

Housing Land Availability Summary 2013

1st April 2012 - 31st March 2013

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General summary of housing land availability

Unless stated differently the figures in this summary show the position as it is at 31st March 2013, 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 2013	2306
D	Under construction	412
E	With planning permission	728
F	AIDPD allocations without planning permission	4240
G	Uncommitted residue of Core Strategy (A-C-D-E-F)	-886
H	Average annual completion rate 2006 – 2013 ($C \div 7$)	329
I	Potential available supply to 2026 (D+E+F)*	5380

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 2014 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 2014-31st March 2019) 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 ($A \div 20$)	340
C	Completions April 2006 - March 2014	2627
D	Average annual completion rate 2006 - 2014 ($C \div 8$)	328
E	Average annual completion rate required 2014 - 2026 ($(A-C) \div 12$)	348
F	5 year supply requirement 2014 - 2019 ($E \times 5$)	1739

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 (2009), which was reviewed and endorsed by a stakeholder panel in October 2010. The SHLAA report 2010 includes the Panel's assessment of potential timescale for delivery of housing from allocated sites. The housing trajectory takes account of updated land availability information, and makes assumptions about the expected delivery rate of housing as set out in the 2013 SHLAA methodology (revision draft). Site-specific advice of the SHLAA Panel is reflected in the housing trajectory where available, with the exception of contingency sites which are omitted for the purposes of this report, and the two allocated urban extensions.

Masterplanning of the Tiverton Eastern Urban Extension is underway with the submission of an outline planning application expected in October 2013. There is a good prospect of the site coming forward within Years 1-5. There is no masterplan underway for the North West Cullompton Urban Extension, but part of the site (a previous Local Plan allocation) is under construction and landowners have recently confirmed site availability on remaining parts of the site. Discussions are underway to progress masterplanning and as such the site is considered deliverable from 2016/17.

Changes to the SHLAA methodology and calculation method for the five year supply have resulted in a lower supply figure than was shown for the previous year, and is considered more robust. The changes are as follows:

1. The revision draft of the SHLAA methodology now differentiates between types of 'suitable site', assuming that sites with planning permission will come forward before unconsented allocated sites.
2. The supply calculation no longer assumes that all permitted dwellings will be completed within five years.
3. Monitoring of sites with planning permission and under construction no longer includes dwellings with holiday occupancy conditions.

SHLAA Panel meetings are due to be held in the Autumn of 2013, which may result in further changes to the SHLAA methodology and the five year supply shown in the Annual Monitoring Report, which is published in December.

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. As a result, to meet the overall Core Strategy target of 6800 by the year 2026, there is an annual housing requirement of 348 dwellings.

Between 2006 and 2014 there is a shortfall of 93 dwellings (note that a completion figure of 321 dwellings has been assumed for 2013-14, the same as the previous year). In view of the Council's long-term record of housing delivery (see Chart 1), this shortfall is proposed to be spread across the remaining plan period (an average requirement of 348 dwellings per year rather than the Core Strategy target of 340).

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

Dwellings	Number
Under construction	412
Planning permissions forecast for completion within 5 years	614
Allocations forecast for completion within 5 years	988 (discounting those with planning permission or under construction)
Total supply	2014

Table 3

Against the five year requirement of 1739 dwellings shown at Table 2, Mid Devon's housing supply currently stands at 116%, or 5.8 years' supply.

