

## 5 Year Housing Supply Assessment for 1<sup>st</sup> April 2007

The Adopted Core Strategy sets out a housing target for the district of 390 dwellings per year for its initial 10 year period, covering 2006 – 2016. This accords with the strategic requirement set out in the Devon Structure Plan. This has been used as the basis of the 5 year land supply calculations set out below.

### Undiscounted Housing Land Supply

The following table sets out the undiscounted housing supply, as at 1<sup>st</sup> April 2007. It will be seen that there is considerably in excess of a 5 year housing supply across Mid Devon (see Row J).

|    |   |             |
|----|---|-------------|
| A. | Core Strategy requirement 2006 – 2016                         | 3900        |
| B. | Implied annual rate 2006 – 2016 (A÷10)                        | 390         |
| C. | Completions April 2006 – March 2007                           | 429         |
| D. | Remaining Core Strategy requirement (A-C)                     | 3471        |
| E. | Implied remaining annual rate 2007 – 2016 (D÷9)               | 386         |
| F. | Under construction April 2007                                 | <b>616</b>  |
| G. | With planning permission April 2007                           | <b>953</b>  |
| H. | Local Plan allocations without planning permission April 2007 | <b>1842</b> |
| I. | Total Commitments April 2007 (F+G+H)                          | 3411        |
| J. | Number of years supply committed April 2007 (I÷E)             | 8.8         |

Note that no allowance has been included within these figures for unidentified sources of housing, such as windfalls.

An assessment of the likelihood of each of the sources of potential supply has been undertaken (ie letters F, G and H above), and is set out below. Taking account of these findings, a revised (discounted) supply has been calculated, and summarised in a table at the end of this report.

This analysis of specific sites is supported in general terms by indications of a continued strong housing market within Mid Devon. Housing completions have been at a historically high level for the previous three years. There were 404 completions during 2004/5, 513 completions during 2005/6 and 429 completions during 2006/7, compared with an average annual rate of 352 over the previous 10 years. Similarly, the very high number of dwellings under construction indicates continued confidence in the local market from housebuilders. The recently published Exeter and Torbay Strategic Housing Market Assessment (which includes Mid Devon) confirms that the sub region continues to be an area of high demand for new housing.

### F Dwellings Under Construction.

This figure represents dwellings where a start on construction has been made, but they were unfinished at 1<sup>st</sup> April 2007. It is considered that all such dwellings will have been completed by 1st April 2012. Therefore a zero discount on this figure is assumed.

Undiscounted Under Construction: 616  
Discount applied -0%  
**Discounted Under Construction: 616**

## G With Planning Permission

This figure represents dwellings which had an extant planning permission at 1<sup>st</sup> April 2007, but which had not yet been commenced.

Of the 953 dwellings with planning permission, 450 were on small sites (ie less than 10 dwellings). In 2007, the Council carried out a survey to ascertain the intentions of applicants for uncommenced sites. This survey is a good basis for assessing the likelihood of small sites coming forward within a 5 year period. The responses indicated that 80% of small sites in the sample would be likely to come forward within the next 5 years, with the remaining 20% uncertain or unlikely to do so. Accordingly, it is proposed to apply a discount of 20% to the small site commitments.

Undiscounted Small Planning Permissions: 450  
Discount applied@ -20%  
**Discounted Small Planning Permissions: 360**

Of the 953 dwellings with planning permission, 503 were on large sites (ie 10 dwellings or more). Appendix 1 to this paper sets out a site-by-site assessment of these sites' likely contribution to meeting the 5 year housing supply. As a result of this assessment, a discount of 10% should be applied to the large site planning permissions.

Undiscounted Large Planning Permissions: 503  
Discount applied: -10%  
**Discounted Large Planning Permissions 453**

Together, the large and small site planning permissions can therefore be expected to contribute a total of 813 dwellings towards the five year housing supply.

## H Local Plan Allocations

This figure represents the potential for dwellings to be completed on sites which are allocated in an Adopted Local Plan, but had not yet been granted a planning consent at 1st April 2007. The capacity of each site is based on the Local Plan policy for each site, which sets a target dwelling number. Appendix 2 sets out an analysis of each allocation, and its likely contribution to housing supply by March 31<sup>st</sup> 2012. As a result of this analysis, a discount of 20% should be applied to these Local Plan allocations.

