

Housing Land Availability Summary 2015

1st April 2014 - 31st March 2015

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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 2015, 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 ÷ 20)	340
C	Completions April 2006 – March 2015	2942
D	Under construction	343
E	With planning permission	1499
F	AIDPD allocations without planning permission	3579
G	Uncommitted residue of Core Strategy (A-C-D-E-F)	-1563
H	Average annual completion rate 2006 – 2015 (C ÷ 9)	327
I	Potential available supply to 2026 (D+E+F)	5421

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 2016 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	2942
E	Shortfall to date, 2006 - 2015 (C-D)	118
F	Core Strategy requirement 2015 - 2020 (B*5)	1700
G	5 year supply requirement 2015 - 2020 (E+F)	1818

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 (2015). 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 built 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.

As per National Planning Policy Guidance, the five year supply calculation uses the 'Sedgefield' approach which requires the inclusion of any housing shortfall to be delivered within the first five years of the plan. National policy also requires the Council to include an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market. Mid Devon applies the buffer by seeking to demonstrate a supply figure in excess of 105%.

Previous year's calculations have included an assumption for the number of completions for the year immediately following from the end of the monitoring period. The approach was based on previous Government guidance and has been subject to criticism as it introduced an element of uncertainty into the calculation. As a result the Council no longer applies this approach, with the 5 year period of the supply calculation immediately following the end of the monitoring period. The revised approach brings Mid Devon in line with that used by the other authorities of the Exeter Housing Market Area. The five year period therefore used for this year's calculation therefore covers the period 2015-2020.

The commencements and build out rates of sites adhere to the SHLAA panel's advice with the exception of the North West Cullompton allocation, where the commencement has been determined by the more up to date data emerging from the current masterplanning exercise. The second stage of consultation on the masterplan is due to begin shortly, containing significant detail on land budget, infrastructure requirements, phasing, and a resultant build out trajectory showing delivery beginning from 2017/18. A full planning application by the housebuilder Persimmon, one of three organisations with a controlling interest in the site, is expected to be submitted at or about the time the masterplan is adopted (scheduled for late 2015) and would enable the first homes to be built on the site in accordance with the masterplan's proposed trajectory.

The Council has also taken a number of positive steps to improve the five year land supply position in light of a number of challenges through current planning applications and appeals. A report was presented to Cabinet on 7th August 2015 setting out the Council's latest five year supply position and recommending a course of action to minimise the risk of a successful challenge to that application. The report recommended that the Council release the contingency site Pedlerspool, which is proposed as a full allocation in the emerging Local Plan Review. The report also recommended encouraging planning applications on six other sites proposed for allocation in the Local Plan Review, against which the Council received no objections during the consultation on the Proposed Submission version of the Local Plan Review. These sites have been added in to the delivery figures with their commencement and build out rates as determined by previous advice provided by the SHLAA panel. An application on Pedlerspool, by far the largest of these sites, is in the latter stages of preparation and is due to be submitted in the Autumn 2015.

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 (the assumptions underpinning the calculation have been checked against the latest available monitoring data and no change is proposed to the calculation methodology). A breakdown of the sites which contribute towards the five year supply calculation can be made available upon request.

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

Dwellings	Number
Projected five year delivery - unconsented allocations	748
Projected five year delivery - allocations under construction/with planning permission	586
Projected five year delivery - released contingency site and emergency allocations	151
Projected five year delivery - windfalls under construction/with planning permission	706
Windfall allowance	158
Total supply	2349

Table 3

Against the five year requirement of 1818 dwellings, Mid Devon's housing supply currently stands at 129%, or 6.45 years' supply.

