used to inform the delivery trajectory.

NA2 Whitehill, Newton Abbot

Allocation Total	450
Completed (as at 1 April 2022)	121
Under Construction (as at 1 April 2022)	26
Approvals	207

	2022/3	2023/4	2024/5	2025/6	2026/7	5 year land supply total
Approvals (under construction)	11	25	50	0	0	81

Evidence

All plots (apart from 5 pending) 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 2022. There are a further 5 dwellings pending outline consent and the same developer is intending to build a further 28 on adjoining land.

NA3 Wolborough, Newton Abbot

Allocation Total	1,500
Completed (as at 1 April 2022)	2
Under Construction (as at 1 April 2022)	13
Approvals	1,683

	2022/3	2023/4	2024/5	2025/6	2026/7	5 year land supply total
Approvals	16	200	233	251	214	914

Evidence

This strategic allocation benefits from two main planning permissions, in addition to one that is already on site. The main permissions are for 1210 and 450 dwellings respectively and were supported by council-led masterplan and infrastructure delivery planning. Although the land agent has confirmed there will be 116 in year 2022/23 we have removed 100 to be cautious.

Eastern Area - Commercial Estates Group - Outline planning permissions granted for 450 homes. The period from the application being validated to S106 signed and decision issued was 10 months. An identified developer is due to submit a reserved matters application during spring 2022. Delivery rates were confirmed through correspondence with developer in March 2022.

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 including Vistry, Barratt and Bakers Estates. Delivery has been confirmed through correspondence with all 3 developers in March 2022.

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
Under Construction (as at 1 April 2022)	17
Approvals	80

	2022/3	2023/4	2024/5	2025/6	2026/7	5 year land supply total
Approvals (under construction)	25	35	16	4	0	80

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 2022.

NA10 Bradley Lane, Newton Abbot

Allocation Total	170
Pending PE	89

	2022/3	2023/4	2024/5	2025/6	2026/7	5 year land supply total
Pending PE	0	39	50	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 pre-app discussions with Teignbridge Council.

BT1 Dean Park, Bovey Tracey

Allocation Total	120
Approvals	66

	2022/3	2023/4	2024/5	2025/6	2026/7	5 year land supply total
Approvals	0	25	41	0	0	66

Evidence

Full planning permission granted for 63 dwellings and 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.

BT2A North of Indio House, Bovey Tracey

Allocation Total	45
Pending Appeal	22

	2022/3	2023/4	2024/5	2025/6	2026/7	5 year land supply total
Pending Appeal	0	0	0	9	13	22

Evidence

Outline planning permission granted. Reserved Matters application refused by Planning Committee now at appeal. The applicant has confirmed an intention to develop the site within the five year period in March 2022.

BT3 Challabrook, Bovey Tracey

Allocation Total	270
Completed (as at 1 April 2022)	70
Under Construction (as at 1 April 2022)	37
Approvals	168
Pending	128

	2022/3	2023/4	2024/5	2025/6	2026/7	5 year land supply total
Approvals	72	26	0	0	0	98
Pending	0	15	52	50	11	128

Evidence

Site under construction by Devonshire Homes, delivery confirmed through correspondence in March 2022 and intention to continue onto Phase 2 with a full planning application pending.

KK1 land off Torquay Road and Embury Close, Kingskerswell

Allocation Total	170
Approvals	175

	2022/3	2023/4	2024/5	2025/6	2026/7	5 year land supply total
Approvals	0	0	0	0	42	42

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 2022.

KK2 land to the rear of Mount Pleasant Road, Kingskerswell

Allocation Total	15
Approvals	26

	2022/3	2023/4	2024/5	2025/6	2026/7	5 year land supply total
Approvals	26	1	0	0	0	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 2022.

KK3 land to the rear of The Barn Owl, Kingskerswell

Allocation Total	30
Approvals	35

	2022/3	2023/4	2024/5	2025/6	2026/7	5 year land supply total
Approvals	23	12	0	0	0	35

Evidence

This site is split into 2, one phase is under construction and about to complete, and developer confirmed the delivery through correspondence in March 2022. The other phase an outline consent for 9 self-build plots, these have started to have reserved matters applications submitted and the land owner expects all to be completed by end of the 5 year period.

KS3 Abbrook, Kingsteignton

Allocation Total	120
Pending	30

	2022/3	2023/4	2024/5	2025/6	2026/7	5 year land supply total
Pending	0	20	10	0	0	30

Evidence

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 reports on rest of site prior to sale. Delivery expectations have been confirmed through correspondence in March 2022 on the main part of the site (but outside of the 5 year land supply period).

The house builder on the parcel with a pending application, has confirmed delivery through correspondence in March 2022.

KS6 Penns Mount, Kingsteignton

Allocation Total	250
Completed	353
Under construction	31

	2022/3	2023/4	2024/5	2025/6	2026/7	5 year land supply total
Under construction	37	20	0	0	0	57

Evidence

This allocation was split into 3 parcels.

Baker Estates have completed their parcel.

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

Tilia Homes are building 90 homes. They have completed 41 dwellings and 27 are currently under construction, Tilia have confirmed delivery rates through correspondence of the remaining dwellings in March 2022.

KS8 land at Rydon Road, Kingsteignton

Allocation Total	15
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	2022/3	2023/4	2024/5	2025/6	2026/7	5 year land supply total
Pending	0	0	0	0	15	15

Evidence

This is a Devon County Council owned site. The current lease is expiring and an intention to bring development forward within the next 5 years has been confirmed through the land agent in March 2022.

