

Tiverton
Site 3

Housing Land Availability Summary 2014

1st April 2013 - 31st March 2014

Contents

General summary of housing land availability	5
Five year housing supply 2015-2020	5
Dwellings for tourism	9
Allocated sites without planning permission	9
Historic housing completions	12
Total housing by parish	13
Large sites with planning permission	16
Brownfield and greenfield completions	17
Completions by house type and bedroom size	18
Proportion of completions from allocated and windfall sites	19
Housing density	19
Historic average housing density	20

General summary of housing land availability

Unless stated differently the figures in this summary show the position as it is at 31st March 2014, and monitoring years run from 1st April to 31st March.

A	Core Strategy Requirement 2006 - 2026	6800
B	Average annual rate Core Strategy 2006 – 2026 ($A \div 20$)	340
C	Completions April 2006 – March 2014	2626
D	Under construction	356
E	With planning permission	1013
F	AIDPD allocations without planning permission	3808
G	Uncommitted residue of Core Strategy (A-C-D-E-F)	-1003
H	Average annual completion rate 2006 – 2014 ($C \div 8$)	328
I	Potential available supply to 2026 (D+E+F)	5177

Table 1

*Not tested for availability and achievability in accordance with Strategic Housing Land Availability Assessment (SHLAA) Practice Guidance. A breakdown of the supply of specific deliverable sites for five years' worth of housing from April 2015 is shown below.

Five year housing supply

The level of available housing land required to provide a 5 year supply (for the period 1st April 2015-31st March 2020) is based on the adopted Core Strategy and cumulative housing completions since 2006.

A	Core Strategy requirement 2006-2026	6800
B	Implied annual rate 2006-2026 ($A/20$)	340
C	Core Strategy requirement to date, 2006-2015 ($B*9$)	3060
D	Completions to date, 2006-2015	2946
E	Shortfall to date, 2006 - 2015 (C-D)	114
F	Core Strategy requirement 2015 - 2020 ($B*5$)	1700
G	5 year supply requirement 2015 - 2020 (E+F)	1814

Table 2

How the supply has been assessed

The available housing supply has been calculated in accordance with the principles set out in the Strategic Housing Land Availability Assessment Methodology (2013), which was revised and endorsed by the members of the SHLAA panel last year. The methodology makes assumptions about the expected rate of delivery of housing from unconsented allocated sites, sites with planning permission or sites under construction. It applies a 'market conditions' model, which sets a reduced build out rate to reflect the lower number of completions which have taken place across the Housing Market Area since the start of the recession. On the advice of the SHLAA panel, site commencements or housing numbers are amended based on their knowledge of the local housing market. The SHLAA Report 2013 includes their assessment of the potential timescale for delivery of housing from allocated sites. This information has been supplemented with further advice from the SHLAA panel during meetings held in 2014. The Council has adhered to the panel's advice in setting out commencement and build out rates for allocated sites within the five year supply calculation. An updated SHLAA report is due to be made available in the autumn, to accompany the pre-submission version of the Local Plan. Until that time, a breakdown of individual site totals included within the five year supply is available on request.

The introduction of the National Planning Policy Guidance has affected the calculation method for the five year supply figure. The guidance stipulates that the Council should identify sites to meet any shortfall in housing delivery within the following five year period, rather than spreading this shortfall across the remaining period of the plan. This method, known as the 'Sedgefield' method, supersedes the previous approach used by the Council, known as the 'Liverpool' method. This has resulted in a higher 5 year requirement than was shown in the previous year, though there is still enough housing land to meet the requirement.

The National Planning Policy Framework also permits inclusion of a windfall allowance. The justification for the allowance and the calculation mechanism are set out in the SHLAA Report 2013, which can be found on the Council's website.

Housing performance in Mid Devon

The Core Strategy’s annual housing target is 340 dwellings. Housing delivery since 2006 has not quite met this target, with a particular reduction in house-building between 2009 and 2012, in line with national trends following the on-set of the recession.