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

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

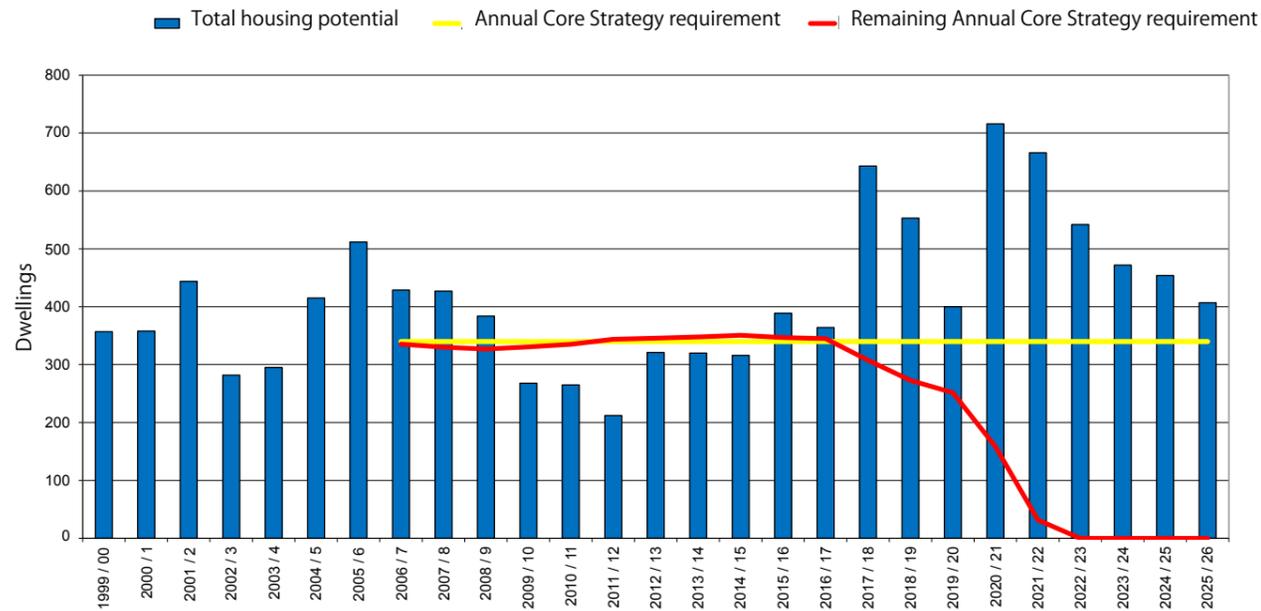


Chart 1

Dwellings for tourism

The general summary above includes 316 housing completions in 2014-15, 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 2014 to 31st March 2015	331	15	316
Under Construction As At 31st March 2015	343	31	312
With Planning Permission As At 31st March 2015	1499	72	1427

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

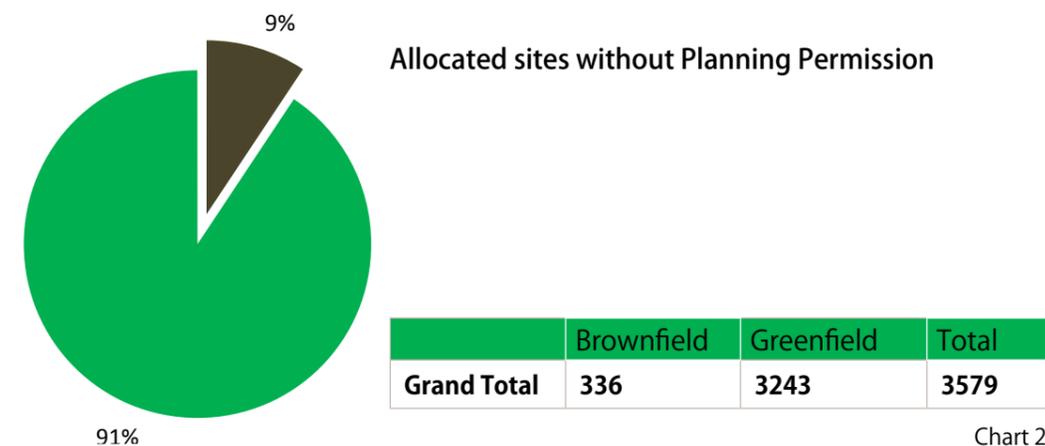
Crediton	Policy	Brownfield	Greenfield	Total
Wellparks	AL/CRE/1	0	185	185
Cromwells Meadow	AL/CRE/3	0	50	50
George Hill	AL/CRE/4	7	0	7
The Bike Shed	AL/CRE/5	10	0	10
The Woods Group	AL/CRE/6	8	0	8
Barn Park	CRE8 (Local Plan Review)	0	20	20
Total		25	255	280

