

Mid Devon Five Year Housing Land Supply Update: April 2019

Introduction and summary

This paper provides an update to Mid Devon's five year housing land supply position to reflect the latest version of National Planning Policy Framework (NPPF) (February 2019), associated planning practice guidance (PPG) and publication of the results of the Housing Delivery Test in February 2019. This update supersedes the statement of five year housing land supply provided in the Housing Land Availability (HLA) Summary (2018), published August 2018.

The five year housing land supply position is as follows:

7.43 years for the period 1 April 2018 to 31 March 2023. This is based on a five year supply of 2840 dwellings against an annual local housing need of 364 dwellings and the application of a 5% buffer in accordance with the NPPF (2019). A breakdown of the elements that make up the five year housing requirement and supply is provided below in tables 1 and 2.

TABLE 1: Five year housing requirement 2018-2023

A	Annual requirement based on Local Housing Need ¹	364
B	Five year housing requirement 2018-2023 (A x 5)	1820
C	Five year housing requirement 2018 -2023 with 5% buffer (B x 1.05)	1911

TABLE 2: Five year housing supply 2018-2023

A	Unconsented allocations	472
B	Consented allocations	1249
C	Consented windfalls	764
D	Consented older people's housing in use class C2	97
E	Windfall allowance	258
F	Total five year supply (A + B + C + D + E)	2840

Five year housing land supply figure: $(2840/1911) \times 5 = 7.43$

Further explanation on how the housing requirement and supply have been determined, including any changes from the previous statement of five year housing land supply (HLA Summary 2018), is provided below.

Updated NPPF and PPG (February 2019)

Key changes and clarifications affecting the calculation of five year housing land supply are as follows:

- **Use of standard method to determine local housing need:** the NPPF now clarifies that 'where local housing need is used as the basis for assessing whether a five year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning guidance' (NPPF paragraph 73, footnote 37). In accordance with paragraph 73, housing supply should be identified against local housing need (as opposed to a plan requirement), where strategic policies are more than five years old. As Mid Devon's adopted Core Strategy is more than five years old, local housing need (as derived from the standard method) should form the basis of the assessment of the five year

¹ Calculation of Local Housing Need follows government standard method – see Appendix A for further details.

housing land supply. The standard method applies an affordability uplift to baseline household projections which takes account of past under-delivery. In accordance with planning practice guidance, when the standard method is used to identify future housing need, there is no requirement to specifically address past under-delivery separately (Housing and Economic Development Needs Assessment PPG, 2a-011-20190220).

- **Use of 2014-based household projections:** updated planning practice guidance (PPG) has confirmed that 2014-based household projections should be used as the baseline for calculating minimum local housing need using the standard method. This is to ensure consistency with the Government's objective of significantly boosting the supply of homes (2a-005-20190220). Although 2016-based household projections have been published (September 2018), the PPG is clear that these projections do not provide an appropriate basis for use in the standard method (2a-015-20190220). The government's response to the consultation on updates to the NPPG and PPG (MHCLG, February 2018) confirmed that over the next 18 months, the standard method formula and how it relates to National Statistics data will be reviewed with a view to establishing a new approach. In the meantime, it is clear that the standard method using 2014-based household projections is the correct method for establishing local housing need.

- **The definition of deliverable:** in accordance with paragraph 73 of the NPPF, local planning authorities should identify and update annually a supply of specific 'deliverable' sites sufficient to provide a minimum of five years' worth of housing against their housing requirement. The government consulted on changes to the definition of 'deliverable' originally included in the 2018 version of the NPPF in order to improve clarity. The revised definition of 'deliverable' has now been included in the glossary of the latest update to the NPPF (published February 2019):

To be considered deliverable, sites for housing 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 five years. In particular:

a) 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 five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) 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 five years.

The housing supply identified in the HLA (August 2018) was in accordance with definition of deliverable in the 2018 version of the NPPF and the updated identified supply continues to comply with the updated NPPF definition (February 2019). In order to provide more clarity on the deliverability of sites, amended versions of the tables from the HLA setting out the anticipated build out for individual sites are provided in Appendix B; relevant evidence has been identified and updated where appropriate. In some cases, build out has been informed by the Housing and Economic Land Availability Assessment (HELAA) process which uses a panel of representatives from the housebuilding industry to identify sites that are suitable, available and achievable for housing development within five years and beyond. As set out in Planning Practice Guidance, the HELAA can provide a suitable

source of evidence of site deliverability (Housing and Economic Land Availability Assessment PPG, 3-030-20180913). Additional evidence has been obtained where available, such as past delivery rates or developers' anticipated delivery trajectories, which may support or supersede the HELAA build out assumptions as appropriate. The current status of the site, in terms of whether applications are pending, the site is consented, under construction or part completed also provides useful evidence to support build out assumptions.