Undiscounted Local Plan Allocations: 1842  
Discount applied: -20%  
**Discounted Local Plan Allocations: 1474**

## Discounted Housing Land Supply

The following table summarises the housing land supply at 1st April 2007, taking account of these assessments.

|    |   |      |
|----|---|------|
| A. | Core Strategy requirement 2006 – 2016           | 3900 |
| B. | Implied annual rate 2006 – 2016 (A÷10)          | 390  |
| C. | Completions April 2006 – March 2007             | 429  |
| D. | Remaining Core Strategy requirement (A-C)       | 3471 |
| E. | Implied remaining annual rate 2007 – 2016 (D÷9) | 386  |

|    |   |             |
|----|---|-------------|
| F. | Under construction April 2007                                 | <b>616</b>  |
| G. | With planning permission April 2007                           | <b>813</b>  |
| H. | Local Plan allocations without planning permission April 2007 | <b>1474</b> |
| I. | Total Commitments April 2007 (F+G+H)                          | 2903        |
| J. | Number of years supply committed April 2007 (I÷E)             | 7.5         |

Accordingly, Mid Devon District Council consider there to be more than a 5 year housing supply, in accordance with the advice in PPS3.

## Appendix 1

Assessment of Availability of Large Site Planning Permissions (total capacity of 10 dwellings or more).

| Site                                      | Comment  | Capacity | Discounted Capacity |
|---|--|----------|---------------------|
| Ashleigh Park, Bampton                    | Uncertain, long term unimplemented but saved planning permission.                          | 6        | 0                   |
| Scotts Quarry, Bampton                    | Site commenced.  | 4        | 4                   |
| Iter Park, Bow                            | Site commenced.  | 2        | 2                   |
| Coldridge                                 | Uncertain  | 10       | 0                   |
| Alexandra Close, Crediton                 | Part of allocated site. Uncertain.   | 1        | 0                   |
| Telephone Exchange, Crediton              | Owned by housing association.  | 10       | 10                  |
| Clifford Gardens, Crediton.               | Owned by housing association.  | 10       | 10                  |
| Bow Belle, Crediton                       | Site commenced.  | 10       | 10                  |
| Winswood, Crediton                        | Site commenced.  | 81       | 81                  |
| Charlotte Street, Crediton                | Owner Uncertain of intentions.   | 14       | 0                   |
| Parliament Street, Crediton               | Site commenced.  | 11       | 11                  |
| Station Approach, Crediton                | Included in residential part of Tesco application, recently approved.                      | 32       | 32                  |
| Dorwill, Crediton                         | Site commenced, almost complete.   | 13       | 13                  |
| Yer Tiz, Yeoford                          | Site commenced since April.  | 12       | 12                  |
| Fore Street, Cullompton                   | Site completed since April.  | 2        | 2                   |
| Pethertons, Halberton.                    | Site commenced since April.  | 10       | 10                  |
| Old Creamery, Lapford                     | Recent permission, definite interest from developers.                                      | 20       | 20                  |
| Nymet Road, Lapford                       | Recent permission, reserved matters application in.  | 10       | 10                  |
| Tatepath, Morchard Bishop                 | Site under construction.   | 6        | 6                   |
| Kellands, Sampford Peverell               | Site cleared, building regulations recently approved and commencement expected imminently. | 15       | 15                  |
| Prispfen House, Silvertown                | Site commenced.  | 14       | 14                  |
| Higher Moor, Tiverton                     | Site commenced.  | 65       | 65                  |
| Oakfield, Waylands, Bolham Road, Tiverton | Site commenced.  | 32       | 32                  |
| Nitrovit, Tiverton                        | Site owned by housebuilder.  | 24       | 24                  |
| Hay Park, Tiverton                        | Part of local plan site, owner has confirmed available.                                    | 3        | 3                   |
| Able Taxis                                | Owned by housing association, confirmed available.   | 10       | 10                  |

|                            |   |     |     |
|----------------------------|---|-----|-----|
| Electric Bingo, Tiverton   | Owned by housing association, site cleared. | 33  | 33  |
| Larches, Tiverton          | Owner confirmed available.                  | 12  | 12  |
| Canal Hill, Tiverton       | Site commenced.                             | 7   | 7   |
| Highland Terrace, Uffculme | Site commenced.                             | 17  | 17  |
| Station Road, Copplestone  | Site commenced.                             | 7   | 7   |
| TOTALS                     |   | 503 | 472 |

Note that these sites are all over 10 dwellings size in total, the capacity indicated may be below this figure, indicating that part of the site is under construction or completed.