Cullompton	Policy	Brownfield	Greenfield	Total
North West Cullompton	AL/CU/1	0	1051	1051
Knowle Lane	AL/CU/8	0	55	55
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	1195	1240

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	3	3
Copplestone – Land Off Bassetts Close	AL/CO/1	0	14	14
Court Orchard, Newton St Cyres	NE1 (Local Plan Review)	0	25	25
Culmstock – Linhay Close	AL/CL/1 CL1 (Local Plan Review)	0	6	6
Culmstock – Hunters Hill	AL/CL/2 CL2 (Local Plan Review)	0	10	10
Kentisbeare – South East Of Village Hall	AL/KE/1	0	20	20
Morchard Bishop – Greenaway	AL/MB/1	0	10	10
The Old Abattoir, Copplestone	CO1 (Local Plan Review)	0	30	30
Sandford – Fanny’s Lane	AL/SA/1	0	4	4
South of Broadlands, Thorverton	TH1 (Local Plan Review)	0	12	12
Willand – Willand Moor	AL/WI/1	0	10	10
Willand – Silver Street	AL/WI/2	0	28	28
Total		5	214	219

Table 5



Allocated sites without planning permission

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
2014/2015	259	57	316

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 14 - 15	Tourism Use Completed 14 - 15	Completed since March 2001	Completed since March 2006
Bampton	63	1	26	0	18	0	137	113
Bickleigh	3	0	1	0	0	0	5	3
Bow	9	0	7	2	9	0	95	32
Bradninch	10	0	6	1	16	0	111	55
Brushford	0	0	0	0	0	0	1	0
Burlescombe	6	5	3	0	15	0	39	30
Butterleigh	0	0	0	0	0	0	0	0
Cadbury	3	0	0	0	0	0	6	3
Cadeleigh	3	0	1	0	0	0	8	5
Chawleigh	5	0	1	1	0	0	27	13
Cheriton Bishop	6	0	1	0	0	2	21	9
Cheriton Fitzpaine	6	1	3	0	6	6	30	23
Clannaborough	0	0	0	0	0	0	5	0
Clayhanger	0	0	0	1	0	0	8	4
Clayhidon	2	0	2	3	0	0	14	8
Coldridge	0	0	4	0	1	0	9	4
Colebrooke	3	1	5	1	2	0	12	11
Crediton	177	0	30	0	31	0	562	399
Crediton Hamlets	10	0	2	0	3	1	42	36
Cruwys Morchard	5	1	3	1	0	0	8	5
Cullompton	481	1	54	0	78	0	853	680
Culmstock	8	0	2	0	5	0	27	17
Down St Mary	0	3	5	1	0	0	11	4
Eggesford	2	2	0	1	0	0	5	3
Halberton	11	0	15	2	9	1	89	62

Table 7

Parish	With Planning Permission	Tourism Use With Planning Permission	Under Construction	Tourism Use Under Construction	Completed 14 - 15	Tourism Use Completed 14 - 15	Completed since March 2001	Completed since March 2006
Hemyock	13	0	11	0	5	0	157	82
Hittisleigh	3	3	0	1	0	0	7	0
Hockworthy	2	1	1	0	0	0	3	1
Holcombe Rogus	5	2	2	1	0	0	11	8
Huntsham	0	0	0	0	0	0	4	4
Kennerleigh	0	0	0	1	0	0	3	2
Kentisbeare	8	3	4	0	3	0	35	20
Lapford	8	1	7	3	3	0	41	31
Loxbeare	2	0	1	0	0	0	4	4
Morchard Bishop	10	0	2	0	1	0	59	39
Morebath	1	0	2	0	1	0	8	5
Newton St Cyres	2	0	1	0	0	0	18	15
Nymet Rowland	2	0	2	0	0	0	3	2
Oakford	7	0	1	0	1	1	8	6
Poughill	2	0	0	0	0	0	6	5
Puddington	0	0	0	0	1	0	4	3
Sampford Peverell	4	23	1	2	2	0	62	48
Sandford	4	0	11	0	8	0	56	21
Shobrooke	2	0	1	0	0	0	28	17
Silverton	14	0	10	0	2	0	65	33
Stockleigh English	1	3	0	0	0	0	5	4
Stockleigh Pomeroy	0	0	0	0	0	0	3	3
Stoodleigh	2	5	1	2	0	0	5	3
Templeton	0	0	5	0	2	0	2	2
Thelbridge	1	2	1	2	0	0	6	5
Thorverton	28	0	3	0	3	1	14	10
Tiverton	414	4	57	1	70	0	1420	782