Housing Delivery Test

Paragraph 73 of the new NPPF makes provision for various buffers to be applied to the housing requirement figure when a local planning authority demonstrates its five year housing land supply position:

- a) 5% to ensure choice and competition in the market for land; or
- b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
- c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply

'Significant under delivery' is to be determined on the basis of the Housing Delivery Test: where this test indicates that delivery was below 85% of the housing requirement over the previous three years, a 20% buffer will apply. Housing Delivery Test results were released on 19 February 2019 and demonstrate that Mid Devon's housing delivery over the past three years was at 135% of the housing requirement². A 20% buffer is therefore not applicable for the purposes of demonstrating Mid Devon's housing land supply position.

The Council is not intending to produce a formal annual position statement at this stage; in line with the above NPPF requirements, a 5% buffer should therefore be applied to the housing requirement in setting out its current five year housing land supply position.

Assessment of five-year housing requirement

As set out above, in line with the NPPF, the standard method using 2014-household projections should be used to calculate the local housing need for the purposes of assessing five year supply. Based on the standard method, the annual local housing need figure for Mid Devon is 364 dwellings. A breakdown of the details of this calculation is provided in Appendix A. Over a five year period, this annual figure equates to a requirement of 1820 dwellings (364 x 5). In line with planning practice guidance (see above), it is not necessary to include any additional requirement to account for historic shortfall in delivery. Incorporating a 5 % buffer (in line with the Housing Delivery Test results) produces a five year requirement of 1911 dwellings (1820 x 1.05).

The Inspector's findings following the April 2016 'Uffculme Road, Uffculme' appeal³ informed the Council's housing trajectory and calculation of five year housing land supply set out in the Housing

² <https://www.gov.uk/government/publications/housing-delivery-test-2018-measurement>

³ Appeal Ref: APP/Y1138/W/15/3025120 (11 April 2016)

Land Availability (HLA) Summary (2018). In assessing the five year housing land supply, the Inspector considered the appropriate housing requirement, how to address historic shortfall in housing delivery and the appropriate buffer to apply based on historic delivery. However, the changes introduced by the 2018 (and subsequent 2019) NPPF and updated planning practice guidance, including the use of the standard method and Housing Delivery Test, have now replaced a number of the components of Inspector's approach from 2016, in particular the annual housing need, the inclusion of historic shortfall and the application of a 20% buffer. This accounts for the change in the calculation of the five year housing requirement from the HLA Summary (2018).

Assessment of five-year housing supply

Housing supply for the five year period 1 April 2018 – 31 March 2023 as set out in the most recent Housing Land Availability (HLA) Summary (August 2018) consisted of the following elements: unconsented allocations, consented allocations, consented windfalls and a windfall allowance. The contribution to housing supply provided by each element was based on Mid Devon's housing land monitoring data as of the end of the 2017-18 monitoring year (31 March 2018). The 2018-19 monitoring year will end on 31 March 2019 and as such the Council is not currently in a position to provide updated monitoring data for the 18-19 year. As with the HLA Summary (August 2018), the monitoring data for 2017-18 provides the baseline for the assessment of the supply in this Housing Land Supply Update. Publication of the next annual HLA Summary is expected in the summer of 2019; this will take account of updated monitoring data for 2018-19 and set out a revised housing land supply position based on this data.

The HLA (August 2018) did not include any consented or allocated housing for older people that fell under use class C2 in the five housing land supply (these were identified in the Commercial Land Availability Assessment (CLA) (2018)). However, planning practice guidance (PPG) indicates that it is appropriate to take account of housing for older people, including residential institutions in use class C2 when establishing the housing supply position (3-043-20180913). Therefore, in assessing the current housing supply, this update takes account of any consented C2-use housing for older people (under construction or with permission only) for which completions would be expected within the five year period. In accordance with the PPG, an appropriate ratio⁴ is applied to the number of bed spaces in residential institutions to establish the accommodation released in the housing market (i.e. the equivalent number of dwellings).