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

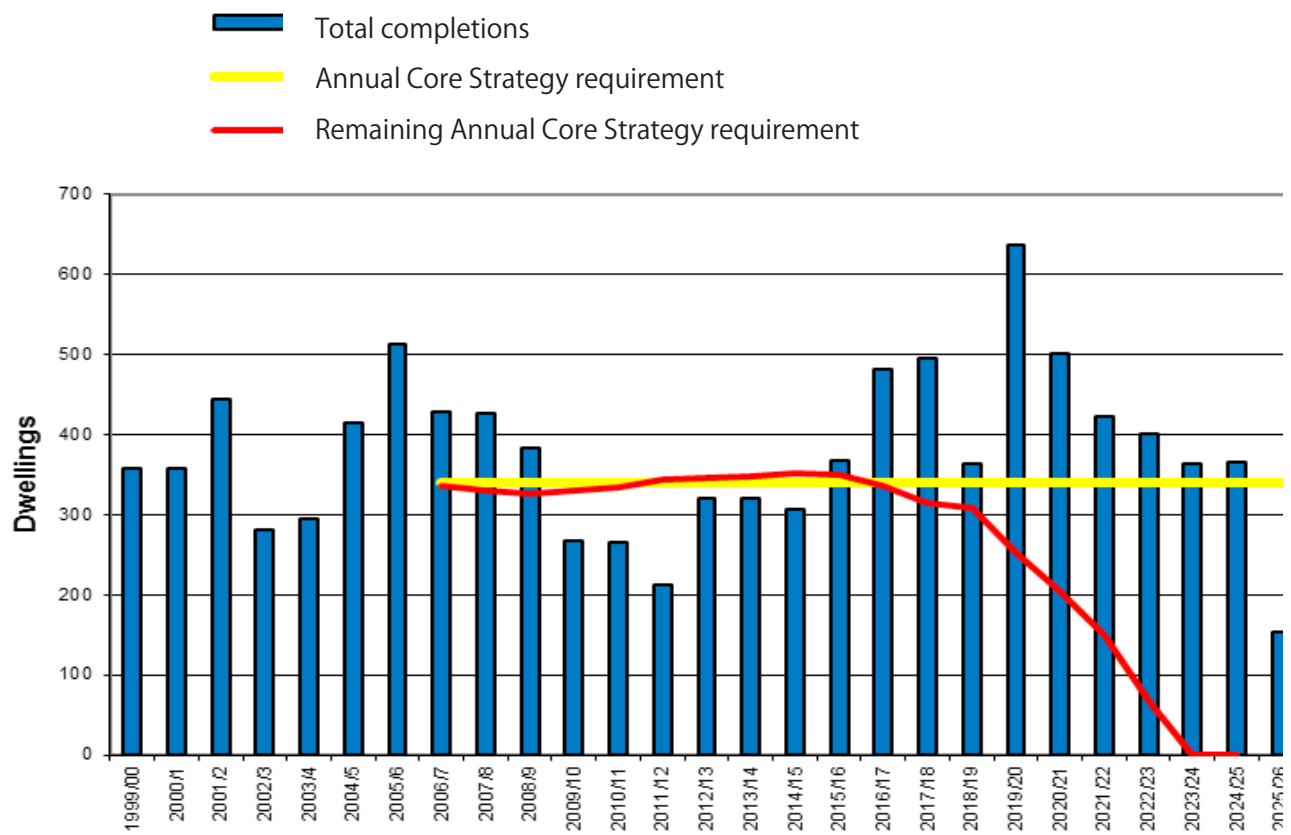


Chart 1



Dwellings for tourism

The general summary above includes 321 housing completions in 2012-13, which is a net figure following removal of dwellings approved for holiday use only. The table below shows a breakdown of all completed dwellings with C3 use class.

		Dwellings Included For Tourism	Net Number
Completions 1st April 2012 to 31st March 2013	333	12	321
Under Construction As At 31st March 2013	437	25	412
With Planning Permission As At 31st March 2013	801	73	728

Table 4

Allocated sites without planning permission

Tiverton	Policy	Brownfield	Greenfield	Total
Park Road	TIV8 (2006 Local Plan)	0	90	90
Eastern Urban Extension	AL/TIV/1	0	1550	1550
Farleigh Meadows	AL/TIV/8	0	300	300
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	7	7
Total		261	1962	2223

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	25	0	25
The Bike Shed	AL/CRE/5	10	0	10
The Woods Group	AL/CRE/6	8	0	8
Total		63	235	298

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	76	76
Padbrooke Park	AL/CU/10	0	15	15
Exeter Road	AL/CU/11	45	0	45
Total		45	1482	1527