Table 7

Parish	With Planning Permission	Tourism Use With Planning Permission	Under Construction	Tourism Use Under Construction	Completed 14 - 15	Tourism Use Completed 14 - 15	Completed since March 2001	Completed since March 2006
Uffculme	23	9	6	0	7	1	128	83
Uplozman	5	1	0	1	0	0	13	10
Upton Hellions	0	0	0	0	0	0	1	0
Washfield	4	0	0	0	0	0	8	6
Washford Pyne	0	0	1	0	0	0	1	1
Wembworthy	1	0	0	1	1	0	9	8
Willand	26	0	4	0	12	0	356	49
Woolfardisworthy	2	0	1	1	0	0	5	5
Zeal Monachorum	1	0	0	1	1	2	10	9
Copplestone	17	0	5	0	0	0	187	97
Totals	1427	72	312	31	316	15	4880	2942

Table 7

Total housing figures

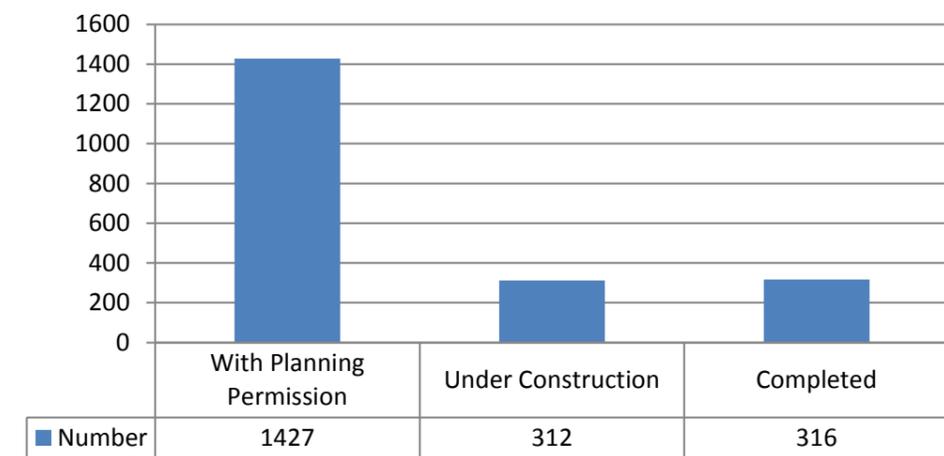


Chart 3

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

Parish	Site (Brownfield or Greenfield)	Site Type	With PP	Under Construction	Completed During Year 2014 - 2015
Bampton	School Road AL/BA/1 (AIDPD)	B	26	17	12
Bampton	Former Stone Crushing Works	B	18	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
Crediton	47 Mill Street	B	10	0	0
Cullompton	Knowle Lane	G	45	36	61
Cullompton	Knowle Lane AL\CU\8 (AIDPD)	G	285	0	0
Cullompton	Former Cummings Nursery	B	120	0	0
Sampford Peverell	Land & Buildings at NGR 304073 114487 (Ayshmeade)	G	19	0	0
Thorverton	Land & Buildings at NGR 292868 101981 (Silver Street)	B	20	0	0
Tiverton	Farleigh Meadows AL/TIV/8 (AIDPD)	G	255	0	0
Tiverton	Howden Court AL/TIV/10 (AIDPD)	B	16	15	5
Tiverton	Belmont Hospital AL/TIV/11 (AIDPD)	B	21	22	39
Tiverton	Adjoining The Town Hall AL/TIV/12 (AIDPD)	B	58	0	0
Uffculme	Belle Vue, Ashley Road	B	10	0	0
Willand	The Gables, Gables Road	B	14	0	0

