



**MID DEVON LOCAL PLAN REVIEW 2013 – 2033**

Proposed Submission (incorporating proposed modifications) Examination

Inspector: Paul Griffiths BSc (Hons) BArch IHBC

**Main Hearings - Hearing 1: Thursday 14<sup>th</sup> February 2019**

**Matters and Issues**

**Vision, Spatial and Development Strategy, and  
Strategic Policies**

**Statement of Mid Devon District Council**

**ISSUE 5 Will it maintain a 5 year supply of deliverable housing sites initially, and looking forward?**

- 5.1 Yes, the Local Plan Review provides a sufficient supply of deliverable housing sites to provide an initial five year supply and to maintain a five year supply over the lifetime of the plan (2013 – 2033).
- 5.2 Calculation of five year housing land supply is affected by a number of different assumptions and methods. The Housing Land Supply Update (January 2019), appended to this hearing statement, sets out a range of five year supply scenarios which the Council considers are based on reasonable approaches. Given the specific circumstances relating to the supply and delivery of housing in Mid Devon, the most appropriate approach demonstrates a five year supply against the Local Plan Requirement of 6.4 years (for the initial five year period).
- 5.3 The scenarios used for the calculation of five year housing supply demonstrate that even when five year supply calculations are based on the most conservative assumptions, the Local Plan Review is able to demonstrate a supply of specific deliverable sites sufficient to provide five years' worth of housing against housing requirements (for the initial five year period and looking forward).
- 5.4 The Council's methodology does not include an allowance for delivery on windfall sites (beyond current commitments). Moreover, the Council's updated housing trajectory is informed by the Housing and Economic Land Availability Assessment (HELAA) 'market conditions' model which makes cautious assumptions about lead in times and delivery rates.

- 5.5 Detail on the calculation of five year housing land supply and the evidence used to inform this is provided in the Housing Land Supply Update (appended to this hearing statement). This paper includes an updated housing trajectory which is based on the most up to date monitoring data available (up to 31 March 2018).