Housing supply has been informed by the Housing and Economic HELAA process and where applicable assessed against delivery assumptions set out in the Exeter Housing Market Area HELAA methodology (2017)⁵. In particular, these delivery assumptions follow a 'market conditions model' which reduces the assumed delivery rate for all dwellings (against a 'standard model' approach) during periods where the HELAA panel and local authority agree market conditions are likely to restrict the ability of developers to build out sites at normal rates. Further evidence on the deliverability of sites has been obtained to supplement or replace the HELAA assumptions as applicable, ensuring that the housing

⁴ Ratio based on the average number of adults in households according to published census data (PPG ref 3-043-20180913). For Mid Devon this figure is 1.906

(<https://www.nomisweb.co.uk/reports/localarea?compare=1946157360>)

⁵ <https://www.middevon.gov.uk/media/345690/helaa-methodology-april-2017.pdf>

supply has been identified in accordance with the NPPF (2019), including the updated definition of 'deliverable'.

Based on the above, the updated five-year housing supply has been determined incorporating the most current data and best available evidence on site delivery. The housing supply is made up of the following elements:

- Unconsented allocations
- Consented allocations
- Consented windfalls
- Consented older people's housing in use class C2

The tables in Appendix B provide details of the contribution each site makes to the above elements of the five year supply. For each site, the tables set out anticipated commencement and build out within the next five year period and the evidence used to support these assumptions. The evidence includes a summary of the current status of each site where appropriate.

Calculation of windfall allowance

In addition to the elements of the housing supply identified above, in accordance with the NPPF, an additional windfall allowance is included to account for the future delivery of as-yet unconsented windfall developments.

Paragraph 70 of the National Planning Policy Framework (2019) states that:

Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.

It is anticipated that historic trends in windfall development across Mid Devon will continue. The authority's monitoring data demonstrates that windfall sites have consistently formed a significant element of housing completions within the district even through a period of economic recession and therefore there is every reason to expect that they will continue to provide a reliable source of supply.

Appendix 4 of the Housing and Economic Land Availability Assessment (HELAA) methodology provides the windfall allowance calculation methodology currently used across the Exeter Housing Market Area (HMA) and incorporated within the five year land supply calculations of each Local Planning Authority within the HMA. This methodology identifies mean net dwelling completions on windfall sites over the previous five year period, disregarding completions on garden land and sites of more than 20 dwellings. The projected windfall allowance for each year of the housing trajectory is then based on this average annual figure, ensuring that windfalls already counted in the supply (with permission or under construction) are not double counted.

The table below sets the latest HELAA windfall allowance calculation for Mid Devon based on windfall completions within the district over the past five years (as per monitoring data set out in annual Housing Land Availability Summaries).

TABLE 3: Mid Devon windfall allowance calculation in accordance with HELAA methodology

Monitoring Year	(A) Total Windfall Completions	(B) Garden Land	(C) Windfall sites >20 dwellings	Net windfalls for 5 year land supply calculations = (A) – (B) – (C)
2013/14	245	6	125	114
2014/15	223	7	64	152
2015/16	165	11	31	123
2016/17	192	10	71	111
2017/18	262	22	95	145
5 Year Mean (total 2013 – 2018) / 5 :				129

The table above demonstrates a projected windfall allowance for Mid Devon of 129 dwellings per year. Dwellings from consented windfall sites already recorded by the monitoring data are projected to be delivered over the first three years of the next five year period (see table of consented windfalls in Appendix B). In each of these three years, the delivery of consented windfalls is expected to exceed the annual windfall allowance of 129. Therefore to avoid double counting of consented windfalls, the windfall allowance (as yet unconsented windfalls) will only be included in the trajectory in years four and five of the next five year period. Applying the annual windfall allowance for these two years adds 258 dwellings to the five year housing supply (2 x 129 = 258).

APPENDIX A

Mid Devon annual local housing need calculation – March 2019

Calculation of Mid Devon Local Housing Need using the standard method: 2014 Household Projections based* (2019 - 2029)

Follows methodology set out in Planning Practice Guidance - Housing need assessment (updated February 2019)

<https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

Step 1 - Setting the baseline using household growth projections (2014)

Calculate projected average annual household growth over a 10 year period:

A	Household projection for Mid Devon 2019	34970
B	Household projection for Mid Devon 2029	37753
C	Projected consecutive 10 year growth (B-A)	2783
D	Projected average annual household growth 2019-2029 (C/10)	278.3

<https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections>

2014 based live tables (table 406)

* 2016 household projections were released in September 2018 , however as per updated February 2019 guidance, government is recommending continuing to use 2014 household projections pending further revisions of the standard method.