Between 2006 and 2015 there is a shortfall of 114 dwellings (note that a completion figure of 320 dwellings has been assumed for 2014-15, the same as the previous year). As per national guidance, this shortfall is to be made up during the next five years, in addition to the Core Strategy annual target of 340. As a result the required housing supply for the five year period 2015-2020 is 1814.

The five year supply is made up of the following elements:

Dwellings	Number
Projected five year delivery – unconsented allocations	664
Projected five year delivery – allocations under construction/with planning permission	580
Projected five year delivery – windfalls under construction/with planning permission	498
Windfall allowance	208
Total supply	1950

Table 3

Against the five year requirement of 1814 dwellings, Mid Devon’s housing supply currently stands at 107%, or 5.35 years’ supply.

The wider picture of housing delivery and the forecast for annual build rates are illustrated on page 8.

Mid Devon Housing Trajectory - Current Local Plan period 2006 - 2026

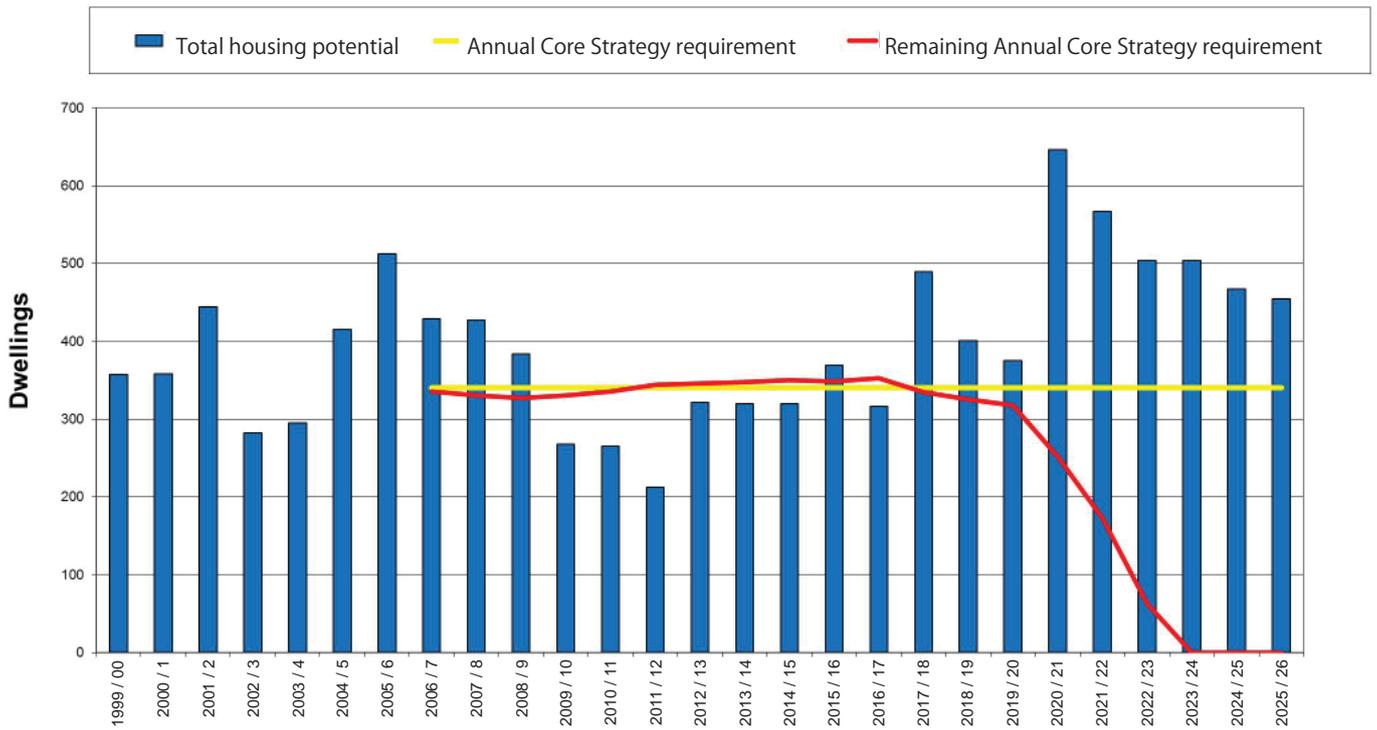


Chart 1



Dwellings for tourism

The general summary above includes 320 housing completions in 2013-14, which is a net figure following removal of dwellings approved for holiday use only. The table below shows a breakdown of all dwellings with C3 use class.

		Dwellings Included For Tourism	Net Number
Completions 1st April 2013 to 31st March 2014	334	14	320
Under Construction As At 31st March 2014	384	28	356
With Planning Permission As At 31st March 2014	1095	82	1013

Table 4