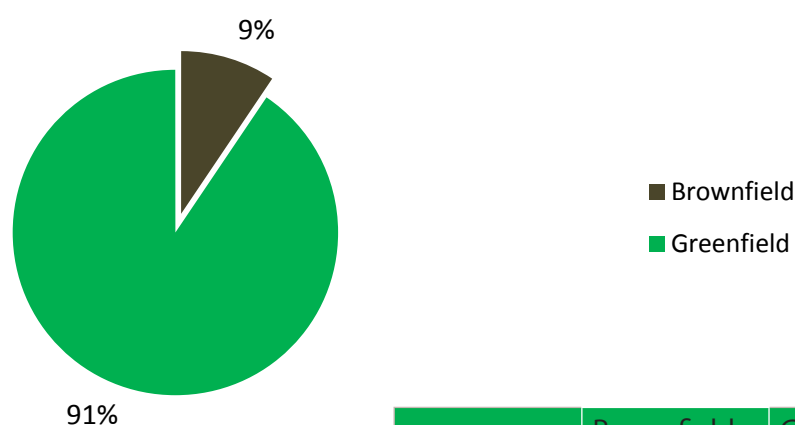
Table 5



Elsewhere	Policy	Brownfield	Greenfield	Total
Bampton – School Road	AL/BA/1	26	0	26
Bampton – Bouchier Close	AL/BA/2	0	40	40
Bampton – Ashleigh Park	AL/BA/3	0	5	5
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
Morchard 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		31	161	192

Table 5

Allocated sites without Planning Permission



	Brownfield	Greenfield	Total
Grand Total	400	3840	4240

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

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 12 - 13	Tourism Use Completed 12 - 13	Completed since March 2001	Completed since March 2006
Bampton	37	2	16	1	4	1	111	87
Bickleigh	0		1		0		5	3
Bow	8		3		5		85	22
Bradninch	11		6	1	4		90	34
Brushford	0		0		0		1	0
Burlescombe	0		1		0	2	23	14
Butterleigh	0		0		0		0	0
Cadbury	0		0		0		6	3
Cadeleigh	0		1		1		8	5
Chawleigh	0		1	2	1		27	13
Cheriton Bishop	2	2	0		1	2	20	8
Cheriton Fitzpaine	5	1	4		4		21	14
Clannaborough	0		0		0		5	0
Clayhanger	0	1	0		0		8	4
Clayhidon	0	1	3	1	0	1	13	7
Coldridge	10		7	2	1	1	6	1
Colebrooke	2	1	4	1	1		8	7
Crediton	183		56		40		473	310
Crediton Hamlets	1		0		6	1	39	33
Cruwys Morchard	2	1	0	1	1		8	5
Cullompton	158	1	115	2	158		688	515
Culmstock	0	1	7		0		21	11
Down St Mary	1		7	1	0		11	4
Eggesford	0	3	0		2		5	3
Halberton	9	1	17	1	1		77	50

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
Hemyock	3	1	10		2		137	62
Hittisleigh	0	3	0	2	0		7	0
Hockworthy	0		0		0		3	1
Holcombe Rogus	0	2	2	1	0		11	8
Huntsham	0		0		0		4	4
Kennerleigh	0		0		0		2	1
Kentisbeare	0	7	5		0		32	17
Lapford	4	3	9	1	17		31	21
Loxbeare	0		0		0		4	4
Morchard Bishop	2	1	4	1	1		57	37
Morebath	0		2		0		7	4
Newton St Cyres	1		2		2		16	13
Nymet Rowland	0		1		0		3	2
Oakford	1		1	1	0		7	5
Poughill	0		0		1		6	5
Puddington	0		0		0		3	2
Sampford Peverell	4	21	2		2		60	46
Sandford	22		0		0		44	9
Shobrooke	1		1		2		28	17
Silverton	9	1	8		0		54	22
Stockleigh English	1		0		0		5	4
Stockleigh Pomeroy	0	5	0		2		3	3
Stoodleigh	0		3	2	0		3	1
Templeton	1		3		0		0	0
Thelbridge	0	2	1	2	0		5	4
Thorverton	2		3		0		10	6
Tiverton	216	3	93		51		1257	619

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	9	6	5		1		116	71
Upplowman	0	1	0		2		13	10
Upton Hellions	0		0		0		1	0
Washfield	1		0		3		7	5
Washford Pyne	0		0		0		1	1
Wembworthy	0		0	1	0		8	7
Willand	14		1		1		343	36
Woolfardisworthy	0		0		0		5	5
Zeal Monachorum	1	2	1	1	0	4	8	7
Copplestone	7		6		4		184	94
Totals	728	73	412	25	321	12	4244	2306