Step 2 - Apply an adjustment to take account of affordability

Adjust the average annual projected household growth figure (as calculated in step 1) based on the affordability of the area (ONS median workplace-based affordability ratio for Mid Devon)

E	Ratio of median house price to median gross annual workplace based earnings for Mid Devon (2018)	8.95
F	Adjustment factor = $((E - 4)/4) \times 0.25$	0.31
G	Minimum annual local housing need figure = $(1 + F) \times D$ (projected household growth)	364

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>

March 2019 release (Table 5c)

Step 3 - Capping the level of any increase

Apply cap to minimum annual housing need figure based on current status of relevant strategic policies for housing

H	LHN capped at 40% above projected household growth ($1.4 \times D$)	390
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Capped figure is greater than minimum annual local housing need figure (G) and therefore not applicable in this instance

Mid Devon annual local housing need figure	364 (lower of G and H)
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APPENDIX B

TABLE 1: Unconsented allocations

Unconsented allocations	Location	Total Years 1-5	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	Notes
Tiverton Eastern Urban Extension	Tiverton	0						Part consented. Remainder building out after consented element (outside five year period)
Blundell's School	Tiverton	62			12	25	25	Conforms to HELAA build out assumptions. Recent consolidation of land into two ownerships, both willing to bring forward site (confirmed at September 2018 preliminary LPR hearings). EA supportive of site due to flood alleviation benefits.
Howden Court	Tiverton	10					10	50 built. 15 remain in AIDPD however Local Plan Review proposes allocation for 10. As such 10 are proposed in trajectory. Council owned site. Site delivery in year 5 follows advice of MDDC housing team.
Hospital and Castle School	Tiverton	0						Remainder not deliverable; application to redevelop school with no housing now has permission.
Roundhill	Tiverton	20				12	8	Mid Devon own entirety of site. Site total reflects Local Plan Review allocation number. Build out conforms to HELAA with commencement date following advice of MDDC housing team.
Hay Park	Tiverton	0						History of pre-application discussions, however site has not come forward. Given proposed de-allocation, removed from trajectory.
Tidcombe Hall	Tiverton	0						Contingency
NW Cullompton	Cullompton	249			49	100	100	Masterplan adopted. Two land promoters and Persimmon control entire site. Applications for 3 x 200 dwellings submitted: 17/01170/MOUT (north of Rull Lane - Codex), 17/01178/MFUL (west of

								Willand Road - Persimmon), 17/01346/MOUT (North of Tiverton Road - PM Asset Management). Build out assessed for each individual site based on HELAA and information provided by developers as part of planning application discussions.
Exeter Road	Cullompton	0						24 units completed on site. Remainder unlikely to come forward. Local Plan Review proposed allocation reflects build out total.
Colebrook	Cullompton	0						Contingency
Red Hill Cross	Crediton	0					12	Likely to come in with renewed application after Pedlerspool (same family ownership) and utilising new access. Expected to come forward later in five year following approval for Pedlerspool site.
Cromwells Meadow	Crediton	0						Consented for 49. Remaining 1 unconsented removed from trajectory as assumed will not come forward.
The Bike Shed	Crediton	0						No longer available. Removed from trajectory.
The Woods Group	Crediton	0						Site could come forward given history of pre-application discussions. However, site has historic constraints so have applied caution and removed from first five years.
Pedlerspool	Crediton	62			12	25	25	Application submitted for 257 (17/00348/MOUT); resolution to grant permission subject to S106. Count as unconsented for purposes of trajectory; build out conforms to HELAA methodology. Developer's LPR rep states that site 'can be brought forward quickly and easily'.
Barn Park	Crediton	20			12	8		LPR site released by Cabinet August 2015. DCC have noted sale agreed on site. Full application expected. Build out conforms to HELAA trajectory.