Allocated sites without planning permission

Tiverton	Policy	Brownfield	Greenfield	Total
Eastern Urban Extension	AL/TIV/1	0	1550	1550
Blundells School	AL/TIV/9	200	0	200
Howden Court	AL/TIV/10	15	0	15
William Street				
(Tiverton Hospital & Castle School)	AL/TIV/13	20	0	20
Palmerston Park	AL/TIV/14	0	15	15
Roundhill	AL/TIV/16	13	0	13
Hay Park Canal Hill	AL/TIV/17	13	0	13
The Avenue	AL/TIV/18	0	14	14
Total		261	1579	1840

Table 5

Allocated sites without planning permission

Crediton	Policy	Brownfield	Greenfield	Total
East Town	CRE1 (2006 Local Plan)	20	0	20
Wellparks	AL/CRE/1	0	185	185
Cromwells Meadow	AL/CRE/3	0	50	50
George Hill	AL/CRE/4	7	0	7
The Bike Shed	AL/CRE/5	10	0	10
The Woods Group	AL/CRE/6	8	0	8
Total		45	235	280

Cullompton	Policy	Brownfield	Greenfield	Total
North West Cullompton	AL/CU/1	0	1051	1051
Knowle Lane	AL/CU/8	0	340	340
Court Farm (Phase 2)	AL/CU/9	0	74	74
Padbrooke Park	AL/CU/10	0	15	15
Exeter Road	AL/CU/11	45	0	45
Total		45	1480	1525

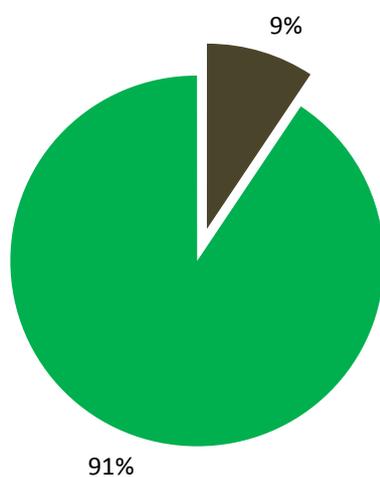
Table 5



Elsewhere	Policy	Brownfield	Greenfield	Total
Bampton – Bourchier Close	AL/BA/2	0	40	40
Bampton – Ashleigh Park	AL/BA/3	0	2	2
Bampton – Newton Square	AL/BA/4	5	0	5
Bow – West Of Godfrey Gardens	AL/BO/1	0	9	9
Copplestone – Land Off Bassetts Close	AL/CO/1	0	14	14
Culmstock – Behind Linhay Close	AL/CL/1	0	4	4
Culmstock – Hunters Hill	AL/CL/2	0	10	10
Kentisbeare – South East Of Village Hall	AL/KE/1	0	20	20
Morcharad Bishop – Greenaway	AL/MB/1	0	10	10
Sandford – Fanny’s Lane	AL/SA/1	0	4	4
Willand – Willand Moor	AL/WI/1	0	10	10
Willand – Silver Street	AL/WI/2	0	35	35
Total		5	158	163