This represents a 6% discount. To allow for unforeseen circumstances, a 10% discount is suggested.

## Appendix 2

### Assessment of Availability of Local Plan Allocations

| Site  | Comment  | Capacity | Discounted Capacity |
|---|--|----------|---------------------|
| School Road, Bampton                        | Currently for sale by auction.   | 30       | 30                  |
| Alexandra Close, Crediton                   | Availability Uncertain.  | 23       | 0                   |
| Clifford Gardens, Crediton                  | Planning permission for 10, unlikely to be more on the site.   | 4        | 0                   |
| East Town, Crediton                         | Unlikely to be any housing on the site.  | 20       | 0                   |
| George Hill, Crediton                       | Owner confirmed available during Local Plan Inquiry.   | 30       | 30                  |
| Victoria Crescent, Crediton                 | Planning permission for 3, under construction, unlikely to be any more on the site.                              | 2        | 0                   |
| Red Cross Hill, Crediton                    | Owner actively bringing the site forward.  | 135      | 135                 |
| Court Farm, Cullompton                      | Owned by a housebuilder, currently on site, with partial consent granted since April.                            | 169      | 169                 |
| Exeter Hill, Cullompton                     | Part of site unlikely to be available, part uncertain at best.   | 60       | 0                   |
| Station Road, Cullompton                    | Owned by a housebuilder, currently on site with consent granted since April.                                     | 12       | 12                  |
| St Andrews Church, Cullompton               | Owner confirmed available during Local Plan Inquiry, seeking site's allocation.                                  | 30       | 30                  |
| Tiverton Road, Cullompton.                  | Owner confirmed available during Local Plan Inquiry, seeking site's allocation. Some discussions with landowner. | 50       | 50                  |
| Knowle Lane, Cullompton.                    | Owned by developer currently working up masterplan.  | 350      | 350                 |
| Farleigh Meadows, Tiverton                  | Owner currently working up proposals for outline application.  | 400      | 400                 |
| Oakfield, Wayland and Bolham Road, Tiverton | Planning application imminent, after recent appeal dismissed over detailed issue.                                | 32       | 32                  |
| Hay Park, Tiverton.                         | Recent statement of availability from owner.   | 10       | 10                  |
| Blundells Road, Tiverton                    | Current discussions on site, although potential concerns over flooding issues.                                   | 150      | 0                   |
| Pannier Market, Tiverton                    | Uncertainty of availability, multiple ownerships.  | 21       | 0                   |

|                            |   |      |      |
|----------------------------|---|------|------|
| Belmont Hospital           | Site owned and being promoted by English Partnerships, recent masterplanning exercise indicated increased capacity. | 45   | 77   |
| Town Hall                  | Site owned and being promoted by Mid Devon DC   | 35   | 35   |
| Ford House                 | Site being promoted by McCarthy and Stone   | 30   | 30   |
| Roundhill                  | Site owned by Mid Devon DC, although not being actively promoted.   | 20   | 0    |
| Tiverton Hospital          | Site owned and being promoted by English Partnerships.  | 15   | 15   |
| St Georges Way             | PP granted since April, being promoted.   | 10   | 10   |
| Old Road                   | Owned by Mid Devon DC, currently in use and not being promoted for development.                                     | 8    | 0    |
| Chapple's Square, Tiverton | In use as a café with flats above and unlikely to be any additional dwellings.                                      | 1    | 0    |
| Howden Court, Tiverton     | Being promoted by developer.  | 40   | 40   |
| Park Road, Tiverton        | Current full planning application.  | 90   | 90   |
| Southview Road, Willand.   | No current indication of interest.  | 20   | 0    |
| TOTALS                     |   | 1842 | 1545 |

Of the 1842 dwellings included in extant Local Plan sites, a total of 1545 can be expected to come forward in the next 5 years. This represents a discount of 16%. To allow for unforeseen problems with some sites, a discount of 20% should be applied.