Bourchier Close, Bampton	Elsewhere	0						Proposed for de-allocation so removed from trajectory.
Rear of Newton Square, Bampton	Elsewhere	5					5	Small site but have applied caution and moved to late in five year period based on case officer advice; uncertainty of when application will be received.
Extension to Bassett's Close, Coppleshone	Elsewhere	0						Considered undeliverable; removed from trajectory. Proposed for de-allocation.
Linhay Close, Culmstock	Elsewhere	6			6			6d complete (originally allocated for 10). LPR extends site boundary and proposes additional 6d. Site released August 2015 via cabinet decision. Recent application for 19 dwellings (18/01634/MFUL); awaiting decision as of January 2019 Total shown based on proposed allocation. Build out conforms to HELAA trajectory.
South East of Village Hall, Kentisbeare	Elsewhere	0						Site proposed to be de-allocated. No desire from landowner to bring forward. Consider undeliverable and removed from trajectory.
Greenaway, Morchard Bishop	Elsewhere	10					10	Larger site area proposed within LPR but only current allocation shown here. Build out conforms to HELAA.
South of Village Hall, Sandford	Elsewhere	4			4			19 built on larger site area. Small area of allocation remains undeveloped, remaining 4. Small site considered developable in line with HELAA assumptions
South of Broadlands, Thorverton	Elsewhere	12			12			Local Plan Review pre-release site. Build out conforms to HELAA trajectory. Outline approval August 2018 (outside monitoring year) for 16 units: 17/00878/MOUT. Total based on allocation.
Willand Moor	Elsewhere	0						Site proposed to be de-allocated. Removed from trajectory.
Total unconsented allocations		472	0	0	107	180	185	

TABLE 2: Consented allocations (with planning permission or under construction)

Allocations with PP or UC	Location	Total Years 1-5	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	Notes/ planning references
Tiverton Eastern Urban Extension	Tiverton	425		61	88	141	135	<p>Area A (east/'Braid Park'). Delivery not dependent on A361 junction. Outline approval for 330d with s106, September 2015 (13/01616/MOUT). Reserved matters approval for 248 dwellings and 3 G&T pitches, October 2018 (outside monitoring year); 18/00133/MARM). Barratt David Wilson (BDW) Homes to bring forward the 248 dwellings. BDW has provided anticipated trajectory (approximately 60 completions per year). Developers now on site (February 2019) with formal commencement expected early 2019. Braid Park now marketed on BDW website: 'launching this winter' (2019) Mid Devon District Council delivering 70 affordable dwellings on remainder of site (via development company Three Rivers). RM application expected Summer 2019. 62 of 70 expected within five years based on HELAA methodology. Nine units remaining from original outline application not included in trajectory.</p> <p>Area A (west/ 'Chettiscombe Trust land'). Outline approval for 700d, June 2017 (14/00881/MOUT) + signed s106 with Chettiscombe Trust. Build out conforms to HELAA methodology (112 within 5 years). Council understands discussions between potential developers and the site promoters are ongoing with Reserved Matters application(s) expected in</p>

								2019. First phase of A361 junction (left in/left out) completed summer 2018. Total delivery in five years based on 313 from Area A (east/Braid Park) + 112 Area A (west/Chettiscombe) = 425.
Farleigh Meadows	Tiverton	99	60	39				Planning approval: 14/01047/MARM. (Revised layout 16/01899/MARM). Taylor Wimpey commenced on site April 2015: 160 completions, 47 under construction, 52 with approval (not started) as of 31 March 2018. Phasing plan and build out trajectory provided by developer. Anticipate site fully built out 2019/20.
Former district hospital	Tiverton	0						Complete.
Belmont Hospital	Tiverton	0						Complete.
Howden Court	Tiverton	0						Complete.
Town Hall/ St Andrew Street	Tiverton	39		12	25	2		Affordable housing element of allocation complete. Council owned site. Application approved for 39 dwellings December 2017; 17/01509/MFUL. Contractors on site summer 2018. Build out follows HELAA assumptions, and reflects current site status. Completions from 2019/20, site built out 2021/22.
The Avenue	Tiverton	0						1d completed; remainder not deliverable.
Blundell's Garage/Ford House	Tiverton	0						Complete.
Moorhayes Triangle	Tiverton	0						Complete.
Palmerston Park	Tiverton	26	12	14				Planning approval July 2015: 15/00779/MFUL. Commenced June 2017; 23 of 26 plots under construction as of March 2018. Follows HELAA