Table 5

Allocated sites without Planning Permission



	Brownfield	Greenfield	Total
Grand Total	356	3452	3808

Chart 2

Historic housing completions

Year	Market	Affordable	Total
1981/2	108	13	121
1982/3	190	51	211
1983/4	199	31	230
1984/5	267	64	331
1985/6	472	28	500
1986/7	428	27	455
1987/8	522	18	540
1988/9	498	42	540
1989/1990	413	61	474
1990/1	395	59	454
1991/2	384	29	413
1992/3	283	23	306
1993/4	179	9	188
1994/5	246	12	258
1995/6	373	0	373
1996/7	406	7	413
1997/8	409	12	421
1998/9	283	39	322
1999/2000	339	18	357
2000/1	276	82	358
2001/2	407	17	424
2002/3	233	27	260
2003/4	301	26	327
2004/5	373	42	415
2005/6	453	59	512
2006/7	380	49	429
2007/8	317	110	427
2008/9	273	111	384
2009/2010	214	54	268
2010/2011	212	53	265
2011/2012	184	28	212
2012/2013	252	69	321
2013/2014	252	68	320

Table 6

NB The Affordable Housing Completion figures in above table only include new dwellings. Other published figures may not be the same if they include other sources of affordable housing such as open market purchase by Housing Associations.

Total housing by parish

Parish	With Planning Permission	Tourism Use With Planning Permission	Under Construction	Tourism Use Under Construction	Completed 13 - 14	Tourism Use Completed 13 - 14	Completed since March 2001	Completed since March 2006
Bampton	68	0	28	0	8	3	119	95
Bickleigh	1	0	1	0	0	0	5	3
Bow	6	2	7	0	1	0	86	23
Bradninch	17	0	13	1	5	0	95	39
Brushford	0	0	0	0	0	0	1	0
Burlescombe	5	4	0	0	1	0	24	15
Butterleigh	0	0	0	0	0	0	0	0
Cadbury	0	0	0	0	0	0	6	3
Cadeleigh	0	0	1	0	0	0	8	5
Chawleigh	3	0	1	1	0	2	27	13
Cheriton Bishop	2	2	0	0	1	0	21	9
Cheriton Fitzpaine	6	7	1	0	3	0	24	17
Clannaborough	0	0	0	0	0	0	5	0
Clayhanger	0	0	0	1	0	0	8	4
Clayhidon	0	1	2	2	1	0	14	8
Coldridge	10	0	6	2	2	0	8	3
Colebrooke	4	1	4	1	2	0	10	9
Crediton	180	0	36	0	58	0	531	368
Crediton Hamlets	4	0	1	1	0	0	39	33
Cruwys Morchard	2	0	1	1	0	0	8	5
Cullompton	113	1	86	0	87	2	775	602
Culmstock	2	1	6	0	1	0	22	12
Down St Mary	0	1	5	1	0	3	11	4
Eggesford	0	2	0	1	0	0	5	3
Halberton	5	1	20	2	3	0	80	53