Table 7

Total housing figures

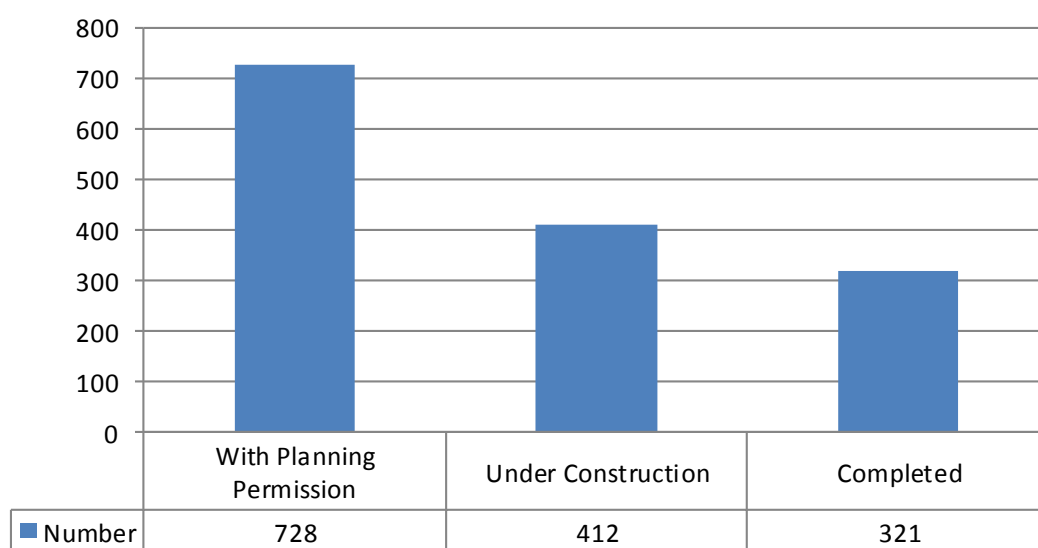


Chart 3

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

Parish	Site (Brownfield or Greenfield)	Site Type	With PP	Under Construction	Completed During Year 2012 - 2013
Bampton	School Road AL/BA/1 (AIDPD)	B	26	8	0
Coldridge	Land South of Millalers	B	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	122	56	106
Cullompton	Padbrooke Park AL/CU/10 (AIDPD)	G	11	4	0
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	Howden Court AL/TIV/10 (AIDPD)	B	36	2	9
Tiverton	Belmont Hospital AL/TIV/11 (AIDPD)	B	65	11	0
Tiverton	Adjoining The Town Hall AL/TIV/12 (AIDPD)	B	56	0	0
Tiverton	William Street (Tiverton Hospital & Castle School) AL/TIV/13 (AIDPD)	B	13	12	0

Table 8

Brownfield and Greenfield completions

Total Greenfield dwellings (Of which 11 (5%) are Barn Conversions)	213	66%
Total Brownfield dwellings (Of which 3 (3%) are due to subdivision)	108	34%

Table 9

Greenfield/Brownfield Completions

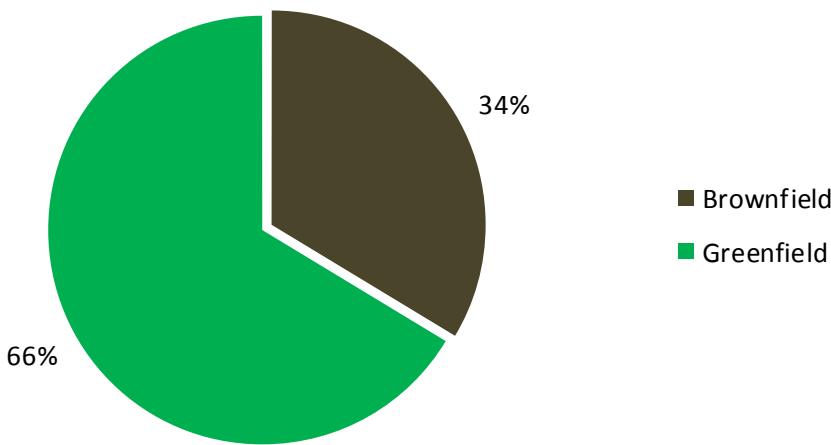


Chart 4

Total dwellings	321	100%
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Completions by house type and bedroom size

Property Type	Bedroom Size				Totals
	1 Bedrooms	2 Bedrooms	3 Bedrooms	4+ Bedrooms	
Detached House	2	10	40	35	87
Semi-Detached House	2	24	39	10	75
Terraced House	1	32	30	11	74
Flat / Maisonette	34	61	1	1	97
Totals	39	127	110	57	333

NB The above figures also include 12 dwellings completed for tourism use only.