Table 8

Brownfield and Greenfield completions

Total Greenfield dwellings (Of which 8 (5%) are Barn Conversions)	153	48%
Total Brownfield dwellings (Of which 8 (5%) are due to subdivision)	163	52%

Table 9

Greenfield/Brownfield Completions

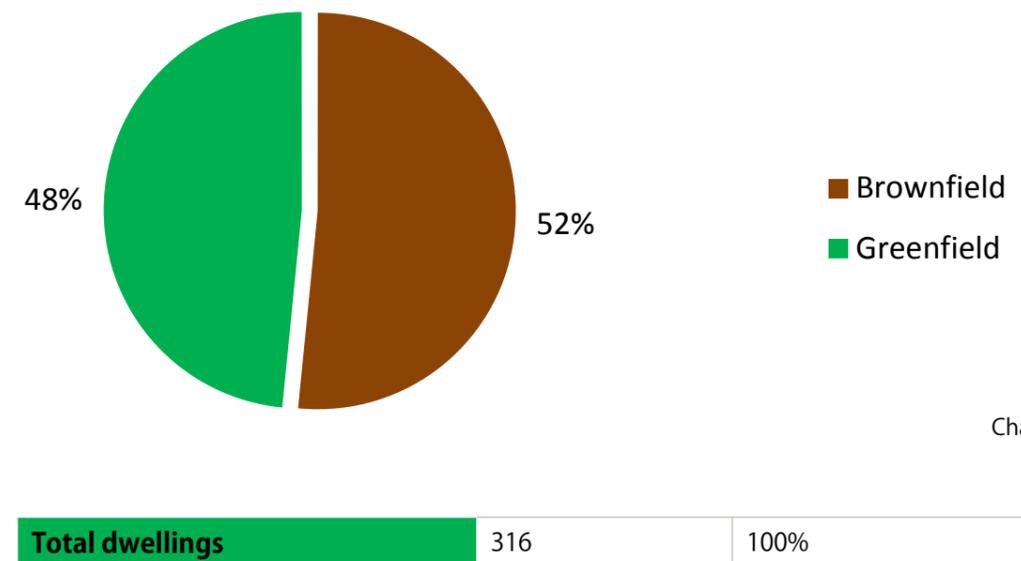


Chart 4



Completions by house type and bedroom size

Property Type	Bedroom Size					Totals
	1 Bedrooms	2 Bedrooms	3 Bed-rooms	4+ Bed-rooms	Other	
Detached House	1	6	29	34	-	70
Semi-Detached House	3	17	26	10	-	56
Terraced House	7	41	41	10	-	99
Flat / Maisonette	25	30	3	0	-	58
Caravans/Mobile Homes	-	-	-	-	5	5
Gypsy Pitches	-	-	-	-	28	28
Totals	36	94	99	54	33	316