								assumptions for site under construction; anticipate completion 2019/20. Council owned site.
Knowle Lane (AIDPD site)	Cullompton	207	64	62	44	25	12	Planning approval: 15/00650/MARM (266 dwellings), November 2015 & 16/01988/MOUT – following appeal, March 2018 (additional 74 dwellings). Commencement on site April 2016: 133 completions, 59 under construction, 148 with approval only (including 74 with outline) as of 31 March 2018. Build out for 'phase 1' based on indicative delivery rates provided by developer (completions in 17/18 were higher than projected). 'Phase 2' (74 dwellings with outline permission) can build out alongside rest of site due to separate access; build out conforms to HELAA methodology. Expect allocation fully built out by 2022/23.
Padbrook Park	Cullompton	0						Complete.
Court Farm	Cullompton	0						Complete.
Knowle Lane (old LP site)	Cullompton	3	3					Barratt and David Wilson site. Largely built out, remainder as per HELAA methodology.
Exeter Road	Cullompton	0						Complete.
Cummings Nursery	Cullompton	9	9					Proposed LPR allocation. Devonshire Homes building out site. Approved RM for 100d, February 2016 (15/00934/MARM). Site commenced March 2016. Most of the site is complete, 9 units remain under construction as of April 2018.
Cromwells Meadow	Crediton	49		12	25	12		Full PP March 2018 for 49 dwellings (17/00982/MFUL). Build out conforms to HELAA methodology and supported by current site status. Site commenced - completions recorded in November 2018 (18/19 monitoring figures).

Wellparks	Crediton	185	65	75	18	17	10	Planning approval: 16/01898/MARM. Commencement on site July 2017; 37 dwellings under construction as of March 2018. Build out based on phasing plan provided by developer (Devonshire Homes) as part of planning application. Anticipates site fully built out 2022/23.
George Hill	Crediton	0						18d complete, remainder undeliverable.
Former Stone Crushing Works/ Scott's Quarry	Elsewhere	18	12	6				Planning approval: 12/01625/MFUL. Remaining part of the pre-AIDPD allocation. 6 currently under construction. Proposed in Local Plan Review.
School Road (former school)	Elsewhere	26		12	14			Planning permission for 26d; 16/00473/MARM. Build out conforms to HELAA methodology. Case officer confirmed commencement certificate issued September 2018.
Hunters Hill, Culmstock	Elsewhere	10	10					16/01734/MARM Commencement on site 2017, 3 dwellings complete as of March 2018. Build out of remainder follows HELAA assumptions for site under construction; anticipate completion in 2018/19.
Court Orchard, Newton St Cyres	Elsewhere	25	12	13				16/01836/MARM. Commenced on site May 2017, 14 dwellings under construction as of March 2018. Build out follows HELAA assumptions, anticipate completion 2019/20.
West of Uffculme (appeal site)	Elsewhere	60		12	25	23		Reserved matters approved December 2017; 17/01370/MARM. Build out conforms to HELAA methodology. Commencement recorded August 2018 (18/19 monitoring year)
Ashleigh Park	Elsewhere	0						Complete.
West of	Elsewhere	0						6d complete, remainder

Godfrey Gardens, Bow								considered undeliverable.
Fanny's Lane / village hall, Sandford	Elsewhere	0						Site complete.
West of B3181, Silver Street	Elsewhere	28		12	16			7 dwellings complete of 35 allocated in AIDPD. Full planning permission for 28 units February 2018; 17/01179/MFUL. Build out conforms to HELAA methodology. Commencement of all 28 units recorded in 18/19 monitoring figures.
The Old Abattoir, Shambles Drive, Copplestone	Elsewhere	40		12	25	3		Site released by cabinet Aug 2015. Outline PP for 40d approved July 2017. RM approval 18/19 monitoring year (18/00936/MARM). Build out conforms to HELAA methodology.
Total consented allocations		1249	259	355	257	221	157	

TABLE 3: Consented windfalls (with planning permission or under construction)