Table 7

Parish	With Planning Permission	Tourism Use With Planning Permission	Under Construction	Tourism Use Under Construction	Completed 13 - 14	Tourism Use Completed 13 - 14	Completed since March 2001	Completed since March 2006
Hemyock	20	1	8	0	15	0	152	77
Hittisleigh	0	3	0	1	0	1	7	0
Hockworthy	2	1	0	0	0	0	3	1
Holcombe Rogus	3	2	2	1	0	0	11	8
Huntsham	0	0	0	0	0	0	4	4
Kennerleigh	0	1	0	0	1	0	3	2
Kentisbeare	0	3	7	0	0	0	32	17
Lapford	6	0	4	3	7	1	38	28
Loxbeare	3	0	0	0	0	0	4	4
Morchard Bishop	2	1	3	0	1	1	58	38
Morebath	0	0	2	0	0	1	7	4
Newton St Cyres	3	0	1	0	2	0	18	15
Nymet Rowland	1	0	1	0	0	0	3	2
Oakford	3	0	1	1	0	0	7	5
Poughill	1	0	0	0	0	0	6	5
Puddington	0	0	1	0	0	0	3	2
Sampford Peverell	5	25	2	0	0	0	60	46
Sandford	20	0	0	0	4	0	48	13
Shobrooke	2	0	1	0	0	0	28	17
Silverton	12	0	7	0	9	0	63	31
Stockleigh English	1	3	0	0	0	0	5	4
Stockleigh Pomeroy	0	0	0	0	0	0	3	3
Stoodleigh	0	5	1	2	2	0	5	3
Templeton	0	0	6	0	0	0	0	0
Thelbridge	0	2	1	2	1	0	6	5
Thorverton	4	0	1	0	1	0	11	7
Tiverton	449	4	73	1	93	0	1350	712

Table 7

Parish	With Planning Permission	Tourism Use With Planning Permission	Under Construction	Tourism Use Under Construction	Completed 12 - 13	Tourism Use Completed 12 - 13	Completed since March 2001	Completed since March 2006
Uffculme	21	5	4	0	5	0	121	76
Uplowman	0	1	0	0	0	0	13	10
Upton Hellions	0	0	0	0	0	0	1	0
Washfield	1	0	0	0	1	0	8	6
Washford Pyne	1	0	0	0	0	0	1	1
Wembworthy	0	0	0	1	0	0	8	7
Willand	7	0	5	0	1	0	344	37
Woolfardisworthy	1	0	0	1	0	0	5	5
Zeal Monachorum	1	2	1	1	1	0	9	8
Copplestone	16	0	5	0	3	0	187	97
Totals	1013	82	356	28	320	14	4564	2626

Table 7

Total housing figures

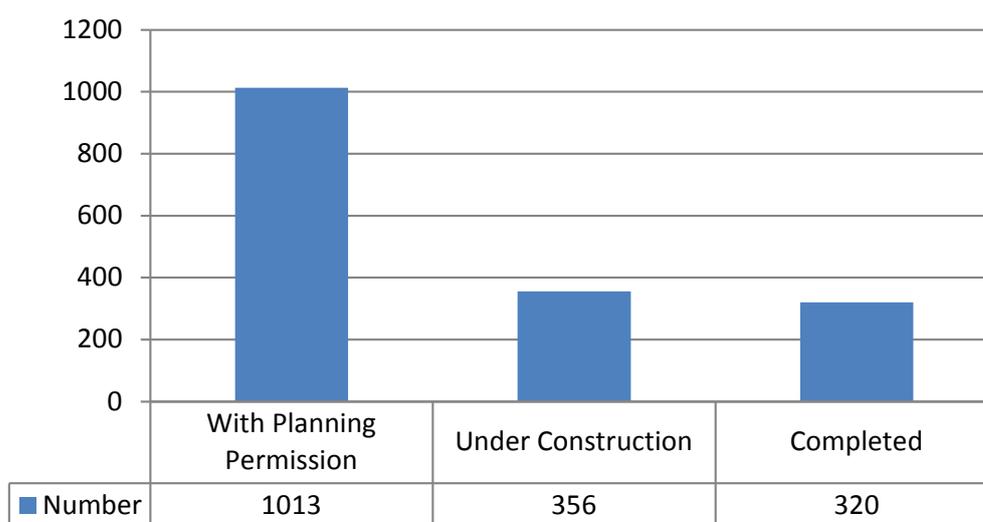


Chart 3

Large Sites (10+d) with planning Permission (PP)