TE3 west of Higher Exeter Road, Teignmouth

Allocation Total	250
Approved	255

	2022/3	2023/4	2024/5	2025/6	2026/7	5 year land supply total
Approved	25	50	50	50	50	225

Evidence

A reserved matters planning application has been determined at Planning Committee in February 2022. A house builder is on board and the applicant has confirmed an intention to construct the site using modern methods of construction. We have used the standard methodology to calculate the delivery rate.

TE3A north of New Road, Teignmouth

Allocation Total	50
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	2022/3	2023/4	2024/5	2025/6	2026/7	5 year land supply total
Allocated	0	35	25	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 2022.

DA2 north west Secmaton Lane, Dawlish

Allocation Total	860
Completed	170
Under construction	56
Pending	201

	2022/3	2023/4	2024/5	2025/6	2026/7	5 year land supply total
Approved	0	59	116	105	73	353
Under construction	50	50	50	40	0	190

Evidence

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

Persimmon homes have full permission for 190 dwellings and 10 self-build plots. Development commenced June 2021 and 56 plots are already under construction using timber construction methods. Persimmon confirmed delivery rates through correspondence in March 2022.

Two volume house builders are in control of land that benefits from outline planning permission for 459 homes with a reserved matters application pending decision for the joint infrastructure. They are progressing reserved matters applications and confirmed delivery rates through correspondence in March 2022.

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. The application is due to be determined during summer 2022 and recent officer/developer discussions have confirmed a strong intention to deliver the site. This part is yet to be included in the five year land supply calculations, but we will keep the position under review.

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

	2022/3	2023/4	2024/5	2025/6	2026/7	5 year land supply total
Approved (Under construction)	20	31	55	0	0	106

Evidence

This site has full permission for 218 homes and 11 self-build plots. Linden have confirmed delivery rates through correspondence in March 2022.

CH3 land around James House, Chudleigh

Allocation Total	25
Approved	19

	2022/3	2023/4	2024/5	2025/6	2026/7	5 year land supply total
Approved (Under construction)	19	0	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 2022.

CH4/5 land at Colway Lane & Grovelands, Chudleigh

Allocation Total	75
Approved	69

	2022/3	2023/4	2024/5	2025/6	2026/7	5 year land supply total
Under construction	34	0	0	0	0	34

Evidence

This was 2 allocated sites but the approval combined them both, previously a Taylor Wimpey site. Wainhomes are on site and have confirmed delivery rates through correspondence in March 2022. They started on site in December 2020 and have completed 35 homes by March 2022 and the rest are under construction. They wish to be off site by end of 2022 and onto nearby allocated site.

CH6 north west Town Centre, Chudleigh

Allocation Total	10
Allocated	10

	2022/3	2023/4	2024/5	2025/6	2026/7	5 year land supply total
Allocated	0	0	0	0	10	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 a meeting with the developer in March 2022.

SWE1 south west of Exeter, Exminster

Allocation Total	2,000
Approved	2,030
Completed	69
Under construction	157

	2022/3	2023/4	2024/5	2025/6	2026/7	5 year land supply total
Approved - full	123	172	95	55	23	468
Approved – outline	0	35	115	160	156	466

Evidence

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 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 2022, a new community centre is funded and will be delivered. A new SANGS Ridgetop Park is due to open in 2022.

The Exeter housing market is experiencing extraordinarily strong demand 157 dwellings are under construction and 69 had been completed as of March 2022. 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: 1350 plots – Reserved Matters permission for 406 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 2022.

Barratt David Wilson: Detailed Planning permission for 185 plots and development commenced, delivery rates confirmed through correspondence in March 2022. 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 2022 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 ref	Number of Homes in Allocation	Number of Homes Granted outline or full planning permission (as at April 2022)
NA3	1,500	1,683
NA5	100	133
NA6	70	80
BT2	200	204
KK1	170	175
KK2	15	27
KK3	30	35
KS6	250	374
TE3	250	255
CH1	175	229
SWE	2,000	2,030
TOTAL	4,760	5,225

Strategic Site Build out Rate

For the three strategic urban extensions (South West Exeter -2,000, Houghton Barton, Newton Abbot – 1,800 and Wolborough, Newton Abbot – 1,500) 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 August 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 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					
			1st year	2nd year	3rd year	4th year	5th year	6th year
Part of Hele Park, Newton Abbot	Taylor Wimpey	365	66	84	50	33	105	
Whitehill, Newton Abbot	Linden	202	55	42				
Buckland Barton, Newton Abbot	David Wilson Barratts*	132	64	58	11			
Bradley Bends, Bovey Tracey	Bovis*	115	40	56	19			
Bradley Bends, Bovey Tracey	Devonshire Homes*	70	59	11				
Penns Mount, Kingsteignton	Linden**	248	33	70	33	25	35	44
Resources Centre, Kingsteignton	Baker Estates*	36	35	1				
Newcross, Kingsteignton	Redrow	283	52	42	49	81	52	
Vicarage Hill, Kingsteignton	Devonshire Homes	40	39	1				
Barley Meadow, Dawlish	Cavanna**	74	28	37	9			
Little Leigh, Dawlish	Cavanna**	35	14	21				
Warren Grove, Dawlish	Redrow**	252	50	73	54	65	8	2

*Below threshold of methodology only because of final year

**Below threshold of methodology