Windfalls with PP or UC	Location	Total years 1-5	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	Notes
Tiverton summary of all 1-4 dwellings	Tiverton	70	24	23	23			Non-major development* Various permissions (41 PP, 29 UC)
10 Mayfair, Tiverton	Tiverton	5	5					Non-major development* 17/00910/FULL (5 PP)
2A Angel Hill, Tiverton	Tiverton	3	3					Non-major development* 16/00363/FULL (3 UC)
St Aubyns Park, Tiverton	Tiverton	3	3					Non-major development* 17/01590/OUT (3 PP)
Crediton summary of all 1-4 dwellings	Crediton	35	12	12	11			Non-major development* Various permissions (21 PP, 14 UC)
Devon & Cornwall Constabulary, Police Station, Churchill Drive, Crediton	Crediton	4	4					Non-major development* 16/00238/FULL (4 PP)
47 Mill Street, Crediton	Crediton	10	10					Major development, 10 dwellings. 14/02130/MFUL. 10 UC (as of March 2018 - all complete since)
The Three Little Pigs, Parliament St	Crediton	11	11					Major development, 11 dwellings. 06/01751/FULL. 5 UC, 6 PP (full)
Adj. Telephone Exchange (Parliament House) Parliament St	Crediton	1	1					Non-major development* 17/00678/FULL (1 PP). Part of larger previously developed site.
Cullompton summary of all 1-4 dwellings	Cullompton	27	9	9	9			Non-major development* Various permissions (21 PP, 6 UC)
9 High Street, Cullompton	Cullompton	6	6					Non-major development* 17/00248/FULL (6 PP)
Elsewhere summary of all 1-4 dwellings	Elsewhere	382	128	127	127			Non-major development* Various permissions (216 PP, 166 UC)
Rock Farm, Woodland Head, Yeoford	Elsewhere	2	2					Non-major development* 17/00220/FULL, 15/01011/PNCOU (2 UC)

Westacott Barton, Crediton	Elsewhere	5	5					Non-major development* 17/00366/FULL (5 PP)
Morchard Road Garage, Morchard Road	Elsewhere	5	5					Non-major development* 08/01559/ARM (5 UC)
Orchard House, High Street, Halberton	Elsewhere	5	5					Non-major development* 17/00711/FULL (5 PP)
Land adjacent to The Pethers, Crown Hill, Halberton	Elsewhere	5	5					Non-major development* 17/00199/OUT (5 PP)
Land adj. to Sandhurst, Eastington Lane, Lapford	Elsewhere	1	1					Non-major development* 17/01416/FULL (1 PP).
Furze Farm, Shute, Shobrooke	Elsewhere	5	5					Non-major development* 15/00315/FULL (5 PP)
The Three Tuns, 14 Exeter Road, Silverton	Elsewhere	4	4					Non-major development* 16/00922/FULL, 16/01460/FULL, 16/01927/FULL (1 UC, 3 PP)
Fore Street, Silverton	Elsewhere	5	5					Non-major development* 10/00201/FULL (5 UC)
Outbuilding At Knowle Farm, Knowle Lane, Knowle	Elsewhere	1	1					Non-major development* 15/00550/FULL (1 UC)
Land SE of Oakfield, Burlescombe	Elsewhere	6	6					Non-major development* 17/00353/FULL (6 PP)
Builders Yard, Culmstock Road, Hemyock	Elsewhere	6	6					Non-major development* 17/01510/FULL (6 PP)
Billhole Farm Black Dog	Elsewhere	4	4					Non-major development* 17/00312/FULL, 17/01674/FULL (4 PP)
Spencecombe nr Crediton	Elsewhere	7	7					Non-major development* 16/01362/FULL, 17/01547/FULL (7 PP)
Barns at Livingshayes Farmhouse, Livingshayes Road, Silverton	Elsewhere	3	3					Non-major development* 12/01426/FULL (3 UC)
South Farm, Blackborough	Elsewhere	1	1					Non-major development* 13/00653/FULL (1 UC)