Parish	Site (Brownfield or Greenfield)	Site Type	With PP	Under Construction	Completed During Year 2013 - 2014
Bampton	School Road AL/BA/1 (AIDPD)	B	35	20	5
Bampton	Former Stone Crushing Works	B	18	0	1
Coldridge	Land South of Millalers	B	10	0	0
Copplestone	Land & Buildings at NGR 276914 102444 (The Barton)	G	10	0	0
Crediton	Red Hill Cross AL/CRE/2 (AIDPD)	G	135	0	0
Crediton	Crediton Tool Hire, Union Road	B	10	0	0
Cullompton	Knowle Lane	G	79	63	36
Sampford Peverell	Land & Buildings at NGR 304073 114487 (Ayshmeade)	G	19	0	0
Sandford	Fanny's Lane AL/SA/1 (AIDPD)	G	19	0	0
Tiverton	Farleigh Meadows AL/TIV/8 (AIDPD)	G	300	0	0
Tiverton	Howden Court AL/TIV/10 (AIDPD)	B	27	9	2
Tiverton	Belmont Hospital AL/TIV/11 (AIDPD)	B	13	41	22
Tiverton	Adjoining The Town Hall AL/TIV/12 (AIDPD)	B	59	0	0

Table 8

Brownfield and Greenfield completions

Total Greenfield dwellings (Of which 7 (4%) are Barn Conversions)	181	57%
Total Brownfield dwellings (Of which 6 (4%) are due to subdivision)	139	43%

Table 9

Greenfield/Brownfield Completions

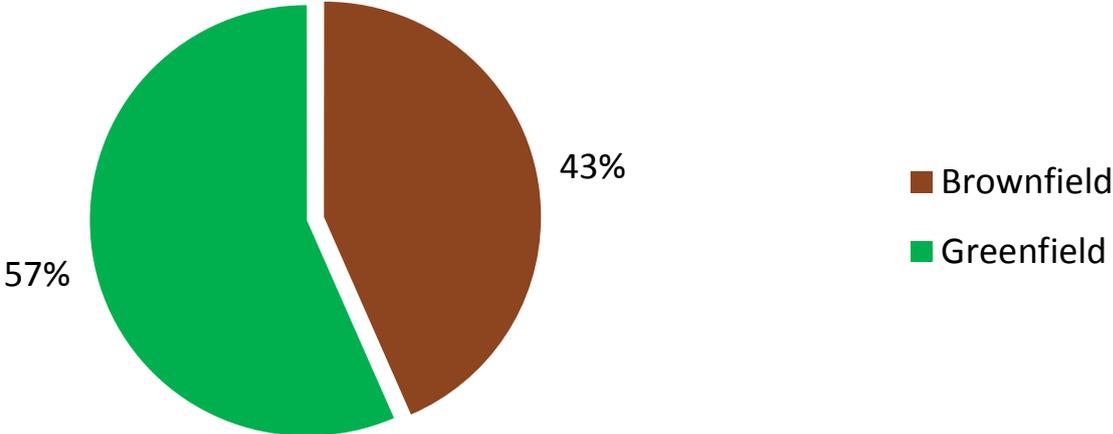


Chart 4

Total dwellings	320	100%
-----------------	-----	------



Completions by house type and bedroom size

Property Type	Bedroom Size				Totals
	1 Bedrooms	2 Bedrooms	3 Bedrooms	4+ Bedrooms	
Detached House	5	8	40	37	90
Semi-Detached House	0	13	25	4	42
Terraced House	0	56	47	4	107
Flat / Maisonette	39	42	0	0	81
Totals	44	119	112	45	320