Table 10

Completions by house type and bedroom size

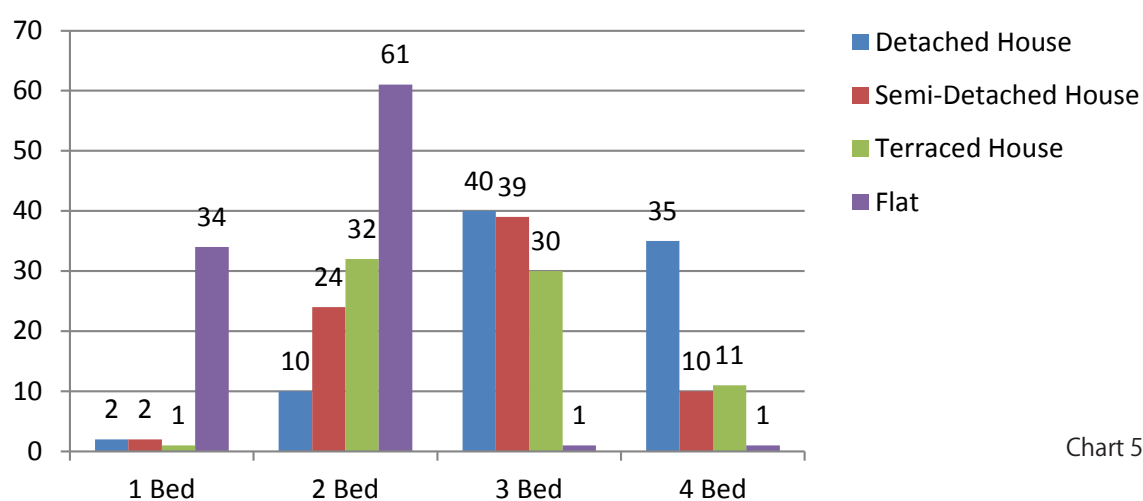


Chart 5

NB the chart above also includes 12 dwellings completed for tourism use.

Proportion of completions from allocated and windfall sites

	Allocation	Windfall	Total	
Total completions	57	264	321	100 %
Tiverton	9	42	51	16%
Greenfield	0	23	23	
Brownfield	9	19	28	
Crediton	0	40	40	12%
Greenfield	0	15	15	
Brownfield	0	25	25	
Cullompton	48	110	158	49%
Greenfield	48	106	154	
Brownfield	0	4	4	
Elsewhere	0	72	72	23%
Greenfield	0	20	20	
Brownfield	0	52	52	

Table 11

Housing density

New Dwellings completed on a site at net density of:	2012 – 2013	
	No. of Dwellings	%
Less than 30 per Ha	113	35 %
Between 30 and 50 per Ha	129	40 %
Above 50 per Ha	79	25 %
Total	321	100 %

Table 12

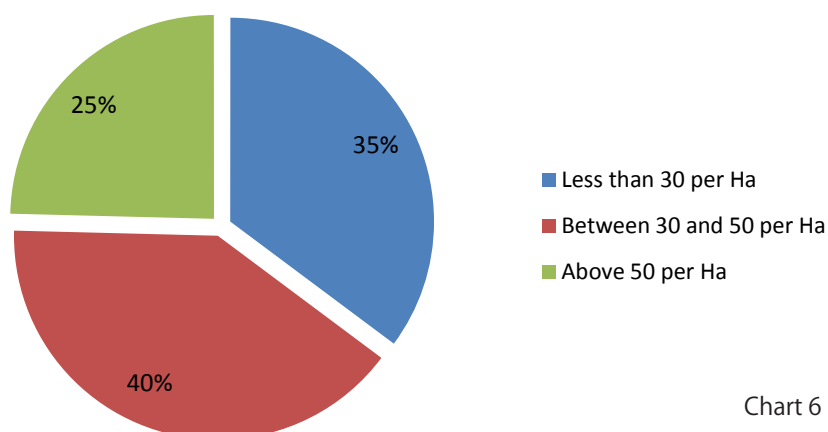


Chart 6

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

Table 13