Yeoford Road, Cheriton Bishop	Elsewhere	8	8					Non-major development* 16/01699/FULL (6 UC, 2PP)
Manley Farm, Halberton	Elsewhere	8	8					Non-major development* 07/02165/MFUL (8 UC)
Former St Ivel Site, Station Road, Hemyock	Elsewhere	8	8					Non-major development* 16/01409/ARM (8 PP)
Orway Porch Farm, Kentisbeare	Elsewhere	6	6					Non-major development* 16/01833/FULL, 16/01060/PNCOU (6 PP)
Lower Town Place, Lapford	Elsewhere	8	8					Non-major development* 14/00820/MFUL (8 PP)
Langarra, Dean Hill Road, Willand	Elsewhere	3	3					G&T site: 8 pitches complete, 3 UC (14/02055/FULL)
Sandpitt, Maidendown, Burlescombe	Elsewhere	3	3					G&T site: 9 pitches complete, 3 UC (07/00300/FULL)
Silver Street, Thorverton	Elsewhere	2	2					Major development, 20 dwellings; 14/00537/MFUL. 18 complete, 2 remain UC as of March 2018 (both remaining plots have since completed in 18/19 monitoring year)
West of Conigar Close, Culmstock Road, Hemyock	Elsewhere	22		12	10			Major development, 22 dwellings. As of March 2018: Reserved matters approval 22d (17/00746/MARM)
Belle Vue, Ashley Road, Uffculme	Elsewhere	16		12	4			Major development, 16+ dwellings. As of March 2018: Outline approval for 16d on northern part of site (17/00106/MOUT). November 2018: southern part of site now has full permission for 9d (17/02037/FULL) (not recorded here as outside 17/18 monitoring year). All of site (northern and southern parts) in control of one housebuilder (Stevens Homes). Understand intention to submit RM and build out whole site within 5

								years.
White Cross, Cheriton Fitzpaine	Elsewhere	28		12	16			Major development, 28 dwellings. As of March 2018: Outline approval for 28 dwellings and up to 90 sqm of A1 retail space (17/00173/MOUT). Reserved matters approval May 2018 (18/00705/MARM). Proposed LPR allocation.
Uffculme Road, Uffculme	Elsewhere	30		12	18			Major development, 30 dwellings. As of March 2018: Outline approval for 30 dwellings following appeal (17/00300/MOUT). Reserved matters approval February 2019 (18/01930/MARM).
Total Consented Windfalls		764	327	219	218	0	0	

* NPPF (2019): Sites which do not involve major development (fewer than 10 dwellings) and have planning permission (or under construction) should be considered deliverable until permission expires, unless clear evidence that homes will not be delivered in five years.

PP = with planning permission only. UC = approved and under construction

All figures are based on annual monitoring data as of March 2018. Detail on site progress since March 2018 provides additional evidence to support build out assumptions.

TABLE 4: Consented older people’s housing in use class C2 – Communal Bed Spaces

C2 uses with PP or UC: new bed spaces in communal establishments	Location	Total years 1-5 (beds)	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	Notes
Culm Valley Care Centre	Cullompton	7		7				Full permission for 7 additional bedrooms (17/00833/FULL)
Court House	Cullompton	6		6				Full permission for 6 additional bedrooms (17/00094/FULL)
Post Hill Nursing Home	Tiverton	64			64			Full permission for 64 bed care home (and 12 associated apartments – see below) (14/00604/MFUL)
Total		77	0	13	64	0	0	

Conversion of 77 bed spaces to equivalent residential accommodation in accordance with Planning Practice Guidance¹: from most recent census², total households in Mid Devon = 32,758. All usual residents aged 16 and over in households = 62,421. Average adults per household = 62421/32758 = 1.906.
Total residential accommodation released (as individual units) equivalent to 77 communal bed spaces = 77/1.906 = 40 dwellings.

TABLE 5: Consented older people’s housing in use class C2 – Self-contained independent apartments/residential units

C2 uses with PP or UC: separate residential units	Location	Total years 1-5	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	Notes
Alexandra Lodge	Tiverton	45			45			Full permission for 45 extra care apartments (15/01822/MFUL)
Post Hill	Tiverton	12			12			Full permission for care home and 12 apartments (14/00604/MFUL)
Total		57	0	0	57	0	0	

All figures in tables 4 and 5 are based on annual monitoring data as of March 2018 as set out in the Commercial Land Availability Summary (2018).

Total contribution from consented C2 uses (older people’s housing) to five year land supply = 40 dwellings (table 4) + 57 dwellings (table 5) = 97 dwellings.

¹ Housing and economic land availability assessment planning practice guidance, 3-043-20180913: *Local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement. For residential institutions, to establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of adults living in households, using the published census data.*

² <https://www.nomisweb.co.uk/reports/localarea?compare=1946157360>

Consented C2 uses not counting towards land supply

- Langford Park, Newton St Cyres: 17/01986/FULL; additional communal floorspace only.

- EUE care home, Tiverton: 14/00881/MOUT; outline approval for care home (2800 square metres) as part of area A 'Chettiscombe Trust land' application. Outline only so no detail on bed spaces etc. at this stage.