Table 10

Completions by house type and bedroom size

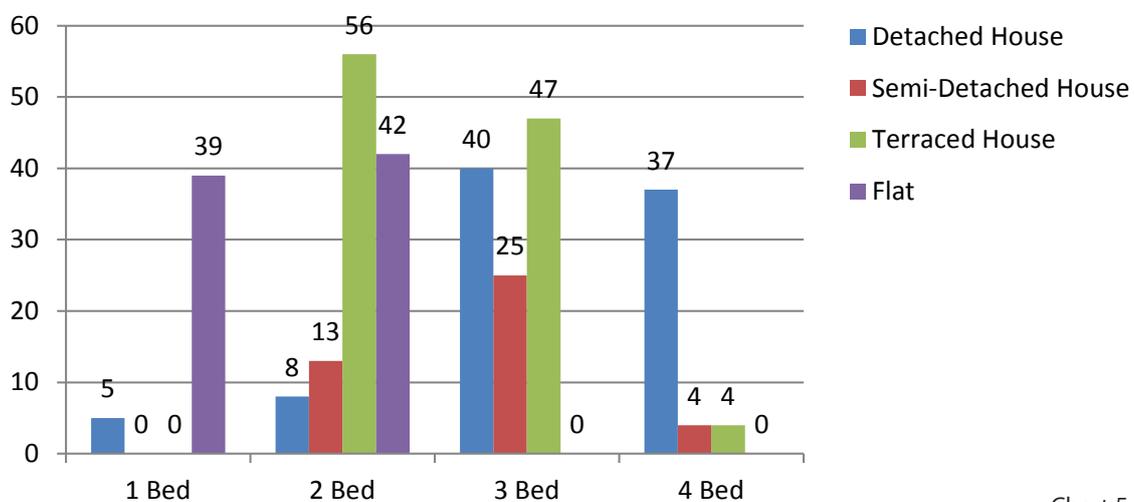


Chart 5

Proportion of completions from allocated and windfall sites

	Allocation	Windfall	Total	
Total completions	75	245	320	100 %
Tiverton	35	58	93	29%
Greenfield	0	44	44	
Brownfield	35	14	49	
Crediton	0	58	58	18%
Greenfield	0	23	23	
Brownfield	0	35	35	
Cullompton	34	53	87	27%
Greenfield	34	37	71	
Brownfield	0	16	16	
Elsewhere	6	76	82	26%
Greenfield	0	43	43	
Brownfield	6	33	39	

Table 11

Housing density

New Dwellings completed on a site at net density of:	2013 – 2014	
	No. of Dwellings	%
Less than 30 per Ha	134	42 %
Between 30 and 50 per Ha	87	27 %
Above 50 per Ha	99	31 %
Total	320	100 %

Table 12

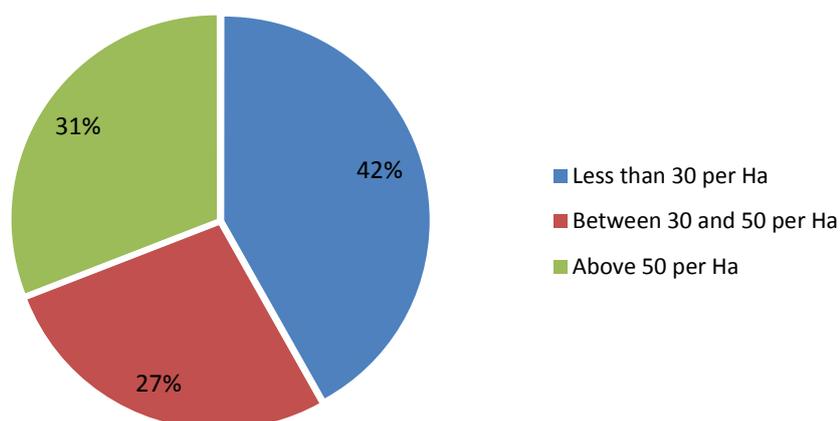


Chart 6

Historic average housing density

Year	Per Hectare
2002 – 2003	23.26
2003 – 2004	21.64
2004 – 2005	26.37
2005 – 2006	21.85
2006 - 2007	26.92
2007 – 2008	21.89
2008 - 2009	19.82
2009 – 2010	21.88
2010 – 2011	28.14
2011 – 2012	21.74
2012 – 2013	27.36
2013 - 2014	24.78

Table 13