Table 10

Completions by house type and bedroom size

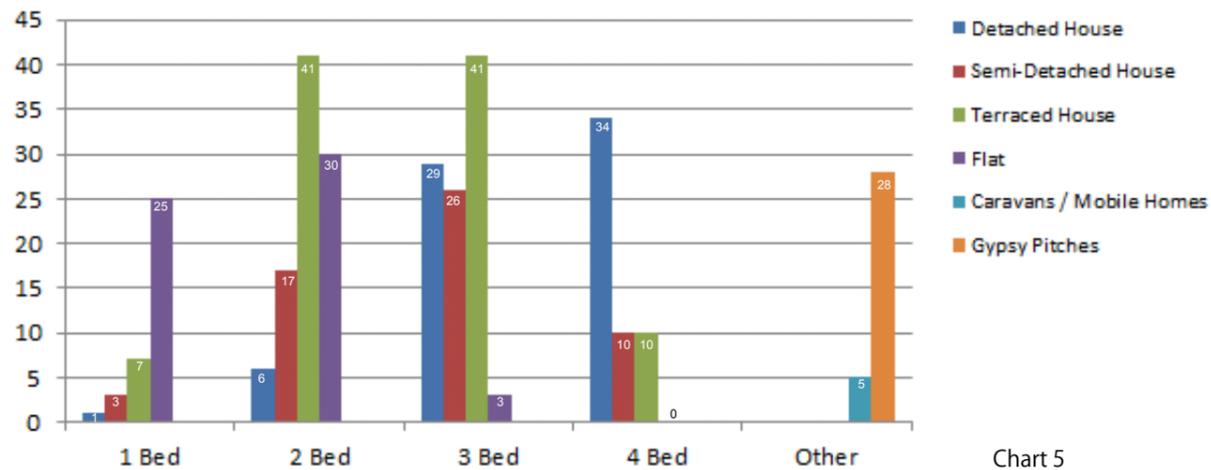


Chart 5

A new Gypsy and Traveller Accommodation Assessment (GTAA) was completed for the Council in 2015. This document forms a critical piece of evidence and has informed the preparation of the Local Plan Review (which will eventually replace the adopted Local Plan for the district). Through the survey work undertaken by the consultants, it has become clear that the previous monitoring of the number of completed gypsy and traveller pitches has been underestimated. In many cases this has happened where consent for multiple caravans has been incorrectly assumed to equate to one pitch. The process of preparing the new GTAA has provided clarity on the number of consented pitches on sites across the district and as a result the Council has thoroughly reviewed the criteria against which sites are monitored. This has inevitably led to a spike in completions within the 2014/15 monitoring year when compared with previous years. 28 sites have been completed within 2014/15, also 3 transit sites. Please note that only completions which have taken place since 2006/07, i.e. since the start of the adopted Local Plan period, have been amended. Sites where monitoring data was incorrect prior to this period have not been updated.

Going forwards, it is anticipated that from next year the Local Plan Review will be adopted, which will contain a new target for pitch provision for the period 2013-2033. New completions will then be monitored against this target. Almost all sites either currently completed or with consent have been considered by the consultants and are included in their 'base' numbers from which they calculate need across the district (note their assumptions include sites anticipated to be brought into use within the next five years including sites currently under-occupied). To avoid double counting, only completions over and above the base number included within the GTAA will count against the new target. Therefore though the monitoring for 2014/15 shows a high level of completions, these will not count towards the new target, as they are already accounted for in the GTAA 2015 base data.

Proportion of completions from allocated and windfall sites

	Allocation	Windfall	Total	
Total completions	93	223	316	100 %
Tiverton	53	17	70	22%
Greenfield	0	1	1	
Brownfield	53	16	69	
Crediton	11	20	31	10%
Greenfield	0	3	3	
Brownfield	11	17	28	
Cullompton	3	75	78	25%
Greenfield	3	66	69	
Brownfield	0	9	9	
Elsewhere	26	111	137	43%
Greenfield	14	66	80	
Brownfield	12	45	57	

Table 11

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
2014 - 2015	27.44

Table 13

Housing density

New Dwellings completed on a site at net density of:	2014 – 2015	
	No. of Dwellings	%
Less than 30 per Ha	109	34 %
Between 30 and 50 per Ha	91	29 %
Above 50 per Ha	116	37 %
Total	316	100 %

Table 12

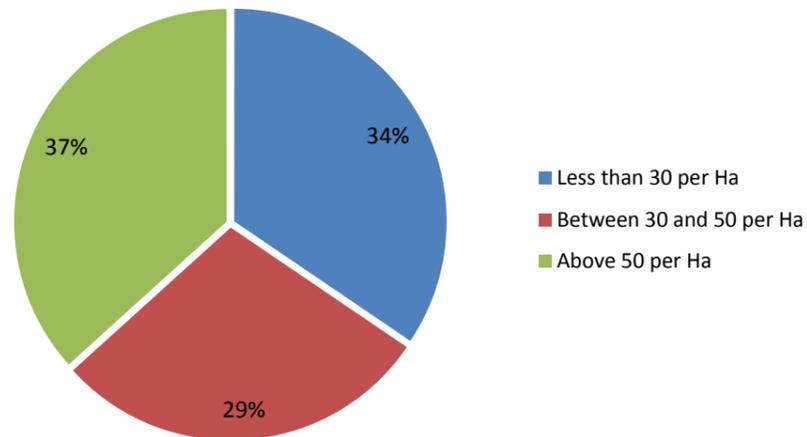


Chart 6



